Agenda Item: 17

| | |
|---|---|
| Meeting of: | **Cabinet** |
| Date of Meeting: | **Thursday, 18 December 2025** |
| Relevant Scrutiny Committee: | Place Scrutiny Committee |
| Report Title: | Vale of Glamorgan Deposit Replacement Local Development Plan (RLDP) 2021-2036, Revised Delivery Agreement and Green Infrastructure Strategy. |
| Purpose of Report: | To seek approval of the revised Delivery Agreement for submission to the Welsh Government and endorsement of the Replacement Local Development Plan Deposit Plan and supporting documents for public consultation. |
| Report Owner: | Cabinet Member for Community Engagement, Equalities and Regulatory Services |
| Responsible Officer: | Head of Sustainable Development |
| Elected Member and Officer Consultation: | Operational Manager for Planning and Building Control,<br>Lawyer - Legal Division,<br>Operational Manager Accountancy,<br>Operational Manager, Strategy and Resources,<br>Project Manager, Sustainable Communities for Learning<br>Operational Manager, Healthy Living and Performance,<br>Head of Neighbourhood Services,<br>Operational Manager Engineering,<br>Group Manager Transport Services,<br>Senior Sustainable Transport Officer,<br>Engineering Manager – Environment,<br>Engineering Manager Highways Development,<br>Head of Housing and Building Services,<br>Operational Manager Public Housing Services,<br>Operational Manager Housing Development,<br>Finance Support Manager,<br>Operational Manager for Regeneration,<br>Team Leader Countryside Services,<br>Ecologist,<br>Operational Manager (Property),<br>Programme Manager Project Zero,<br>Team Manager (Shared Regulatory Services),<br>Senior Planner (Section 106) |

| | |
|---|---|
| | Principal Healthy Living Officer<br>Neighbourhood Services Manager<br>Major Projects Manager<br>Operational Manager Corporate Strategy<br>Operational Manager, Corporate Communications |
| Policy Framework: | This is a matter for Executive decision by Cabinet and for referral to Full Council for approval following referral to Place Scrutiny Committee. |

Executive Summary:

- The RLDP is a statutory planning document that sets out the spatial strategy, land allocations, and policy framework to guide sustainable development in the Vale of Glamorgan over the plan period 2021-2036. It aligns with national, regional and local policies, supports the Council's corporate objectives, and responds to key challenges including housing need, infrastructure provision, climate change, and biodiversity.

- This report relates to the Deposit Plan, the next stage in the plan preparation process. This report follows approval of the Preferred Strategy in September 2024 as the basis for the Deposit Plan and the approval to include three housing sites in Barry as allocations in the Deposit Plan at Council on 1st December 2025. Cabinet is asked to refer the report to the Place Scrutiny Committee and subsequently to Full Council for approval, enabling statutory consultation and progression towards plan adoption. The Deposit RLDP is set out in Appendix 1, with the Proposals Map included as Appendix 2.

- In addition, approval is sought for a revision to the Delivery Agreement – the timetable for plan preparation – to extend the time period for the next stages of the plan. Following Council agreement, the revised Delivery Agreement must be submitted to Welsh Government for their approval. The Revised Delivery Agreement is set out in Appendix 3.

- It is also intended that consultation is undertaken alongside the RLDP on two other documents – Supplementary Planning Guidance on Healthy Placemaking (Appendix 4) and the draft Green Infrastructure Strategy (Appendix 5). The Green Infrastructure Strategy forms part of the evidence base for the RLDP, but following consultation and subsequent approval, will form a strategic Council wide plan for the assessment, provision, management, maintenance and stewardship of Green Infrastructure in the Vale of Glamorgan.

- The Deposit Plan has been subject to an Integrated Sustainability Appraisal (Appendix 6) and a Habitats Regulations Assessment (Appendix 7).

## Recommendations

1. That the contents of the report and the implications for the Replacement Local Development Plan (RLDP) timetable are noted.
2. That Cabinet refers this report to Place Scrutiny Committee for their consideration on 6th January 2026. Following their consideration, the Place Scrutiny Committee refers any recommendations back to Cabinet (8th January 2026) for their final consideration prior to Cabinet referring this report with the recommendations of the Place Scrutiny Committee and Cabinet's responses to Full Council (12th January 2026) for consideration and approval. Should Place Scrutiny Committee have no further recommendations to refer to Cabinet for consideration, that the report be referred to Full Council (12th January 2026) for:
    a) Approval of the RLDP revised Delivery Agreement and submission to Welsh Government for their formal approval.
    b) Approval of the Deposit Replacement Local Development Plan and supporting documents, including the draft Green Infrastructure Strategy and draft Healthy Placemaking Supplementary Planning Guidance for public consultation.
3. That following Welsh Government approval of the revised Delivery Agreement, copies are made available for inspection at the Council's principal office during normal office hours and published on the Council's web site.
4. That delegated authority be granted to the Head of Sustainable Development to make any further typographical or other minor amendments to the revised Delivery Agreement as required by the Welsh Government, and to the Deposit RLDP and supporting documents.

## Reasons for Recommendations

1. To advise Council of the progress made on the RLDP.
2. To approve the revisions to the Council's revised Delivery Agreement and to enable public consultation of the Deposit in accordance with Regulation 17 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended).
3. To comply with Regulation 9 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended).
4. To make typographical or minor changes as necessary without the need to seek Cabinet or full Council approval.

## 1. Background

1.1 The RLDP is a key Council policy document that underpins many of the Council's corporate strategies. Based on a robust evidence base, the RLDP will allocate land for development, designate areas for protection and contain policies that provide the basis for the determination of planning applications. The RLDP must be prepared in accordance with an agreed Delivery Agreement (DA), which sets

out the timetable for plan preparation and who will be involved in the process and at what stage.

1.2 A number of reports have been considered by Cabinet and Full Council as the RLDP has progressed through its various stages. It will be noted that a public consultation was undertaken between December 2023 and February 2024 on Preferred Strategy. The Preferred Strategy provides the strategic direction for the development and use of land in the Vale of Glamorgan over the RLDP period (2021 to 2036) and identifies how much sustainable growth is needed and where this growth will broadly be located. As part of the Preferred Strategy, 5 new key housing- led sites were identified, in addition to rolling forward several deliverable adopted LDP housing sites. The 5 new key sites were located to the North East of Barry, and in Dinas Powys, Rhoose and St Athan (2 sites).

1.3 A number of representations were made through the Preferred Strategy consultation, including objections to each of the key sites. Following this consultation, an Initial Consultation Report was prepared which summarised and responded to the representations made as part of the consultation. The Initial Consultation Report was considered by Full Council on 30th September 2024, where the Preferred Strategy was endorsed and it was agreed that it should form the basis of the Deposit RLDP, the next stage in plan preparation (Minutes 424 and 425 refer).

1.4 To allow housing sites to be allocated as part of the RLDP, it must be demonstrated that they are financially viable and deliverable within the plan period. A deliverable site is one that is generally free from constraints, or where it can be demonstrated that any barriers to delivery can be overcome. The nature of constraints will differ on a site-by-site basis, but one of the considerations common to all sites is land ownership.

1.5 There were deliverability issues with the Land at North East Barry as agreement could not be reached with all of the necessary landowners. As a consequence, a report was presented to Cabinet in May 2025 which explained that Land at North East Barry could not be taken forward as an allocation in the RLDP and that other housing sites would need to be identified in Barry to ensure that sufficient housing was available to meet future needs, in a manner that accords with the approved Preferred Strategy.

1.6 A public consultation took place between 16th June 2025 and 14th July 2025 on three sites in Barry – Land at North West Barry (376 units), Land at Neptune Road, Barry Waterfront (40 units) and Land at Hayes Lane (70 units). A report of consultation was considered by Full Council on 1st$^{st}$December 2025, where it was resolved to approve the inclusion of the three sites within the Deposit Plan.

1.7 Additional non-statutory engagement events on placemaking were also held in respect of the other key sites at St Athan, Dinas Powys and Rhoose to allow local communities to share their views on the masterplanning of the sites. These

events were well attended and have helped to inform the layout and site-specific requirements for the key sites.

## 2. Key Issues for Consideration

**Revised Delivery Agreement**

2.1 The preparation of a Delivery Agreement (DA) is a statutory requirement in the process of revising a LDP. It includes a Community Involvement Scheme, including 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. It also includes the timetable for plan preparation. Following a public consultation, the original DA was formally approved by Welsh Government in May 2022. The DA was revised in November 2023 as additional time was needed for engagement with key site promoters as part of the frontloading of the evidence base for the Preferred Strategy.

2.2 As detailed in Section 1, after the Preferred Strategy consultation concerns were raised about the deliverability of the key site to the North East of Barry and it has been necessary to consider alternative sites in the Barry area. This has necessitated the need for an additional non-statutory consultation on Housing Growth in Barry, which has led to delays in plan preparation. As a consequence, it is necessary to request a further extension from Welsh Government. The revised dates are as follows:

| RLDP Key Stages | Previously Agreed DA Timetable | Revised Dates |
|---|---|---|
| Deposit Plan – Public Consultation | February 2025 – March 2025 (6 weeks) | January 2026 to March 2026 |
| RLDP Submission to Welsh Government | November 2025 | November 2026 |
| RLDP Examination | December 2025 – February 2026 | December 2026 – February 2027 |
| Inspector's Report preparation and publication | March - July 2026 | March 2027 – July 2027 |
| Adoption | August – September 2026 | August 2027 – September 2027 |

2.3 This report seeks approval for the revised Delivery Agreement set out in Appendix 4 to be submitted to Welsh Government.

**Deposit Plan**

Format of the Plan

2.4 The Deposit Plan is set out in the following sections:

- 1 – Introduction.
- 2 - National, regional and local policy context.
- 3 - Key characteristics of the Vale of Glamorgan.
- 4 – Key themes, Vision and Objectives
- 5 – Sustainable Growth Strategy
- 6 – Policy Framework.

2.5 Sections 1 to 5, together with a number of strategic policies, were included in the Preferred Strategy, which has been approved as the basis for the Deposit. These sections have been amended in light of stakeholder comments made as part of the Preferred Strategy consultation and updates to the evidence base.

2.6 The policy framework of the Deposit Plan is arranged into the four themes of Planning Policy Wales:

- Strategic and Spatial Choices – this section includes the spatial strategy, settlement hierarchy, and development management policies on development in the countryside, development within settlement boundaries, placemaking and good design, densities and creating healthy and inclusive places and spaces.
- Active and Social Places – this section includes policies on housing, gypsy and traveller accommodation, transport, retail, commercial and service centres, community infrastructure, open space provision and community facilities.
- Productive and Enterprising Places – this section includes policies on economic growth and employment, sustainable tourism, climate change, renewable energy, sustainable waste management and minerals.
- Distinctive and Natural Places – this section includes policies on green infrastructure, biodiversity, the historic environment, environmental protection and designations including special landscape areas, green wedges and the Glamorgan Heritage Coast.

Sustainable Growth Strategy

2.7 The Sustainable Growth Strategy for the RLDP was approved by Full Council in September 2024 as the basis for the Deposit Plan and comprises the following six key elements:

1 Delivering a sustainable level of housing and employment growth supported by appropriate infrastructure to accord with the Vale of Glamorgan's position within the Cardiff Capital Region.
2 Aligning locations for new housing, employment, services and facilities to reduce the need to travel.

3 Focusing development in locations that are well served by existing and proposed rail stations as part of the South Wales Metro and in areas with good bus links.
4 Allowing for small scale affordable housing led development in settlements outside the Strategic Growth Area at a scale proportionate to the size of settlement.
5 Supporting the role of Cardiff airport as a strategic gateway for international connectivity
6 Allowing for regeneration opportunities, including at Aberthaw and Barry Docks.

2.8 A 'strategic growth area' has been identified which focuses on the key settlement of Barry, and the service centres and primary settlements that are served by or are in close proximity to stations on the Vale of Glamorgan rail line. Cowbridge is also identified within the 'strategic growth area' as it is a sustainable 'service centre' settlement in its own right, offering a range of services and facilities.

Housing Provision

2.9 The RLDP makes provision for 8,660 homes, to meet a housing requirement of 7,890 dwellings plus flexibility. This level of growth, which equates to 526 dwellings per annum, was broadly supported by stakeholders as it is a moderate level of growth that is reflective of past housebuilding trends and accords with the Vale of Glamorgan's position within a Future Wales National Growth Area, which is identified as a focus for strategic economic and housing growth in the south east region. Crucially, it will ensure that there are opportunities to secure much needed affordable housing and will assist in delivering a balanced population, encouraging working age and school aged people into the Vale of Glamorgan. This level of growth has been endorsed by Full Council as part of the approval of the Preferred Strategy.

2.10 The housing requirement will be delivered through:
- Existing land supply (3,837 units)
- Windfall sites (1,303 units)
- Allocated sites (3,520 units)

2.11 The allocated sites include four of the key sites identified in the Preferred Strategy, as well as the alternative key site in North West Barry.

| Site Reference | Settlement | Site Name | Number of units |
|---|---|---|---|
| KS1 | Barry | Land at North West Barry | 376 |
| KS2 | Dinas Powys | North of Dinas Powys, off Cardiff Road | 250 |
| KS3 | Rhoose | Land at Readers Way | 520 |
| KS4 | St Athan | Land at Church Farm | 532 |
| KS5 | St Athan | Land to the West of St Athan | 600 |
| **Dwelling Contribution** | | | **2,278** |

2.12 All five key sites have been subject to public consultation and full consideration has been given to the concerns raised by local residents on a number of issues. The Deposit Plan is supported by an extensive evidence base which addresses many of the concerns raised, and where there are demonstrable issues with infrastructure capacity, the plan sets out clear policies on what mitigation will be required.

2.13 In addition to the 5 key sites, the following sites have also been allocated.

| Site Reference | Settlement | Site Name | Number of units |
|---|---|---|---|
| HG1 (1) | Barry | Land to the west of Pencoedtre Lane | 135 |
| HG1 (2) | Barry | Land at the Mole | 65 |
| HG1 (3) | Barry | Land at Hayes Lane | 70 |
| HG1 (4) | Barry | Land at Neptune Road | 40 |
| HG1 (5) | Llantwit Major | Land between the Northern Access Road and Eglwys Brewis Road (Site C - Central Parcel) | 235 |
| HG1 (6) | Cowbridge | Land adjoining St Athan Road | 105 |
| HG1 (7) | St Athan | Former Stadium Site, adjacent to Burley Place | 80 |
| HG1 (8) | St Athan | Clive Road, St Athan | 51 |
| HG1 (9) | Rhoose | Land north of the Railway Line (East) | 339 |
| **Dwelling Contribution** | | | **1,120** |

2.14 A number of these sites are existing allocations in the adopted LDP and have been rolled forward as they have been demonstrated to be deliverable and realistically likely to come forward. Sites that were not subject to planning applications have been submitted through the candidate site process and have been published as part of the candidate sites register.

Affordable Housing

2.15 The Local Housing Market Assessment (LHMA) 2023 identifies a need for 1,075 affordable homes per annum over the next 5 years based on the principal projections or 1,114 based on the RLDP projections. There is an identified backlog of need across all sub-market areas in the Vale of Glamorgan, and the issue is acute in many communities.

2.16 There are currently huge pressures on social housing in the Vale of Glamorgan, with over 7,600 households on the Council's housing waiting list. The development of new affordable housing is critical to meeting the needs of the local population and ensuring people have a safe, secure and affordable home.

2.17 The RLDP sets a target for the delivery of a minimum of 3,070 affordable homes. Affordable housing secured as part of Section 106 agreements on allocated and

windfall sites is a key element of delivering this target, with the RLDP housing policy requiring the provision of between 30% and 40% affordable housing, dependent on the viability area.

2.18 The Deposit Plan directs significant development sites away from areas outside the strategic growth area. However, it is recognised that there is affordable housing need in all parts of the Vale of Glamorgan, and in the rural Vale it is important that housing is available to meet the needs of the whole community. A small number of affordable housing led sites have been allocated in rural settlements, where there will be a requirement for a minimum of 50% affordable housing to be delivered.

| Site Reference | Settlement | Site Name | Number of units |
|---|---|---|---|
| HG4 (1) | Colwinston | Land to the East of Colwinston | 25 |
| HG4 (2) | Aberthin | Land west of Maendy Road | 25 |
| HG4 (3) | Wick | Land at Heol Fain | 50 |
| HG4 (4) | Fferm Goch | Land north of West Winds Business Park | 22 |
| **Dwelling Contribution** | | | **122** |

Gypsy and Traveller Provision

2.19 The RLDP rolls forward the existing allocation for a Gypsy and Traveller site in Llangan. The site, which is in Council ownership, has sufficient capacity to accommodate the forecast need over the plan period informed by the latest Gypsy and Traveller Accommodation Assessment and recent planning permissions. A criteria-based policy is also included, which sets out the policy considerations for any additional applications for Gypsy and Traveller sites.

Employment and Economic Growth

2.20 The Deposit Plan allocates 182 Ha of employment land across a range of sites to enable 67.8 Ha to be brought forward during the plan period and the delivery of up to 5,338 jobs. The following employment sites are allocated:

Major Employment allocations

- SP14.1 Land east of Cardiff Airport, Rhoose (16.4 ha net)
- SP14.2 Land south of Port Road (Model Farm), Rhoose (44.75 ha net)
- SP14.3 Bro Tathan Aerospace and Business Park (66.7 ha net)
- SP14.4 Land to the South of Junction 34 of the M4, Hensol (36.23ha net)

Local Employment Allocations:

- SP14.5 Atlantic Trading Estate, Barry (1.59 ha net)
- SP14.6 Windmill Park, Hayes Road, Barry (3.6 ha net)
- SP14.7 Vale Business Park, Llandow (10.9 ha net)

- SP14.8 Land at Llandow Trading Estate (1.85 ha net)

2.21 Two Employment Regeneration Opportunity Areas are also identified at the Former Aberthaw Power Station and the Port of Barry.

2.22 In addition, the Deposit Plan includes policies on the protection of existing employment sites and rural diversification, and employment uses in the countryside.

Infrastructure Provision

2.23 The provision of infrastructure is a critical part of the RLDP, with Policy SP13 stating that the Council will secure new and improved community infrastructure, facilities, and services appropriate to the scale, type, and location of proposed developments using planning obligations. Community infrastructure may include the provision, improvement and long-term maintenance of:

- Affordable and specialist housing.
- Educational provision and facilities.
- Welsh language facilities.
- Transport infrastructure and facilities for pedestrians, cyclists, public transport, and vehicular traffic.
- Public open space.
- Community Growing Spaces such as allotments
- Green infrastructure.
- Public art.
- Leisure, sport, and recreational facilities.
- Biodiversity Enhancement.
- Community facilities.
- Healthcare facilities.
- Service and utilities infrastructure, including digital infrastructure.
- Environmental protection and enhancement such as flood prevention, town centre regeneration, pollution management or historic renovation.
- Recycling and waste management facilities; and
- Employment opportunities and complementary facilities including training and working hubs.
- Mitigation of Severn Estuary Recreational Pressure.

2.24 The RLDP sets out the requirement for the provision of open space as part of new development and allocates and safeguards land for a number of new community facilities, primarily schools.

2.25 In addition, land is safeguarded for active travel proposals and public transport schemes, including transport interchanges at St Athan and Cogan.

- A Strategic Transport Assessment (STA) has been prepared as part of the evidence base for the plan, which considers the cumulative impact of major new housing sites on the strategic highways network. The STA identifies that there

are junctions where the cumulative impact of RLDP housing growth will result in capacity issues at specific junctions over the plan period. This includes Weycock Cross, where high level designs and modelling have been prepared to demonstrate that a highway improvement scheme can be delivered to mitigate the impact of new development on the roundabout, whilst also delivering active travel benefits. The RLDP specifically states that there will be a need for major housing sites to provide financial contributions for off-site improvements to the capacity and flow of junctions on the strategic highway network as informed by the STA and site-specific Transport Assessment.

2.26 The RLDP is supported by an infrastructure delivery plan, setting out what infrastructure is necessary to mitigate the impact of new development. This is included as Appendix 2 of the RLDP.

**Integrated Sustainability Appraisal and Habitats Regulation Assessment**

2.27 The RLDP must be subject to an Integrated Sustainability Appraisal (ISA) incorporating the requirements of Strategic Environmental Assessment (SEA) as required by the Planning and Compulsory Purchase Act 2004, and the SEA Regulations. ISA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives in terms of key sustainability issues. The aim of ISA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts and maximising positive impacts. Through this approach, the ISA for the RLDP seeks to maximise the developing plan's contribution to sustainable development. As detailed above, the ISA seeks to fulfil the requirements and duties for SA, SEA, Equalities Impact Assessment, Health Impact Assessment, Welsh Language Impact Assessment and Well-Being Future Generations Act. The approach is to fully integrate these components to provide a single assessment process to inform the development of the RLDP.

2.28 The Council is also required to undertake a Habitats Regulation Assessment (HRA) of the LDP under Part IVa of the Conservation (Natural Habitats, &c.) (Amendment) (England and Wales) Regulations 2007. The HRA will determine the likely significant effects of the plan on European Sites of nature conservation importance and, if applicable, scope what needs "appropriate assessment" (AA) and how it will be undertaken. The ISA Report of the Deposit Plan and the Habitats Regulations Assessment will be published alongside the Deposit Plan and are included in Appendices 7 and 8 of this report. It should be noted that the ISA and HRA are iterative processes and will be updated as the RLDP progresses towards adoption.

**Green Infrastructure Strategy**

2.29 Green Infrastructure (GI) is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Planning authorities must, as part of adopting a strategic and proactive approach to green

infrastructure, biodiversity and ecosystems resilience, produce up to date inventories and maps of existing green infrastructure and ecological assets and networks. These Green Infrastructure Assessments (GIAs) provide key evidence to support the preparation of development plans. GIAs can also underpin local authority wide Green Infrastructure Strategies.

2.30 The Council commissioned CBA Studios to prepare a GI Strategy for the Vale of Glamorgan. As well as being part of the evidence base for the Replacement RLDP, the Strategy seeks to:

- Understand the current provision of GI assets across the Vale of Glamorgan, in particular Council-owned assets, and identify needs and opportunities for enhancement, connection or expansion.
- Ensure that GI delivery supports the Vale of Glamorgan Well-being Plan 2023-28, Climate Change Challenge Plan 2021-2030 and the 2019 Biodiversity Forward Plan.
- Protect, enhance and increase the provision of GI across the Vale of Glamorgan through good design standards, governance and asset management/community stewardship.
- Support funding applications for GI projects and corporate decision making on investments.

2.31 The GIA part of the strategy has been prepared in accordance with the typologies and methodology set out in Natural Resources Wales' Green Infrastructure Assessment Guidance Note and an audit of GI in the Vale of Glamorgan is included within the document.

2.32 The GI Strategy includes a Delivery Plan, which outlines delivery principles, potential funding streams and the approach to GI management, maintenance and stewardship. It also provides a framework for developing a prioritised Action Plan, which will enable local partners to deliver GI in line with the Strategy's objectives and priorities.

2.33 The draft GI Strategy prepared by CBA has not been subject to public consultation, which is necessary before it can be formally approved as a Council-wide strategy. As it forms part of the RLDP evidence base, it would be appropriate to consult on the strategy alongside the Deposit RLDP public consultation. However, any comments made on the document through the consultation can then be reported back to Cabinet for formal approval of the GI Strategy as part of a separate process to the RLDP.

**Healthy Placemaking Supplementary Planning Guidance**

2.34 The Council has prepared a series of Supplementary Planning Guidance (SPG) on various topics. SPG provides additional policy advice in respect of development plan policies and is a material consideration in the determination of planning applications. The existing suite of SPGs will be reviewed and updated following the adoption of the RLDP. However, there are some new policy areas in the RLDP

that are not currently addressed through policies or SPG in the adopted LDP where it would be beneficial for SPG to be published for consultation at an early stage to help provide greater understanding of the RLDP policy framework. One such area is in respect of the RLDP Strategic Policy on Creating Healthy and Inclusive Places and Spaces. A draft SPG on Healthy Placemaking has been prepared to support this policy.

2.35 The Healthy Placemaking SPG has been prepared in consultation with the Public Health Team at the Cardiff and Vale University Health Board and seeks to:

- Highlight the relationship between health legislation and national and local planning policy, as well as the linkages between planning and the delivery of health and wellbeing.
- Provide practical guidance that those involved in the development process can take to improve people's quality of life, through the creation of inclusive and healthier environments.
- Introduce a health and well-being checklist to assist applicants in demonstrating how their proposals contribute to health and wellbeing, and in the preparation of Design and Access Statements.
- Guide applicants in the use of Health Impact Assessments for specific developments.

2.36 It is intended that the Healthy Placemaking SPG be consulted on alongside the Deposit RLDP and the consultation responses be reported back to Council alongside the consultation report for the RLDP.

**Next Steps**

2.37 Should Full Council approve the Deposit RLDP and its supporting documents as recommended, a statutory six-week public consultation will take place between late January 2026 and March 2026.

2.38 Following the public consultation period, responses to the Deposit RLDP and supporting documents will be collated and carefully considered and a report of consultation will be prepared containing details of the representations and the Council's response to them. The report of consultation will be reported to Cabinet and Full Council in late 2026 prior to the submission of the Deposit Plan and associated documents to the Welsh Government and Planning and Environment Decision Wales (PEDW) for independent examination.

2.39 Stakeholders and residents that have made representations on the plan will have the opportunity to appear at examination.

2.40 Cabinet is therefore requested to recommend to Council to approve the Deposit RLDP and supporting documents for public consultation to take place between January and March 2026.

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

3.1 **Long term** – The RLDP 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.

3.2 **Prevention** – The RLDP will contain policies that seek to ensure that new development has a positive impact on the economy, the built and natural environment as well as the social and cultural well-being of the Vale of Glamorgan.

3.3 **Integration** – The RLDP considers the PSB Well-being Plan and other relevant corporate strategies and policies that have been adopted by the Council. The influence of the RLDP is relevant to several service areas as well as numerous external organisations and agencies. Accordingly, it is recognised that they will all play an important role in the preparation of the RLDP. The RLDP will also be prepared in accordance with a range of national Planning Policy and guidance as well as environmental, social and economic evidence gathered as part of the Councils Integrated Sustainability Appraisal (ISA).

3.4 **Collaboration** - The RLDP is subject to extensive statutory consultation in accordance with the LDP Regulations 2005 (as amended 2015) and the Development Plans Manual (Edition 3, 2020). To meet the objectives and targets set out in the RLDP, the Council will work in collaboration with external partners and agencies to ensure their successful delivery. The RLDP must also consider the impact of the RLDP on neighbouring Local Authorities. The Council is involved in several regional working groups which will influence the evidence base and emerging policies.

3.5 **Involvement** - Engagement is a key aspect of the RLDP preparation process and details of this are contained within the Community Involvement Scheme (CIS) section of the DA, which the Local Planning Authority must adhere to.

## 4. Climate Change and Nature Implications

4.1 The RLDP provides the local planning policy framework for delivering sustainable development in the authority up to 2036. It has a key role to play in making new development resilient to climate change, decarbonising society, and protecting and enhancing the natural environment and strategic policies are set out within the Deposit RLDP to respond to these issues.

4.2 The ISA framework contains relevant ISA objectives for the RLDP in respect of climate change and biodiversity.

4.3 The Green Infrastructure Strategy will also be integral to the Council's response to climate change and the nature emergency.

## 5. Resources and Legal Considerations

**Financial**

5.1 Revenue and reserve funding is available to progress the RLDP to adoption. It is anticipated that this will cover expenditure relating to all elements of preparation of the RLDP and the Independent Examination.

**Employment**

5.2 There are no direct employment implications associated with this report.

**Legal (Including Equalities)**

5.3 The RLDP has been subject to an ISA to assess the environmental, social and economic implications of the Plan's strategy and policies pursuant to Section 39(2) of the Planning and Compulsory Purchase Act 2004.

5.4 The adopted LDP remains the extant planning policy framework for the determination of planning applications and appeals in the Vale of Glamorgan while the RLDP is being prepared. Once the RLDP is adopted it will replace the current adopted LDP.

## 6. Background Papers

Preferred Strategy for the Replacement Local Development Plan

Initial Consultation Report

Housing Growth in Barry Consultation Document

Housing Growth in Barry Report of Consultation

Pre-Deposit Engagement Report Volume 1

Vale of Glamorgan Council

# Replacement Local Development Plan

## 2021 – 2036

November 2025



## DRAFT DEPOSIT PLAN

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

## TABLE OF CONTENTS

**What is the Deposit Replacement Local Development Plan? ..... vii**
**Have Your Say on the Deposit RLDP ..... viii**
**How to Comment on the Deposit RLDP ..... viii**
**What Will Happen After the Consultation? ..... ix**
**1. INTRODUCTION ..... 1**
**Structure of the RLDP ..... 2**
**How to use this document ..... 3**
**Integrated Sustainability Appraisal of the Deposit Plan ..... 3**
**Other Supporting Documents ..... 4**
**2. POLICY CONTEXT ..... 5**
**National Policy and Legislation ..... 5**
Well-being of Future Generations Act (Wales) 2015 (Well-Being Act) ..... 5
Planning (Wales) Act 2015 ..... 6
Environment (Wales) Act 2016 ..... 7
Active Travel (Wales) Act 2013 ..... 7
A More Equal Wales - The Socio-economic Duty (2021) ..... 8
Public Health (Wales) Act 2017 ..... 8
Future Wales - The National Plan 2040 (Welsh Government, February 2021) ..... 8
Wales National Marine Plan (2019) ..... 12
Planning Policy Wales Edition 12 (2024) ..... 13
Technical Advice Notes (TANs), Minerals Technical Advice Notes (MTANs), Circulars and Policy Clarification Letters ..... 14
Building Better Places - The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery (WG, July 2020) ..... 14
Llwybr Newydd: The Welsh Transport Strategy (2021) ..... 15
Welsh Government's Climate and Nature Emergency Declarations ..... 15
**Regional Context ..... 16**



Cardiff Capital Region City Deal....16
CCR Regional Economic and Industrial Plan 2023-2028....16
South Wales Metro....17
South East Wales Regional Transport Plan (Draft 2025)....17
Regional Technical Statement for Aggregates (2020) Second Review....19
Cardiff and Vale Regional Partnership Board Joint Area Plan for 2023 to 2028....20
Regional Collaboration....20
Local Development Plans and Neighbouring Local Planning Authorities....21
**Local Policy Context....22**
Declared Climate and Nature Emergencies....22
Vale of Glamorgan Well-Being Plan 2023-28....23
The Vale of Glamorgan Corporate Plan 2025-2030 (Vale 2030)....24
Age Friendly Vale Strategy and Action Plan 2025-2028....25
Project Zero- The Vale of Glamorgan Council's Climate Change Challenge Plan 2021-2030....26
The Vale of Glamorgan Local Area Energy Plan (2024)....27
The Vale of Glamorgan Local Transport Plan 2015-2030....28
The Vale of Glamorgan Biodiversity Forward Plan (2019)....29
The Vale Nature Recovery Action Plan....29
The Vale of Glamorgan Housing Strategy 2021-2026....29
The Vale of Glamorgan Older Persons Housing Strategy....30
The Placemaking Charter and Placemaking Plans....30
**3. THE VALE OF GLAMORGAN KEY CHARACTERISTICS....32**
**Settlement Pattern....32**
**Population and Demography....35**
**Housing Market and Housing Need....39**
**Gypsy and Travellers....40**
**Health and Well-being....40**
**Education....41**

**Connectivity** ..... **42**
**Economy & Employment** ..... **43**
**Tourism** ..... **46**
**Retail** ..... **46**
**Natural Environment** ..... **47**
**Language, Culture, Heritage, and Diversity** ..... **48**
**Climate Change and Flood Risk** ..... **49**
**4. RLDP KEY THEMES, VISION, AND OBJECTIVES** ..... **51**
**KEY THEMES** ..... **51**
**VISION (2021 - 2036)** ..... **53**
**STRATEGIC OBJECTIVES** ..... **56**
**5. SUSTAINABLE GROWTH STRATEGY** ..... **60**
**Strategic Growth Area** ..... **69**
**Key Diagram** ..... **70**
**6. Policy Framework** ..... **72**
**STRATEGIC AND SPATIAL CHOICES (SSC)** ..... 73
**SPATIAL STRATEGY** ..... **73**
**DEVELOPMENT IN THE COUNTRYSIDE** ..... **79**
**SETTLEMENT BOUNDARIES** ..... **81**
**PLACEMAKING AND GOOD DESIGN (PGD)** ..... 82
**PLACEMAKING** ..... **82**
**RESIDENTIAL DEVELOPMENT DENSITIES** ..... **89**
**CREATING HEALTHY AND INCLUSIVE PLACES AND SPACES** ..... **91**
**ACTIVE AND SOCIAL PLACES** ..... 95
**HOUSING GROWTH AND SUPPLY (HG)** ..... **95**
**HOUSING DELIVERY** ..... **100**
**KEY HOUSING SITES** ..... **102**
**AFFORDABLE HOUSING** ..... **126**



**AFFORDABLE HOUSING REQUIREMENTS** ..... **128**
**RURAL AFFORDABLE HOUSING LED SITES** ..... **131**
**AFFORDABLE HOUSING EXCEPTIONS** ..... **133**
**SPECIALIST HOUSING** ..... **136**
**HOUSES IN MULTIPLE OCCUPATION** ..... **137**
**CONVERSION AND RENOVATION OF RURAL BUILDINGS** ..... **140**
**REPLACEMENT DWELLINGS, RESIDENTIAL EXTENSIONS AND ANNEXES IN THE COUNTRYSIDE** ..... **143**
**GYPSY AND TRAVELLER ACCOMMODATION (GT)** ..... **146**
**TRANSPORT (TR)** ..... **150**
**RETAIL, COMMERCIAL AND SERVICE CENTRES (RCS)** ..... **157**
**HOT FOOD TAKEAWAYS** ..... **165**
**COMMUNITY INFRASTRUCTURE (CI)** ..... **167**
**OPEN SPACE AND RECREATION** ..... **169**
**COMMUNITY FACILITIES** ..... **172**
**PRODUCTIVE AND ENTERPRISING PLACES** ..... 177
**ECONOMIC GROWTH AND EMPLOYMENT (EMP)** ..... **177**
**PROTECTION OF EXISTING EMPLOYMENT SITES AND PREMISES** ..... **186**
**RURAL EMPLOYMENT AND DIVERSIFICATION** ..... **193**
**TOURISM** ..... **196**
**CLIMATE CHANGE AND TRANSITION TOWARDS NET ZERO (CC)** ..... **197**
**NET ZERO CARBON DEVELOPMENTS** ..... **201**
**RENEWABLE AND LOW CARBON ENERGY DEVELOPMENT** ..... **205**
**SUSTAINABLE WASTE MANAGEMENT (WA)** ..... **212**
**MINERAL RESOURCES (MIN)** ..... **216**
**DISTINCTIVE AND NATURAL PLACES (DNP)** ..... 224
**GREEN INFRASTRUCTURE** ..... **224**
**NATURE CONSERVATION AND BIODIVERSITY** ..... **227**

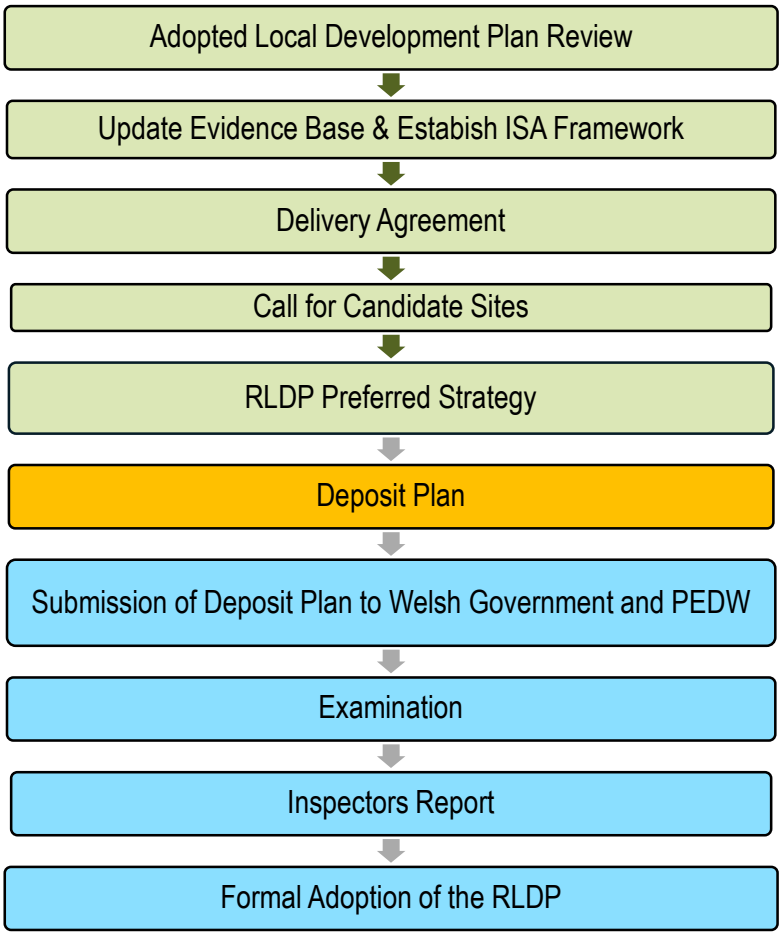


**SPECIAL LANDSCAPE AREAS ..... 230**
**GREEN WEDGES ..... 232**
**GLAMORGAN HERITAGE COAST ..... 233**
**HISTORIC ENVIRONMENT ..... 235**
**ENVIRONMENTAL PROTECTION ..... 237**



## What is the Deposit Replacement Local Development Plan?

The Deposit Replacement Local Development Plan (RLDP) is the next formal stage in the development plan preparation process. It expands on the Preferred Strategy, which was subject to public consultation between December 2023 and February 2024. It sets out an overall Strategy, allocates land for a range of and uses and sets out policies aimed at guiding development and framing Development Management decision making. It has been informed by an extensive evidence base, including a series of background papers and supporting reports, as well as an Integrated Sustainability Appraisal (ISA).



## Have Your Say on the Deposit RLDP

This consultation on the Deposit RLDP is a key step in planning for the future of the Vale of Glamorgan. It provides an opportunity for residents and stakeholders to have their say on the land use planning policies and proposals that will shape the development of communities in the Vale in the period up to 2036.

The statutory consultation period will take place between **XXX and XXX**. The closing date for the submission of comments is 23:55 on **XXX**. Any comments received after the stated closing date and time will not be considered.

The Deposit RLDP and all supporting documents are available to view on the Council's website and copies of the Deposit Plan have been placed in all Council run libraries and the Council's main Civic Offices.

## How to Comment on the Deposit RLDP

Comments on the Deposit RLDP consultation can be made in the following ways:

- Using the online consultation portal:

The Council encourages responses to be made via its online consultation portal, which includes features to help you comment, as well as the function to save and review consultation responses prior to final submission.

To submit an online response to the Deposit Plan consultation, you will need to either log into your existing account (if you made representations at the Preferred Strategy stage or registered your interest) or set up a new account and follow the Guidance Notes available on the web site. You can use the online consultation portal to read and comment on the Deposit RLDP and supporting documentation. The online consultation portal can be accessed at: https://valeofglamorgan.oc2.uk

- **Email:** Please complete the consultation form available at https://valeofglamorgan.oc2.uk and send it to: LDP@valeofglamorgan.gov.uk
- **Post:** The comment form may be printed, completed and returned to the LDP team at: The Planning Policy Team, Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU



The Deposit RLDP consultation comment form is available in other formats on request e.g. Welsh or large print. Please contact the LDP Team at LDP@valeofglamorgan.gov.uk or at the above address.

## What Will Happen After the Consultation?

Once the consultation closes the Council will carefully consider the responses received and prepare a Consultation Report which will set out who was consulted, the key issues raised and how the Council considers each representation should be addressed.

The Plan and its supporting documentation, including the Consultation Report, will be considered by Full Council for approval to submit it to the Welsh Government, who will arrange for an independent Planning Inspector to be appointed to examine the Plan.

The Planning Inspector will consider whether the Plan is fit for purpose by assessing it against three tests of soundness:

- Test 1: Does the plan fit?
- Test 2: Is the plan appropriate?
- Test 3: Will the plan deliver?

A series of Hearing sessions will be held to examine any matters that the Inspector requires further clarification on. The Inspector will consider the written representations that have been made to the Deposit Plan but those who have made representations will also have the right to be heard at an Examination Hearing.

Following the Hearing sessions, the Inspector will prepare a report which considers the issues raised. If a Plan is found sound subject to changes, the Inspector's report will identify binding recommendations. Recommendations may consist of redrafted text, the omission of a policy or section of text (or the inclusion of a new one), or changes to the Proposals Map, provided what remains comprises a sound plan when read as a whole.

Following receipt of the Inspector's report, the Council will be in a position to adopt the RLDP, which will replace the existing adopted Local Development Plan 2011-2026, and it will become the framework against which decisions on planning applications within the Vale of Glamorgan are made.



## 1. INTRODUCTION

1.1 All Local Authorities in Wales are required to produce a Local Development Plan (LDP) to manage land and development over the long term. This Plan should set out a positive vision for the area and identify where and how development should take place in the future.

1.2 The existing Vale of Glamorgan LDP was adopted in June 2017 and covers the period 2011-2026. Following the adoption of an LDP, Local Authorities are required to annually monitor the performance of the plan, and after 4 years undertake a review of the plan to consider whether there is a need to update or replace the LDP. A review of the adopted LDP was undertaken in June 2021, which concluded that because of changes to national planning policy and the Council's ambitious aspirations, such as responding to the climate and nature emergencies, it was necessary to produce a Replacement LDP (RLDP). Work on the RLDP formally commenced in May 2022.

1.3 The RLDP sets out key strategic objectives which reflect the key issues faced in the Vale of Glamorgan, including:

- Mitigating and Adapting to Climate Change.
- Improving Mental and Physical Health and Well-being.
- Homes for All.
- Placemaking.
- Protecting and Enhancing the Natural Environment.
- Embracing Culture and Heritage.
- Fostering Diverse, Vibrant, and Connected Communities.
- Promoting Active and Sustainable Travel Choices.
- Building a Prosperous and Green Economy.
- Promoting Sustainable Tourism.

1.4 This Deposit Plan has been prepared in accordance with relevant legislation, national, regional and local planning policy and the RLDP's Preferred Strategy. The Plan is underpinned by an extensive evidence base, to set out a suite of policies and proposals aimed at guiding future development in the Vale of Glamorgan in a sustainable manner.



1.5 The RLDP Preferred Strategy, which was published for public consultation in December 2023, forms the basis of the Deposit Plan, although there have been refinements to the Vision, Objectives and Strategic policies following representations made during the formal consultation.

## Structure of the RLDP

1.6 The Deposit RLDP comprises a Written Statement (with Appendices), a Proposals Map and a Constraints Map. The structure of the Written Statement is set out below:

- **Section 2 - Policy Context** sets out the relevant national, regional and local policies, legislation and strategies.
- **Section 3 - Key Characteristics** provides an overview of the key characteristics of the Vale and the main socio-economic, environmental and cultural issues identified through consultations and analysis of the RLDP evidence base.
- **Section 4 - Key Themes, Vision and Objectives** identifies the key themes that the plan should address and sets out a long-term spatial Vision to 2036 that will guide policy decisions and objectives to realise the implementation of the Vision, reflecting the key themes.
- **Section 5 - Spatial Strategy** sets out the Sustainable Growth Strategy for the location of future development and the level of growth proposed to 2036. The Spatial Strategy is illustrated in a Key Diagram.
- **Section 6 - Policy Framework** identifies the strategic policies, criteria-based development management policies, site specific allocations and designated areas to be protected. These are broadly arranged by topic theme under the key policy headings set out in PPW: Strategic and Spatial Choices (Placemaking); Active and Social Places; Productive and Enterprising Places, and Distinctive and Natural Places.
- **Section 7 - Monitoring Framework** identifies how the strategy, objectives, policies and proposals in the plan will be monitored against appropriate indicators and trigger points for action.



## How to use this document

1.7 The RLDP should be read as a whole as many of the Plan's objectives and policies are cross-cutting and interrelated. Decisions on development proposals must have regard to the relevant policies in the Plan and the requirements of National Planning Policy, which is contained in a wide range of policy documents, statements and advice notes published by the Welsh Government. The RLDP does not generally repeat national planning policies as set out in Future Wales, Planning Policy Wales (PPW) and Technical Advice Notes (TANs). However, where appropriate, this document explains where and how national planning policies are translated at the local level.

1.8 In addition to the Written Statement, the RLDP includes a Proposals Map and a Constraints Map. The Proposals Map identifies those areas which have been specifically allocated for development or are subject to protection through relevant policies within the Plan. The Constraints Map is a separate plan to be read alongside the Proposals Map and shows the geographical location and extent of constraints to development that are created by legislation outside of the development plan process, for example Scheduled Monuments, flood risk areas and Sites of Special Scientific Interest. Although this does not form part of the RLDP, regard must be given to the Constraints Map in the consideration of development proposals. The Constraints Map includes designations made by statutory bodies other than the Council and will be updated as necessary.

## Integrated Sustainability Appraisal of the Deposit Plan

1.9 In line with statutory requirements the preparation of the Deposit Plan has been subject to and informed by an Integrated Sustainability Appraisal (ISA) which fulfils the requirements and legal duties for Strategic Environmental Assessment (SEA), Well-being of Future Generations Assessment (WBFGA), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA) and Welsh Language Impact Assessment (WLIA).

1.10 The aim of the ISA is to assess the extent to which the emerging planning policies will help to achieve the wider environmental, economic and social objectives of the RLDP. The ISA of the Deposit Plan, prepared by independent consultants, is published as a separate document. The Deposit Plan has also been considered



as part of the Habitat Regulation Assessment (HRA). Both documents form part of the evidence base for the RLDP and are available on the Council's website.

1.11 These assessments have been undertaken in an integrated manner and are used as plan-making tools to inform the Deposit Plan, allowing for the environmental, social and economic implications of each component of the Strategy to be scrutinised and for any uncertainties, issues or mitigation requirements identified during the impact assessment processes to be addressed. This iterative process will continue to be an integral part of the Council's plan preparation of its RLDP.

## Other Supporting Documents

1.12 Sitting alongside the Deposit Plan are the background evidence papers that provide key sources of information on a range of topics that have informed the strategy and the Deposit RLDP. These documents have been published separately and are available on the Council's website. The list of supporting documents is included in Appendix 9.



## 2. POLICY CONTEXT

2.1 In developing the RLDP, the Council is required to have regard to any relevant national, regional, and local policies and strategies, stakeholder engagement and the findings of the technical background evidence developed to support the plan. Key elements of the context within which the Deposit Plan has been prepared are set out below.

### National Policy and Legislation

2.2 The documents considered in this section are national documents that apply across the whole of Wales.

#### Well-being of Future Generations Act (Wales) 2015 (Well-Being Act)

2.3 The Well-being Act sets the framework for improving the well-being of Wales by ensuring that sustainable development is at the heart of government and public bodies. It aims to make a positive difference to the lives of people in Wales in relation to seven well-being goals:




**Figure 1: Well-being of Future Generations (Wales) Act Well-being Goals**
**Source: Planning Policy Wales Edition 12 (February 2024)**

2.4 The Well-being Act sets out a 'sustainable development principle' and places a well-being duty on public bodies, including local authorities, to 'act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs'. Sustainable development is at the heart of the RLDP and is a fundamental part of the Integrated Sustainability Appraisal (ISA) process.

2.5 The Well-being Act also requires all public bodies to apply the sustainable development principle in decision making through the adoption of 5 ways of working. These are:

- Taking account of the long term.
- Helping to prevent problems occurring or getting worse.
- Taking an integrated approach.
- Taking a collaborative approach; and
- Considering and involving people of all ages and diversity.

2.6 The five ways of working have been central to the preparation of each of the stages of the RLDP.

**Planning (Wales) Act 2015**

2.7 The Planning (Wales) Act (Planning Act) came into force in July 2015. It sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure that it is fair, resilient and enables development.

2.8 The Planning Act also provides the legal framework for the preparation of a National Development Framework (NDF) and Strategic Development Plans (SDPs). Future Wales - the National Plan 2040, the NDF, was published by the Welsh Government in 2021, and is discussed in detail in the next section. SDPs are intended to provide a regional spatial framework for the future development and use of land within a defined region. The South-East Wales Corporate Joint Committee (SEWCJC) is responsible for the preparation of an SDP for the South East Wales region. The Delivery Agreement for the SDP was approved by Welsh Government in August 2025 and plan preparation has commenced. It is anticipated that the SDP will be adopted in late 2031/early 2032. The preparation of the RLDP is therefore progressing ahead of the preparation of the SDP and a review of the RLDP will be required once the SDP is adopted.

### Environment (Wales) Act 2016

2.9 The Environment (Wales) Act (Environment Act) aims to improve the management of the natural resources of Wales in a more proactive, sustainable and joined up way. It includes an enhanced biodiversity duty which requires public authorities to maintain and enhance biodiversity and to promote the resilience of ecosystems.

2.10 The Environment Act also introduced a requirement for Natural Resources Wales (NRW) to produce Area Statements. The Vale of Glamorgan is covered by the South-Central Area Statement, which also includes Bridgend, Merthyr Tydfil, Rhondda Cynon Taff, and Cardiff.

2.11 The purpose of Area Statements is to provide the framework for the sustainable management of natural resources. The South-Central Area Statement is guided by the following 5 themes:

- Building resilient ecosystems
- Connecting people with nature
- Working with water
- Improving our health
- Improving our air quality

### Active Travel (Wales) Act 2013

2.12 The Active Travel (Wales) Act (Active Travel Act) aims to promote walking and cycling as a means of transport for short journeys (i.e., to access work, school or shops and services). The Active Travel Act places a legal duty upon local authorities to plan for suitable routes for active travel, produce active travel maps, consider the needs of pedestrians and cyclists and to deliver improvements in active travel routes and facilities.

2.13 To achieve these objectives, the Active Travel Act requires local authorities to identify active travel routes and related facilities through the development of Active Travel Network Maps (ATNM). The ATNM for the Vale of Glamorgan forms part of the evidence base for the RLDP.

**A More Equal Wales - The Socio-economic Duty (2021)**

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

2.15 The Duty requires that public bodies consider the need to reduce the inequalities of outcomes resulting from socio- economic disadvantage. This includes considering how policies, programmes and services can reduce inequalities and promote social inclusion. As the Duty applies to strategic policy development, it is relevant to the RLDP. The Socio-economic Duty falls within the scope of the ISA undertaken in respect of the RLDP and the findings of the appraisal are set out in the ISA documents.

**Public Health (Wales) Act 2017**

2.16 Part 6 of The Public Health (Wales) Act places a requirement for public bodies to conduct Health Impact Assessments (HIAs) in specific circumstances. The draft regulations set out the circumstances in which a public body must conduct a HIA; and the way in which a HIA is to be carried out.

2.17 The purpose of HIA is to ensure that the effects of development on both health and health inequalities are considered and addressed during the planning process, and this should be undertaken at an early stage in the development plan so that any relevant health impacts are identified and addressed. In preparing the RLDP, the ISA incorporates HIA into the appraisal methodology and includes specific health and well-being measures.

**Future Wales - The National Plan 2040 (Welsh Government, February 2021)**

2.18 Future Wales – the National Plan 2040 is Wales' national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. It is the highest tier of development plan in Wales and is focused on solutions to issues and challenges at a national scale. Future Wales sets out where nationally important growth and infrastructure is needed and how the

planning system at a national, regional and local level can deliver it. It provides direction for SDPs and LDPs and supports the determination of Developments of National Significance.

2.19 Future Wales sets out 11 outcomes which collectively are a statement of where the Welsh Government wants Wales to be by 2040. The outcomes are:

A Wales where people live….

- and work in connected, inclusive and healthy places.
- in vibrant rural places with access to homes, jobs and services.
- in distinctive regions that tackle health and socio-economic inequality through sustainable growth.
- in places with a thriving Welsh Language.
- and work in towns and cities which are a focus and springboard for sustainable growth.
- in places where prosperity, innovation and culture are promoted.
- in places where travel is sustainable.
- in places with world-class digital infrastructure.
- in places that sustainably manage their natural resources and reduce pollution.
- in places with biodiverse, resilient and connected ecosystems.
- in places which are decarbonised and climate resilient.

2.20 Future Wales sets out 18 national policies that apply across the whole of Wales, and 4 regional policies that apply across the South-East Region. Whilst all the policies will need to be addressed in the RLDP, the following policies have particular importance for the plan's strategy:

- **Policy 1 - Where Wales will Grow** - Policy 1 of Future Wales identifies three National Growth Areas, including South East Wales. The spatial strategy diagram supporting this policy identifies that the Vale of Glamorgan is located within the South East National Growth Area, referred to as 'Cardiff, Newport, and the Valleys.' Policy 1 is supplemented by Policy 33, which specifically relates to the Cardiff, Newport, and the Valleys National Growth Areas.

- **Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking** sets out the key placemaking principles that should be considered when determining the location of new development. This includes creating a mix of uses and variety of house types and tenures, building places at a walkable scale with homes, local facilities, and public transport within walking distance and ensuring development is built at appropriate densities with green infrastructure incorporated.

- **Policy 6 - Town Centre First** sets out a town centre first approach to the delivery of significant new commercial, retail, education, health, leisure, and public service facilities which must be located within town and city centres. The supporting text for the policy also indicates that town centres are appropriate locations for new homes.

- **Policy 7- Delivering Affordable Homes** re-affirms Welsh Government's aspiration to deliver significant levels of affordable housing, including through the planning system.

- **Policy 8 – Flooding** supports flood risk management that facilitates sustainable economic and national growth, promoting nature-based solutions and seeking to maximise social, economic and environmental benefits from flood risk management infrastructure.

- **Policy 9 - Ecological Networks and Green Infrastructure** - Policy 9 requires action toward safeguarding and creating resilient ecological networks and promoting effective green infrastructure through placemaking. It prescribes that existing and potential areas should be included in Development Plans to promote and safeguard the functions and opportunities that ecological networks and green infrastructure provide.

- **Policy 10 - International Connectivity** - A Strategic Gateway being identified at Cardiff Airport to facilitate international connectivity. The LDP will need to support the Strategic Gateway by maximising the benefits they provide to their respective regions and Wales. New development around the Strategic Gateways should be carefully managed to ensure their operation is not constrained or compromised.



- **Policy 12 - Regional Connectivity** - sets out that LPAs must maximise opportunities arising from the investment in public transport when planning for growth and regeneration. Planning authorities must integrate site allocations, new development, and infrastructure with active travel networks and, where appropriate, ensure new development contributes towards their expansion and improvement. The Welsh Government's commitment to improving and increasing sustainable transport requires authorities in the national growth area to plan for growth to maximise opportunities arising from investment in public transport.

- **Policy 15 – National Forest** - The Welsh Government is committed to developing a national forest through the identification of appropriate sites and mechanisms, with a target to increase woodland cover across Wales by at least 2,000 hectares per annum. The national forest will comprise of three strands:
    - Quality environment which comprises connected ecosystems, biodiversity and habitats, restoration of undermanaged woodland and ancient woodland;
    - Productive woodland; and
    - Community woodland.

- **Policy 16 - Heat Networks** - Barry is specifically identified as a location for the consideration of a district heat network.

- **Policy 33 - National Growth Area – Cardiff, Newport and the Valleys** - The regional spatial diagram for South-East Wales (Figure 2 below) highlights that Cardiff, Newport, and the Valleys, including the Vale of Glamorgan, are part of a national growth area. Strategic and Local Development Plans should recognise the National Growth Area (NGA) as the focus for strategic economic and housing growth, services and facilities; advanced manufacturing; transport and digital infrastructure. To deliver these regional priorities and aspirations, Future Wales recognises that the 10 local authorities within the region do not exist in isolation from each other and that in preparing Local Development Plans, planning authorities “will need to consider the interdependence of Cardiff and the wider region, ensuring communities around the Capital are vibrant, prosperous and connected”. For the Vale of Glamorgan RLDP this will require the plan to consider



how its aspirations for housing and economic growth align with and complement the wider regional aspirations, particularly those of neighbouring Cardiff.

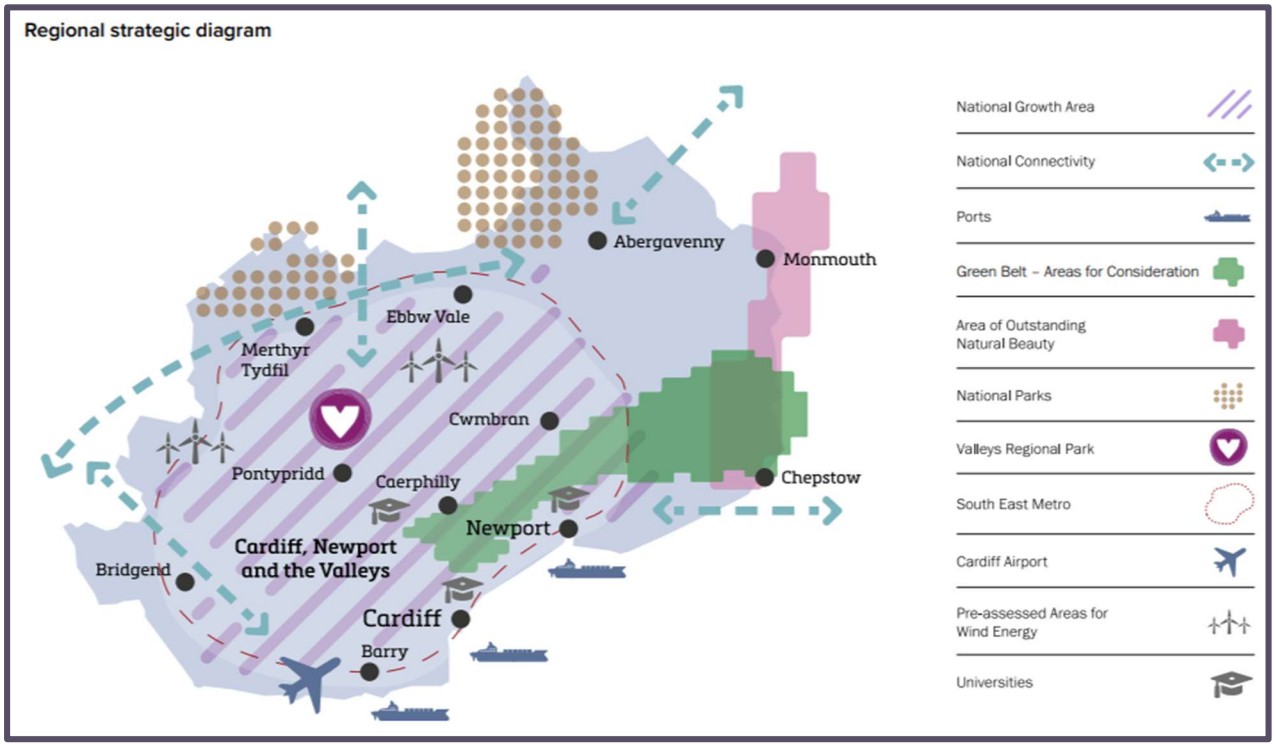



**Figure 2: South East Wales Region**
**Source: Future Wales - the National Plan 2040**

2.21 **Policy 36 – South East Metro** - provides a regional policy basis for the development of the Metro and for Metro focused developments. Planning authorities 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.

**Wales National Marine Plan (2019)**

2.22 The Wales National Marine Plan **(**WNMP) sets out the Welsh Government policy for the next 20 years for the sustainable use of the seas. The plan contains plans and policies which will support the vision for clean, healthy, safe and diverse seas, guide future sustainable development and support the growth of marine space and natural resources (’blue growth’).

2.23 The Plan sets out policies under the categories of:

- Achieving a sustainable marine economy (sustainable economic growth, coexistence).
- Ensuring a strong, health and just society (including access to the marine environment, well-being of coastal communities, landscapes and seascapes, coastal flooding and climate change).
- Living within environmental limits (resilient marine ecosystems, air and water quality).
- Promoting good governance (cumulative effects, cross border and plan compatibility).
- Using sound science responsibly.

2.24 The WNMP sector specific supporting policies operate alongside the general policies and set policy for the future development and use of the marine plan area by certain sectors. This includes uses such as inshore and offshore aggregates, aquaculture, dredging, marine renewable energy, ports and shipping, and tourism and recreation.

**Planning Policy Wales Edition 12 (2024)**

2.25 Planning Policy Wales (Edition 12) (PPW) sets out the land use planning policies and overarching sustainable development goals for Wales, revised to contribute towards the statutory well-being goals of the Well-being of Future Generations Act 2015. PPW sets out a presumption in favour of sustainable development and considers a Plan-led approach to be the most effective means of securing sustainable development through the planning system.

2.26 PPW has a strong focus on promoting placemaking, which is considered instrumental to achieving sustainable places, delivering socially inclusive development and promoting more cohesive communities. Placemaking is deemed to be a holistic approach that 'considers the context, function and relationships between a development site and its wider surroundings'.

2.27 At a strategic level there are four themes which contribute individually to placemaking:

- Strategic & Spatial Choices;
- Active & Social Places;
- Productive & Enterprising Places;



- Distinctive & Natural Places

2.28 PPW requires development plans to "include a spatial strategy covering the lifetime of the plan which establishes a pattern of development improving social, economic, environmental and cultural well-being," and that "a broad balance between housing, community facilities, services and employment opportunities should be promoted."

**Technical Advice Notes (TANs), Minerals Technical Advice Notes (MTANs), Circulars and Policy Clarification Letters**

2.29 The RLDP will consider the requirements as set out within the series of TANs, MTANs, Circulars and Policy Clarification Letters, which expand on a range of planning policy issues.

**Building Better Places - The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery (WG, July 2020)**

2.30 Building Better Places sets out the Welsh Government's planning policy priorities to assist in the recovery period after the Covid-19 pandemic crisis. It recognises that the planning system should be central to the consideration of built and natural environment issues that have arisen from the pandemic. The document highlights the key existing planning policies and tools which should be used by all sectors in the environmental, social, cultural and economic recovery of Wales. LDPs should actively embrace the placemaking agenda set out in PPW, identifying its character, strengths and areas which need improving and set out policies on how these areas will be improved.

2.31 The document reinforces the Welsh Government's commitment to better places, placemaking, quality outcomes and good design and identifies policy areas that should be the focus of consideration and action, to function as a catalyst for a recovery. It identifies key issues which bring individual policy areas together to ensure that action is the most effective. The RLDP is a key tool for addressing these issues and will play a vital role in supporting the post-covid recovery in the Vale of Glamorgan whilst also contributing towards the future resilience of communities.

2.32 The 8 issues are:

- 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.

**Llwybr Newydd: The Welsh Transport Strategy (2021)**

2.33 The Welsh Government's Transport Strategy sets out three priorities for the next 5 years:

- Bring services to people in order to reduce the need to travel.
- 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 more sustainable transport.

2.34 The Strategy sets out a sustainable transport hierarchy to inform decisions about new infrastructure:

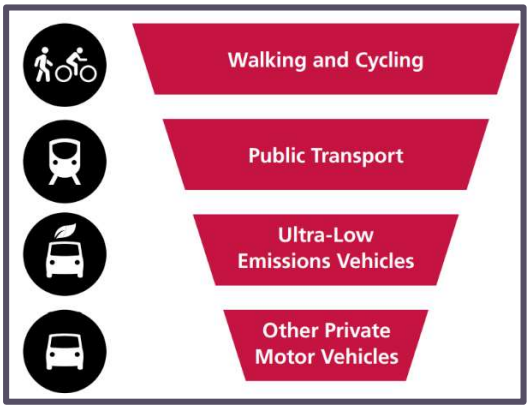



**Figure 3: Sustainable Transport Hierarchy, Source: Llwybr Newydd**

**Welsh Government's Climate and Nature Emergency Declarations**

2.35 In response to growing evidence on the impacts of climate change, the Welsh Government declared a 'climate emergency' in April 2019. The announcement was made to draw attention to the magnitude and significance of the evidence continually

being presented by the Intergovernmental Panel on Climate Change. The declaration was made to send a clear signal that the Welsh Government will not allow the process of leaving the European Union to detract from the challenge of climate change.

2.36 A further declaration was made in June 2021, as the Welsh Government declared a nature emergency to ensure parity between actions taken by the Welsh Government to tackle climate change and biodiversity loss. The purpose of this was to set targets for limiting biodiversity loss, similar to those that exist for carbon emissions.

2.37 This is reiterated at the international level, with the UN Biodiversity Conference (COP15) reaching agreement from nearly 200 countries around the world to meet a target of '30 x 30' – an ambition target to conserve 30% of the world's land and 30% of the ocean by 2030.

## Regional Context

### Cardiff Capital Region City Deal

2.38 The Cardiff Capital Region (CCR) comprises ten local authorities across the South-East Wales region, including the Vale of Glamorgan working collaboratively on projects and plans aimed at building on the region's sectoral strengths. These strengths include the region's high skill base and three successful universities and projects will seek to accelerate economic growth and productivity through a series of considered targeted investments in skills, infrastructure, innovation-led scalable projects and in priority industry sectors and businesses. The CCR City Deal will help boost economic growth by improving transport links, increasing skills, helping people into work and giving businesses the support they need to grow. CCR has funded several major investments within the region, including the recent purchase of the former Aberthaw Power Station to facilitate its demolition, remediation and redevelopment as a Green Energy Park.

### CCR Regional Economic and Industrial Plan 2023-2028

2.39 Cardiff Capital Region (CCR) Regional Economic and Industrial Plan has been prepared to foster a regional economy that is bigger, fairer and greener, generating good growth and creating conditions for shared prosperity across the ten local authorities in the region. The Plan identifies a number of challenges but seeks to achieve the ambition of being *"a proud Cardiff Capital Region where everyone is*



*connected locally and globally, enjoying work, business and life opportunities that make us the place to fulfil potential."*

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

**South Wales Metro**

2.41 The South Wales Metro was part of the original CCR City Deal, with over half of the City Deal total funding being ring-fenced for Metro development. Welsh Government, through Transport for Wales (TfW), operate the metro rail services within the region, whilst local authorities are responsible for bus services and active travel. The Metro is an ambitious project aimed at providing an integrated network of active, bus and rail travel that will improve accessibility and make sustainable transport across and throughout the region easier and faster.

2.42 Furthermore, Metro Plus funding for schemes that support the implementation of the South Wales Metro is also available, with the Vale having benefitted from funding for the development of a new transport interchange at Barry Docks.

2.43 Future Wales sets out the requirement for LDPs to plan for growth that will maximise the benefits of the Metro funding.

**South East Wales Regional Transport Plan (Draft 2025)**

2.44 The Cardiff Capital Region (CCR) Draft Regional Transport Plan (RTP), also known as "Transport for CCR," is a long-term vision for developing an efficient, sustainable, and inclusive transport network across South East Wales. The RTP aims to guide transport investment and policy from 2025 to 2030 and beyond.

2.45 The core aims of the RTP are to build a Competitive, Connected, and Resilient Region by establishing an efficient, affordable, and low-carbon transport network that:

- **Enhances quality of life:** This includes improving access to jobs, education, healthcare, and leisure activities for all communities.
- **Fosters shared prosperity:** By linking businesses, stimulating economic growth, and creating job opportunities across the region.
- **Supports a carbon-neutral region:** Prioritising walking, cycling, and "wheeling" for shorter journeys, and accelerating the decarbonisation of the vehicle fleet.
- **Improves accessibility for all:** Ensuring equitable access to transport regardless of circumstances, including for those with reduced mobility.
- **Reduces emissions:** Targeting a 60% reduction in greenhouse gas, air pollution, and noise emissions from road transport by 2035.
- **Maximises digital and physical infrastructure:** Making better use of existing transport infrastructure and integrating digital solutions.
- **Promotes behavioural change:** Increasing understanding of sustainable transport options and encouraging shifts away from single-occupancy car use.
- **Improves safety and security:** Reducing road traffic casualties and enhancing perceived safety when traveling.
- **Strengthens links:** Connecting communities and improving transport connections within South East Wales, the rest of the UK, and beyond.

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

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

2.48 Future transport proposals for the Vale of Glamorgan will be shaped by the objectives of the Draft RTP. Many objectives are relevant across the region, but specific



objectives and strategic activities where the Vale of Glamorgan is specifically referenced includes:

2.49

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

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

**Regional Technical Statement for Aggregates (2020) Second Review**

2.51 The South Wales Regional Aggregates Working Party (SWRAWP) has produced the Regional Technical Statement (RTS). The second review (referred to as RTS2), was published in 2020. Minerals TAN 1 (paragraph 1.45 refers) sets an overarching objective, which seeks to ensure a sustainably managed supply of aggregates essential for construction by striking the balance between environmental, economic and social costs. The RTS has been formulated to help guide individual Local Authorities in South Wales on how to implement these mineral planning policies in the formulation of their individual LDP policies and allocations.



**Cardiff and Vale Regional Partnership Board Joint Area Plan for 2023 to 2028**

2.52 The Joint Area Plan is a key document prepared jointly by the Vale of Glamorgan Council, Cardiff Council, Cardiff and Vale University Health Board, Welsh Ambulance Service NHS Trust, housing, Third & Independent sectors and carer representatives. It sits alongside the Wellbeing Plans from the respective areas to provide a whole system approach to improving the health and wellbeing of the population of Cardiff and the Vale of Glamorgan. It identifies priorities around three life stages:

- Starting Well: giving every child the best start in life.
- Living Well: supporting people to live well and do the things that matter to them.
- Ageing Well: enabling people to stay independent as they become older.

2.53

**Regional Collaboration**

2.54 The Vale of Glamorgan does not exist in isolation to other local authorities and interacts with nearby local authorities regionally on strategic matters including LDP preparation. The Vale of Glamorgan is a member of the South-East Wales Strategic Planning Group (SEWSPG) consisting of the 10 local authorities of the CCR to consider policy issues that affected the region.

2.55 To date the Vale of Glamorgan Council has collaborated with other authorities in respect of joint development of evidence for RLDPs and will continue to work collaboratively on a number of ongoing projects. The completed and ongoing projects include:

- Agreement of a common methodology on Sustainable Settlement Appraisals.
- Procurement of a consultation database system for the LDP (Caerphilly, Vale of Glamorgan and Rhondda Cynon Taf).
- Employment Land Survey methodology.
- Regional Strategic Flood Consequences Assessment.
- The development of a development viability model for site-specific and high-level viability assessments (all 10 CCR authorities and local authorities in the Mid and West Wales Regions).
- Green Belt and Green Wedge Identification Regional Methodology.



- Common methodology for the determination of affordable housing transfer values.
- Strategic Transport Assessment utilising South East Wales Regional Transport Model.

2.56 Collaboration and liaison with the other local authorities regionally will continue as the RLDP progresses including joint commissioning or collaboration where appropriate.

**Local Development Plans and Neighbouring Local Planning Authorities**

2.57 The Vale of Glamorgan's neighbouring local authorities are Bridgend County Borough Council to the west, Cardiff Council to the east and Rhondda Cynon Taf (RCT) County Borough Council to the north.

2.58 As prescribed in the Planning and Compulsory Purchase Act 2004 and set out in national planning policy, an LDP must be sound. Part of the process of establishing soundness is to consider the plan against tests of soundness. Test of soundness 1 'Does the plan fit?' requires the Council to demonstrate that it is consistent with the plans of neighbouring authorities.

2.59 Bridgend's RLDP was adopted in March 2024. The Vale and Bridgend have been in close collaboration on cross-boundary issues throughout the preparation of the Bridgend RDLP, culminating in an agreed 'Statement of Common Ground', stating that the Vale did not raise any concerns or objections through the formal consultation process regarding the RLDP and its supporting evidence base.

The Vale of Glamorgan and neighbouring Cardiff have similar timescales for the preparation of their RLDPs, consequently planning officers from both authorities hold regular informal meetings to discuss each authority's emerging plans, particularly in respect of cross boundary matters such as housing, employment and transport. Cardiff Council published its Deposit RDLP for consultation in February 2025. A joint position statement on the relationship between Cardiff and the Vale of Glamorgan RLDPs has been prepared which explains the relationship between the two adjoining authorities and how both plans are considered to complement rather than compete which each other. The Council have also held discussions with RCT who published their Preferred Strategy in February 2024, and the Council continue to engage with its neighbours on any cross-boundary issues emerging from these development plans.

2.60 In addition, a regional assessment of future growth and migration for the Cardiff Capital Region has been prepared which assessed the proposed population and jobs growth in the respective RLDPs across the South East Wales. This considered the proposed population and jobs growth across the region from a numerical and spatial perspective and how this aligned with Future Wales. The study concluded that there was alignment between forecast higher level jobs growth and he cumulative jobs growth proposed in development plans. A Background Paper has been prepared to set out the Regional Collaboration that has informed plan preparation.

## Local Policy Context

2.61 The following section identifies the key Council documents that have informed the development of the Deposit RLDP. Additionally, key evidence prepared by the Council such as that relating to housing need will also be utilised in the development of policies and reference to this evidence base will be referred to within the RLDP.

### Declared Climate and Nature Emergencies

2.62 In July 2019, the Vale of Glamorgan Council joined with Welsh Government and other Councils across the UK in declaring a global 'climate emergency'. The Council made a commitment to:

2.63

- Reduce the Council's carbon emissions to net zero before the Welsh Government target of 2030 and support the implementation of the Welsh Government's new Low Carbon Delivery Plan.
- Make representations to the Welsh and UK Governments, as appropriate, to provide the necessary powers, resources and technical support to Local Authorities in Wales to help them successfully meet the 2030 target.
- Continue to collaborate with partners across the region.
- Work with local stakeholders including Councillors, residents, young people, businesses, and other relevant parties to develop a strategy in line with a target of net zero emissions by 2030 and explore ways to maximise local benefits of these actions in other sectors such as employment, health, agriculture, transport and the economy.



2.64 Linked to the declaration of a climate emergency, in July 2021 the Vale of Glamorgan Council declared a 'nature emergency' and committed to a target of no net loss to biodiversity in the Vale of Glamorgan. The Council is committed to working with local, regional and national partners to continue to develop and implement best practice methods that can protect Wales' biodiversity.

**Vale of Glamorgan Well-Being Plan 2023-28**

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

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

- **A more resilient and greener Vale** - by understanding and making the changes necessary as individuals, communities, and organisations in response to the climate and nature emergencies.
- **A more active and healthier Vale** – by encouraging and enabling people of all ages to be more active and to promote the benefits of embracing a healthier lifestyle.
- **A more equitable and connected Vale** - by tackling the inequities that exist across the Vale, engaging with our communities and providing better opportunities and support to make a lasting difference.

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

- **Responding to the climate and nature emergencies** - The Well-being Assessment sets out some of the key issues for the Vale in terms of the climate and nature emergencies and partners recognise that the changes needed across our organisations and communities can best be achieved by working together.



This will include consideration of transport, energy, food, biodiversity and how we use our buildings and land.

- **Working with the people who live in our communities that experience the highest levels of deprivation** - The Well-being Assessment has highlighted the differences across the Vale and how these inequalities have been exacerbated by the Covid 19 pandemic. The Well-being Plan will give particular focus on those areas of the Vale of Glamorgan identified as more deprived by the Welsh Index of Multiple deprivation and addressing inequalities in these communities.

- **Becoming an Age Friendly Vale** - The proportion of the Vale's population aged between 65-84 is projected to increase. The Well-being Plan will seek to ensure that the Vale is more age friendly and a better place for people to grow old, making it a friendlier place for all and recognising the contribution that older people make.

**The Vale of Glamorgan Corporate Plan 2025-2030 (Vale 2030)**

2.68 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:

- Creating Great Places to Live, Work and Visit.
- Respecting and Celebrating the Environment.
- Giving Everyone a Good Start in Life.
- Supporting and Protecting Those Who Need Us.

2.69 For each objective, the plan sets out how the Council will collaborate with the community and partners to deliver the objectives over the 5-year Corporate Plan period. The Corporate Plan specifically references '*delivering a Replacement Local Development Plan which balances the need for sustainable growth, the nature and climate emergencies, and the social and cultural needs of the Vale of Glamorgan*.'

Furthermore, there are a number of other specific actions relevant to land use planning and the RLDP set out within the Corporate Plan that will help deliver against the well-being objectives, most notably:



- Applying the principles of placemaking across all our activities ensuring a strong emphasis on local need and the voice of the community.
- Delivering a programme of major investment to secure the long-term regeneration of
- Barry with a strong focus on partnership working and placemaking.
- Supporting the development of the Cardiff Capital Region Energy site (formerly
- Aberthaw Power Station) and the Bro Tathan and Cardiff Airport Enterprise Zone
- as key economic growth areas for the Vale of Glamorgan and wider region.
- Increasing the supply of good quality, accessible and affordable housing.
- Make sure there are affordable and accessible ways for people to participate in
- leisure, play, sport, cultural and heritage activities.
- Create an environment for businesses to invest and thrive in the Vale.
- Deliver our Project Zero programme to reduce the Council's carbon emissions to
- net zero and to take action to achieve net zero across Wales by 2050.
- Develop and implement new planning policies to support delivery of the 2050 target and reduce emissions associated with new developments and housing.
- Support a change in how people travel by increasing opportunities for active travel and promoting the need for quality and timely local public transport services.
- Encourage the use of ultra-low emission vehicles by installing electric vehicle charging points across the Vale and reviewing the Council's fleet of vehicles.
- Take a leading role in the delivery of 'Towards Zero Waste' National Waste Strategy and working to keep more of our waste local and limit what goes into the system by reducing, reusing and recycling more.
- Improve our green infrastructure, increasing biodiversity, how we connect with
- nature and our appreciation and respect for the natural world.
- Protect our communities, land and buildings from the impact of flooding and
- coastal erosion.

**Age Friendly Vale Strategy and Action Plan 2025-2028**

2.70 The Vale of Glamorgan has been awarded Age Friendly Status by the World Health Organisation, recognising the local commitment, progress made to date, and



intentions moving forward to continue to support people of all ages to live and age well in the Vale of Glamorgan. To build on the progress of the Vale becoming an age-friendly community, a Strategy and Action Plan has been prepared which sets out a charter of commitments, many of which the land use planning system and the RLDP can contribute towards achieve. These aspirations set out in the Strategy are:

- People have a sense of purpose, feel respected and are actively engaged in their communities.
- People are well informed about the support and opportunities available to them through a range of different types of communication.
- People have access to suitable forms of transport across the Vale.
- People have opportunities to influence decisions that affect all aspects of their life.
- People are supported to access, maintain work, and volunteering opportunities.
- People are supported to stay healthy and independent through access to appropriate services.
- People have access to safe outdoor spaces and buildings with suitable facilities.
- People feel safe and comfortable inside their homes.

**Project Zero- The Vale of Glamorgan Council's Climate Change Challenge Plan 2021-2030**

2.71 In February 2020 the Council signed a Climate Emergency Charter with the Vale PSB, setting out the PSB's shared commitment to lead by example, take positive action and to reduce its impact on climate change.

2.72 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 the implementation of policies that encourage renewable energy.

2.73 The RLDP 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.

**The Vale of Glamorgan Local Area Energy Plan (2024)**

2.74 The Vale of Glamorgan Local Area Energy Plan (LAEP) has been produced to identify the most effective route for the Vale of Glamorgan to reach a net zero energy system. The pathway set out for achieving net zero cannot be achieved by the Council alone and involves commitments and responsibilities for partner organisations and companies at national, regional and local levels. As set out in the document's Vision, the LAEP '*represents our collective commitment to shaping a future where energy is clean, accessible, and equitable for all residents and businesses, and considerate of future generations.'*

2.75 To achieve the Vision, the LAEP is accompanied by 12 objectives:

- Maximise reduction in carbon emissions across all activity.
- Improve efficiency to reduce energy demand.
- Strategically seek and leverage a diverse range of financial resources to support initiatives aimed at reducing carbon emissions.
- Support the Vale of Glamorgan Council's Project Zero aspirations to be net zero by 2030.
- Work towards new and existing buildings becoming low carbon prioritising inclusivity, equality, and fairness.
- Sensitively deploy renewable energy to the greatest extent possible
- Exploit opportunities for green hydrogen implementation for transport and industry.
- Foster resilience in the energy supply chain through energy diversity including community energy projects.
- Improve and increase electrification of the transport system alongside modal shift.
- Nurture partnerships and collaboration between local government, businesses, educational institutions, community organisations, and energy stakeholders.
- Cultivate the supply chain to provide quality jobs and economic opportunities.
- Create the workforce to reach net zero 2050 targets.



2.76 The LAEP is a live document which should be updated every 5 years. It identifies the following priority areas that will be the focus in the short term to assist in setting the Vale on the pathway to net zero:

- Making homes low carbon
- Adopting onshore renewables
- Moving Transport and logistics to net zero
- Supporting industrial energy transition
- Reinforce and transition the gas and electricity distribution networks.

2.77 The LAEP includes stark figures for what must be delivered to achieve net zero by 2050, for example, deploying 1,190 GWh of ground-mounted PV compared to 85 GWh in 2023. The RLDP Plan period encompasses a significant period within which action will need to be taken to achieve net zero. Indeed, the LAEP envisions the late 2020s and early 2030s as being a period where deployment of technologies required to meet net zero accelerates. The RLDP will set out the local planning framework during this period. Therefore, the implications of achieving net zero, as implied by a preferable pathway set out in the LAEP, need to be acknowledged within the RLDP.

**The Vale of Glamorgan Local Transport Plan 2015-2030**

2.78 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 adopted LDP and is also consistent with the Wales Transport Strategy objectives.

2.79 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 single occupancy vehicles. 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 LTP supports proposals for the Cardiff Metro and will inform future regional transport planning work.



### The Vale of Glamorgan Biodiversity Forward Plan (2019)

2.80 The Vale of Glamorgan Biodiversity Forward Plan (BFP) focusses on 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. 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".

2.81 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. 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.

### The Vale Nature Recovery Action Plan

2.82 The Nature Recovery Action Plan (NRAP) for the Vale of Glamorgan has been developed by the Vale Nature Partnership to provide a framework for anyone delivering actions to conserve, protect and enhance nature in the Vale. The NRAP focuses on 6 broad habitat types including Woodland, Freshwater, Grassland, Coastal, Agriculture and Urban. A range of actions have been identified to support nature's recovery in the Vale, including core actions that apply to all habitats across the Vale, habitat specific actions and actions for groups and organisations.

### The Vale of Glamorgan Housing Strategy 2021-2026

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

- Aim 1: More Homes, More Choice.
- Aim 2: Improved homes and communities.

- Aim 3: Better housing advice and support.
- Aim 4: Equality of access to housing and housing services.

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

**The Vale of Glamorgan Older Persons Housing Strategy**

2.85 The Council's Older Persons Housing Strategy 'Creating Homes and Neighbourhoods for Later Life 2022-2036*'* sets out a vision for the Vale of Glamorgan which seeks: '*to secure the best quality of life for older people to live as independently as possible in later life. This means delivering a range of accommodation that enables older people to live fulfilling lives and enjoy good health in attractive homes that meet their needs and allow them to retain their independence as they age*."

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

**The Placemaking Charter and Placemaking Plans**

2.87 In May 2023, the Vale of Glamorgan Council resolved that the Vale should become a signatory to the Placemaking Charter Wales[1]. The Placemaking Charter has been developed by Welsh Government and the Design Commission for Wales in collaboration with the Placemaking Wales Partnership. The Charter builds on the increased focus on placemaking in policy and practice in Wales and aims to provide a collective understanding of the range of considerations that go into placemaking. Signatories to the Charter agree to promote the following principles in the planning, design and management of new and existing places:



- People and community.
- Location.
- Movement.
- Mix of uses.
- Public Realm.
- Identity.

2.88 Placemaking Plans have been prepared for the four principal towns of Barry, Penarth, Cowbridge and Llantwit Major, which reflect the six principles of the Placemaking Charter. It is important that there is consistency between Placemaking Plans and proposals identified in the adopted LDP and RLDP. However, Placemaking Plans have a wider remit than land use planning matters, covering other things such as events, activities within places and social well-being. Adopted Placemaking Plans will be approved as Supplementary Planning Guidance and will be a material consideration in the determination of planning applications.



## 3. THE VALE OF GLAMORGAN KEY CHARACTERISTICS

3.1 The Vale of Glamorgan is Wales' most southerly Unitary Authority, lying west of Cardiff between the M4 and the Severn Estuary. It covers an area of 33,097 hectares (130 square miles) the majority of which, approximately 85% (28,132 hectares) is agricultural land.

3.2 Bordering the Severn Estuary, the Vale has 53 kilometres of coastline, of which 19 kilometres is designated as the 'Glamorgan Heritage Coast'. The neighbouring local authorities are Bridgend County Borough Council to the west, Cardiff Council to the east and Rhondda Cynon Taf County Borough Council to the north.

3.3 The Vale's population was approximately 131,900 as indicated by the 2021 Census. Barry, the largest town, is the administrative centre and is the main centre of population with a resident population of approximately 56,600 people in 2021. A further 45,300 people are distributed amongst the larger towns and villages of Penarth, Llantwit Major, Dinas Powys and Cowbridge. The remaining population is dispersed throughout the Vale's smaller rural villages and hamlets.

### Settlement Pattern

3.4 The settlement pattern of the Vale of Glamorgan has largely been shaped out of the area's industrial heritage and the Vale's prime agricultural landscape. The main settlements of Barry and Penarth are located on the coast and developed around the ports, serving the demand for Welsh coal, while settlements such as Cowbridge and Llantwit Major developed as market towns providing services for local agriculture. Away from the main centres, the Vale is characterised by a mix of settlements located primarily within the south eastern part of the Vale. Elsewhere the rural Vale consists of small villages and hamlets.

3.5 The Vale of Glamorgan Settlements Appraisal Review Background Paper separates the Vale's settlements into five categories which best represent their role, character, and function. These are:



**Key Settlement**: Barry

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

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

**Minor Rural Settlements**:

| | | |
|---|---|---|
| Aberthin | Llancarfan | Peterston Super Ely |
| Bonvilston | Llandow | Sigingstone |
| Colwinston | Llanmaes | St Brides Major |
| Corntown | Llysworney | St Nicholas |
| East Aberthaw | Ogmore by Sea | Treoes |
| Ewenny | Pendoylan | Ystradowen |
| Fferm Goch | Penllyn | |
| Graig Penllyn | | |

**Hamlets and Smaller Rural Settlements:**

| | | |
|---|---|---|
| Broughton | Llansannor | St Donats |
| Castle Upon Alun | Llantrithyd | St Georges |
| City | Maendy | St Hilary |
| Drope | Marcross | St Lythans |
| Dyffryn | Michaelston le Pit | St Mary Church |
| Flemingston | Monknash | St Mary Hill |
| Fonmon | Moulton | St Y Nyll |
| Gileston | Norton | Swanbridge |
| Gwern y Steeple | Ogmore Village | Tair Onen |
| Hensol | Pancross | The Downs |
| Lampha | Penmark | The Herberts |
| Lavernock | Penn Onn | Tredogan |
| Leckwith | Pentre Meyrick | Trerhyngyll |
| Llanbethery | Porthkerry | Tre-Dodridge |
| Llancadle | Ruthin | Twyn-yr-Odyn |
| Llandough (Cow.) | Southerndown | Walterston |
| Llangan | St Andrews Major | Welsh St Donats |
| Llanmihangel | St Brides Super Ely | West Aberthaw |

3.6 At the top of the hierarchy is the key settlement of Barry, which is the largest of the Vale's towns and an important hub for social and economic activity. Recognised as the administrative centre of the Vale, Barry is the most sustainable location within which to focus major new development opportunities, with excellent rail connections to Cardiff (4 trains an hour) and Bridgend (1 train an hour but expected to increase to 2 services an hour at least at peak times as part of Metro improvements). Barry offers a range of strategic services and facilities including employment, community facilities and established retail areas offering a range of goods and facilities.

3.7 In recent years, the Barry Docks area has undergone considerable regeneration with the development of the mixed-use Waterfront scheme on brownfield land adjacent to the docks, and investment in Barry Island, which is a focal point for tourism.

3.8 While the settlements of Cowbridge, Penarth and Llantwit Major are different to each other in character and in terms of their size and locations, they are considered to play similar strategic roles. As well as having significant resident populations, each offers a range of local employment opportunities, sustainable transport options, established retail centres and a wide range of cultural, educational and community services and facilities. Consequently these settlements have been classed as Service Centre Settlements, reflecting their role in providing a range of services that serve the daily needs of their residents and acting as important hubs for those living in nearby smaller settlements.

3.9 The primary settlements of Dinas Powys, Rhoose, St Athan, Llandough (Penarth), Sully, Wenvoe, Wick and Culverhouse Cross complement the role of the Service Centre Settlements in that they provide for the needs of residents and cater for the needs of the surrounding wider rural areas. They also offer several key services and facilities, which are vital to their role as sustainable communities, as they reduce the need to travel to Barry or the Service Centre Settlements to address day-to-day needs.

3.10 The group of Minor Rural Settlements are dispersed throughout the Vale and contain a more limited but nonetheless important range of services and facilities



that play a functional role in meeting some of the basic needs of residents within rural areas, reducing the need to travel.

3.11 The lowest tier consists of 54 hamlets and smaller rural settlements of the Vale. These are largely comprised of either a small group of dwellings or more sporadic/dispersed and loose knit groups of residential properties (often including isolated individual houses or farmhouses and barn conversions). These places typically have smaller resident populations, often below 100 residents. Nonetheless, the settlements are important contributors to rural life within the Vale of Glamorgan and the character of the countryside outside of the larger settlements.

## Population and Demography

3.12 Between the last two censuses (2011 and 2021) the population of the Vale of Glamorgan increased by 4.3% from around 126,300 in 2011 to around 131,800 in 2021, which was greater than the percentage change across Wales as a whole over the same period (1.4%). The Vale of Glamorgan remains the 12th largest authority in Wales based on population size.

3.13 The largest growth in population (2001–2020) has been in the 65–79 age group with an overall increase of almost 50% (Figure 4). The 80+ age group has also seen substantial growth, increasing by 38% over the historical period. The size of the working age population (15–64) has increased by 10%, whilst the population aged 0–4 has decreased by 2%. The population ageing seen in the Vale of Glamorgan is an inevitable feature of population change across the UK, as the larger birth cohorts of the post-war period move into the retirement ages and improvements in healthcare mean people are living longer. There have been some significant changes to the demographic structure between 2011 and 2021, with the 65 years and older population increasing by 24.9%. This is significantly higher than the Wales figure overall, where the 65 and older population has increased by 17.7%. The 15 to 64 years population in the Vale has decreased by 1.5%, which is lower than the Wales figure of 2.5%, but the younger population (15 and below)



has increased by 4.3% compared to a decrease of 1% in this age group in Wales overall.

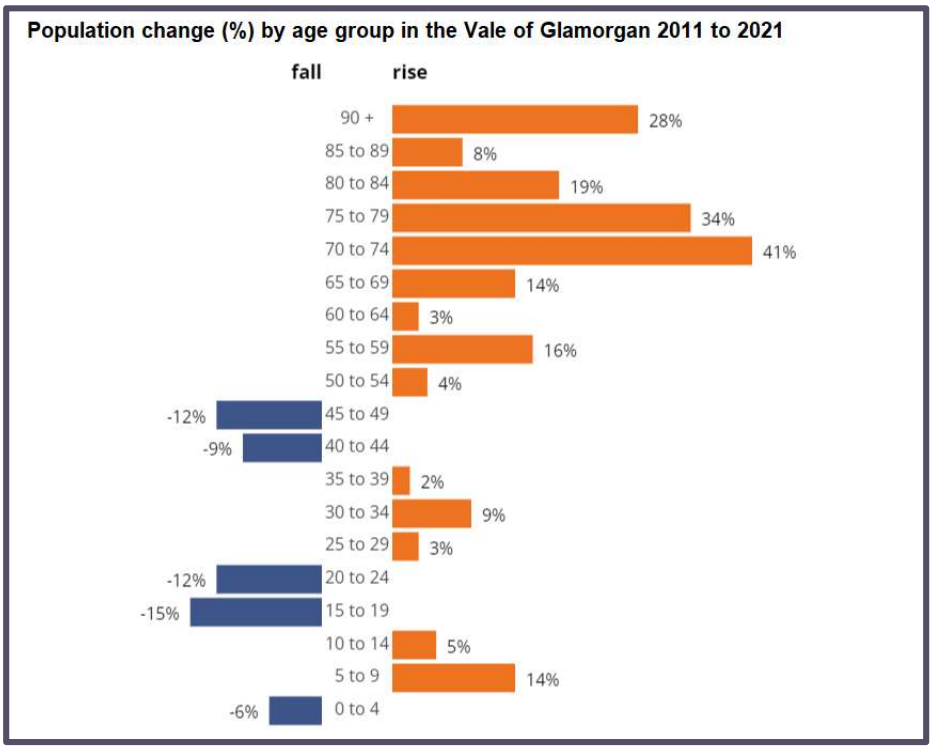



**Figure 4: Population Change 2011 to 2021**
**Source: ONS**

3.14 Migration data for the Vale of Glamorgan indicates that the largest population exchange (inward and outward migration) has occurred between the Vale and neighbouring Cardiff. This is illustrated in Figure 5, which indicates that there has been a steady exchange of people moving between Cardiff and the Vale, with the Vale experiencing a net increase in its population (an average of 716 per year) due primarily to a significant net migration flow from Cardiff. This has been a key contributing factor for the 'above Wales average' population increase identified within the 2021 census.

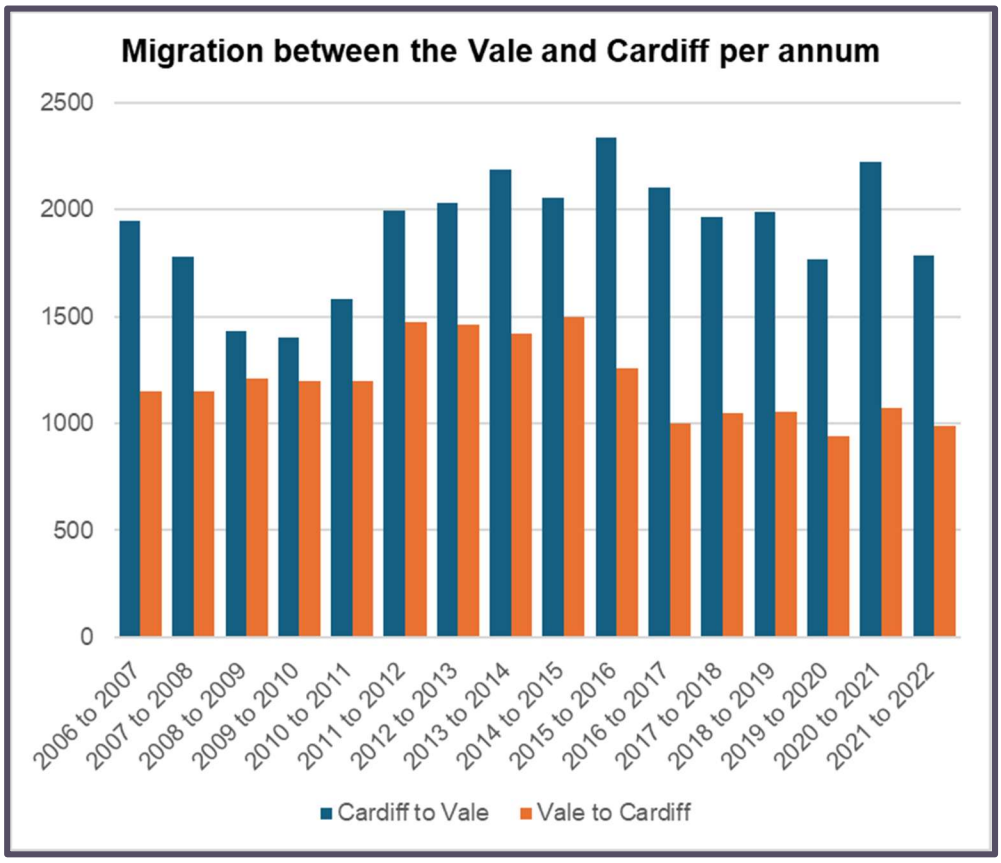



**Figure 5: Annual Migration Flow Between Cardiff and Vale of Glamorgan**
**Source: ONS**

3.15 The population exchange between the Vale and Cardiff has also influenced the demographic profile of both authorities. Figures 6 and 7 highlight that since 2001 there has been a net inflow into the Vale across all age groups, except for the 15–19-year-old cohort, as family groups in particular have moved into the Vale from places such as Cardiff. Conversely, there has been a large outflow associated with young people leaving the area to study elsewhere in the UK. This is also reflected in the inward flow of 15–19-year-olds into Cardiff.

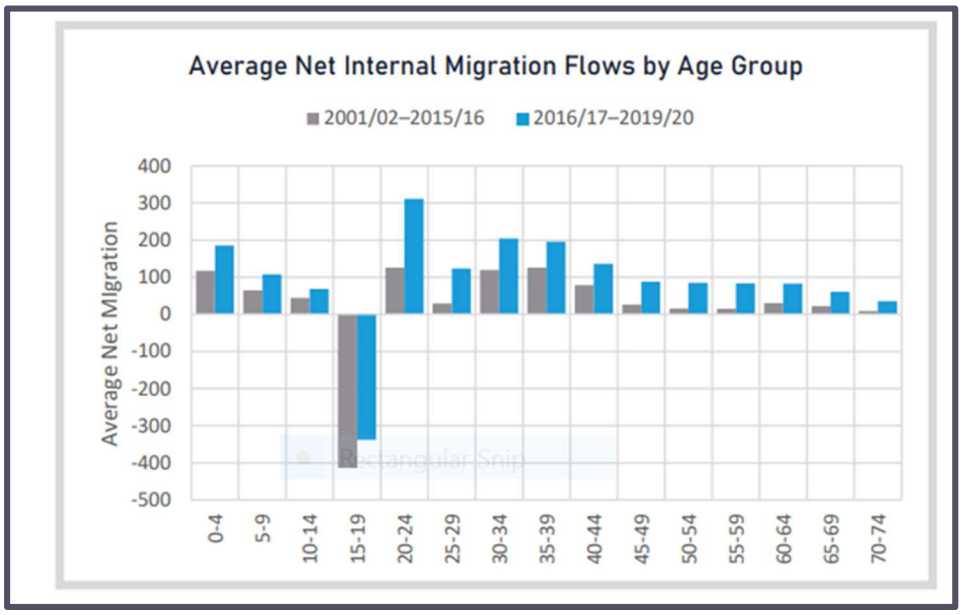



**Figure 6: Vale of Glamorgan Internal Net Migration- Age Profile**
**Source: ONS**

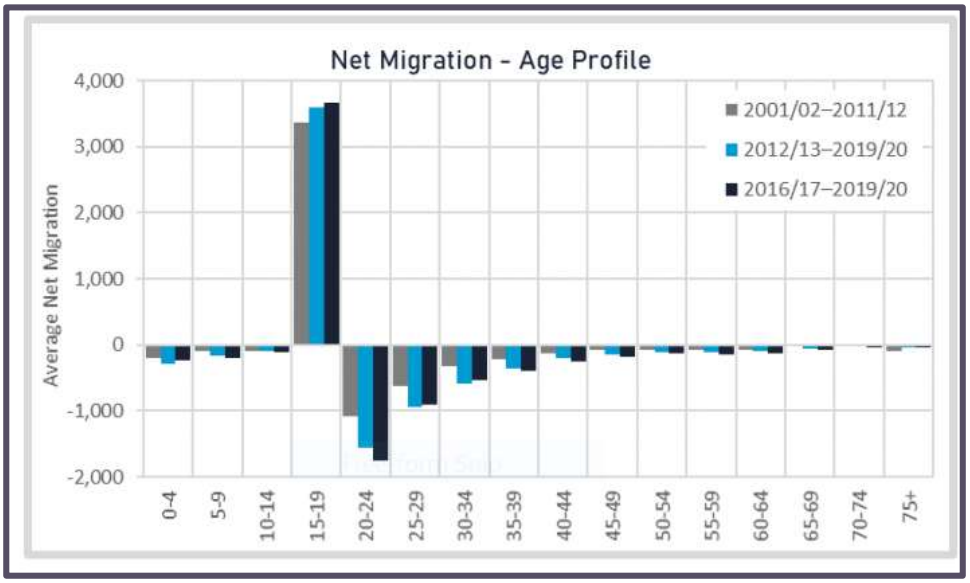



**Figure 7: Cardiff Internal Net Migration- Age Profile**
**Source: ONS**

## Housing Market and Housing Need

3.16 The long-term migration trend of people moving between Cardiff and the Vale suggests that the Vale and Cardiff, to some degree, share a larger than local housing market, and to a lesser extent this is also shared with neighbouring Bridgend. These factors highlight the importance of collaboration between the Vale and its neighbours when considering strategic matters such as housing growth.

3.17 The Vale has the highest affordability ratio in Wales with average house prices in 2023 on average 9.7 times the average workplace earnings compared to the Wales average of 6.1[2].

3.18 Consequently, the Vale has a significant need for affordable homes, with affordable housing need remaining one of the highest in Wales, even though the Vale is one of highest performing authorities in Wales in terms of affordable housing delivery. Using the principal projections, the Council's 2023 Local Housing Market Assessment (LHMA) identifies a need for 1,075 affordable homes per annum over the 5-year period 2023-2028 and 154 affordable homes per annum for the following 10 years. The LHMA also includes variant scenarios to assess the need based on population growth in line with the RLDP projections rather than the WG 2018 principal projections. In the RLDP scenario, the need is 1,114 affordable homes per annum for the first 5 years, and 196 affordable homes per annum for the 10 years after. The LHMA highlights that the areas in the Vale with the greatest need are Barry and Penarth/Llandough, however there is a need for a range of types and sizes of affordable housing across all housing market areas in the Vale.

3.19 There is significant pressure on temporary accommodation in the Vale, for a variety of reasons including increased homelessness presentations (driven in many cases by the cost-of-living crisis), as well as the Council's duties and commitments in respect of resettlement programmes. The need for sufficient

[2] ONS Housing affordability in England and Wales - Office for National Statistics (ons.gov.uk)

permanent affordable housing to assist in moving people out of temporary accommodation is critical and the planning system has a vital role in assisting in new affordable housing delivery.

## Gypsy and Travellers

3.20 The Council has a duty to ensure that the existing and future accommodation needs of the Gypsy and Traveller community is met through the provision of sufficient land in the RLDP for Gypsy and Traveller sites. The latest Gypsy and Traveller Accommodation Assessment (GTAA) identifies an unmet need for pitches in the short term and longer term.

## Health and Well-being

3.21 The Vale of Glamorgan is generally regarded as an affluent and attractive area within the region. However, the Vale exhibits considerable socio-economic diversity. Parts of the rural Vale contain some of the most affluent communities in Wales, while other communities, particularly in urban areas, fall within the highest 10% of most deprived areas in Wales.

3.22 The Welsh Indices of Multiple Deprivation (WIMD) show that the most deprived neighbourhoods in the Vale have persistently been in Barry, primarily within the eastern wards. The most recent WIMD data (2019) identified 3 areas in Barry within the top 10% most deprived places in Wales (Gibbonsdown 2, Buttrills 2, and Court 3), with other areas in Barry also falling within the top 20%. In addition, pockets of high deprivation are also present in areas of Penarth, St Athan and Llantwit Major.

3.23 These disparities are reflected in the health and well-being of our communities. When compared to other parts of Wales, Vale residents generally exhibit good health and have one of the highest average life expectancies at birth for both males and females, as well as one of the highest healthy life expectancies in Wales. However, in the areas of highest deprivation, life expectancy for people is considerably lower, where a higher proportion of people are affected by long term health conditions.



3.24 Recognition of these inequalities, which give rise to differing community needs at a neighbourhood and locality level within the Vale of Glamorgan, will necessitate bespoke and holistic approaches that go beyond the remit of the RLDP. However, the plan can assist in addressing these issues through enhancing access to employment, improving open spaces and public transport and active travel routes, and supporting the provision of affordable housing and regeneration.

3.25 Access to health and social care services is a more challenging issue for some parts of the Vale, particularly given the ageing population, and in rural areas where there is more challenging access to public transport. In preparing the RLDP, the Council has worked closely with the Cardiff and Vale University Health Board to identify future health and well-being issues and to ensure that health is a key consideration in the policies of the Plan.

## Education

3.26 The Vale is served by 44 primary schools, which includes 10 Church in Wales primaries, 2 Roman Catholic primaries and 6 Welsh Medium primaries. There are six English Medium secondaries, one Welsh Medium 3-18 school and a Roman Catholic Secondary. There is one Special School, which has a main base but also operates from several satellite sites.

3.27 A number of new primary and secondary schools have been developed across the Vale as part of the Sustainable Communities for Learning Programme (previously known as 21st Century Schools), with further plans as part of the programme progressing. This includes replacement schools with increased capacity at St Richard Gwyn Catholic School in Barry (secondary), Ysgol Gymraeg Iolo Morganwg in Cowbridge (primary) and increased Additional Leaning Needs (ALN) provision at Ysgol Llyn Derw at Cosmeston. In preparing the RLDP, the Council has considered educational needs arising from planned growth, especially within those areas where capacity is limited.

3.28 Cardiff and Vale College is also located in Barry, with planning permission for new campuses at both Cardiff Airport and Barry Waterfront.



## Connectivity

3.29 The area benefits from good road and rail links that provide direct connectivity to the wider region. The M4 motorway located to the north of the Vale provides a key transport link that gives access to the South East Wales region and beyond. The Vale of Glamorgan railway line runs east to west through the authority serving the Vale's largest settlements of Dinas Powys, Barry, Penarth (Cogan), Llantwit Major and Rhoose, linking the authority with Cardiff and Bridgend and providing connections to the main south Wales railway line. There is also a branch line between Penarth and Cardiff, providing frequent connectivity. The main towns also have reasonable access to local bus services, but villages that are located away from key bus corridors are less well served.

3.30 Cardiff Airport is located near the coast to the west of Barry. Recognised as an important gateway for business and tourism in south Wales, the airport plays a significant role in supporting the local economy and connecting South Wales to destinations across the UK and the world. Since the outbreak of the Coronavirus pandemic in 2020, the number of passengers using Cardiff Airport has fallen sharply. In 2024, passenger numbers stood at 881,000 (arrivals and departures), which is below the pre-pandemic levels of 1.65 million in 2019. The proximity to the airport offers significant benefits and opportunities and should be capitalised on through the plan.

3.31 The nature of the Vale's settlement patterns means that residents within the main towns and settlements are better able to access a range of facilities by walking, cycling and public transport, and the Council continues to improve the active travel network within and between settlements. However, there is relatively limited public transport availability in the more remote rural areas and between those areas and the main towns. This limits accessibility to facilities and services, particularly for disadvantaged groups.

3.32 The Vale of Glamorgan is within the South East Wales Metro Zone and the Council continues to seek to improve public transport connectivity to improve transport infrastructure.



3.33 The Port of Barry is a key facility for the region's chemical industry, handling liquid bulk cargo for major chemical companies. The port handles around 300,000 tonnes of cargo, contributing over £340 million to the economy every year and is an important source of local employment.

3.34 Digital connectivity will continue to play a significant role in enabling agile working and facilitating economic growth. Data from WIMD 2019 provides an insight into the quality of broadband availability across the Vale of Glamorgan. The WIMD Environment Domain includes a measure of the unavailability of broadband at speeds of 30 megabits per second (mbs), which is the typical speed provided by Fibre to Cabinet connections. There is a disparity in download speeds between more rural and urban areas of the Vale of Glamorgan. Towns such as Barry, Penarth and Cowbridge show high availability of broadband at 30mbs and LSOAs in more rural areas show poorer availability. The RLDP will promote and support the delivery of digital and communications infrastructure to meet the needs of users and providers for the plan period.

## Economy & Employment

### *Place of Work and Commuting*

3.35 The geography of economic activity within the authority is increasingly varied, with Vale residents often living, working and taking part in leisure activities both within and outside of the authority. Since the Covid pandemic, the number of people working from home has increased significantly, alongside the proportion of the workforce who participate in flexible work patterns. The latest 2021 Census data indicates that 34% of the workforce work from home either part or full time, although this should be treated with caution due to the timing of the Census in respect of the Covid pandemic. The figures vary across the Vale of Glamorgan, with highest occurrences of homeworking located within the rural Vale, and the lowest within Barry[3].

[3] https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/traveltoworkenglandandwales/census2021



3.36 Whilst the distance residents typically commute is relatively short, with most Vale residents (33.8%) travelling less than 10km to their place of work, 16% commute up to 30km and 3.5% more than 30km. Levels of outward commuting remain relatively high.

3.37 The 2011 Census showed that 48% of working residents in Vale West and 43% of wording residents in Vale East work within the Vale. Of those commuting outside of the Vale, the majority were travelling to Cardiff with other notable flows to Bridgend and Rhondda Cynon Taf (Figure 8).

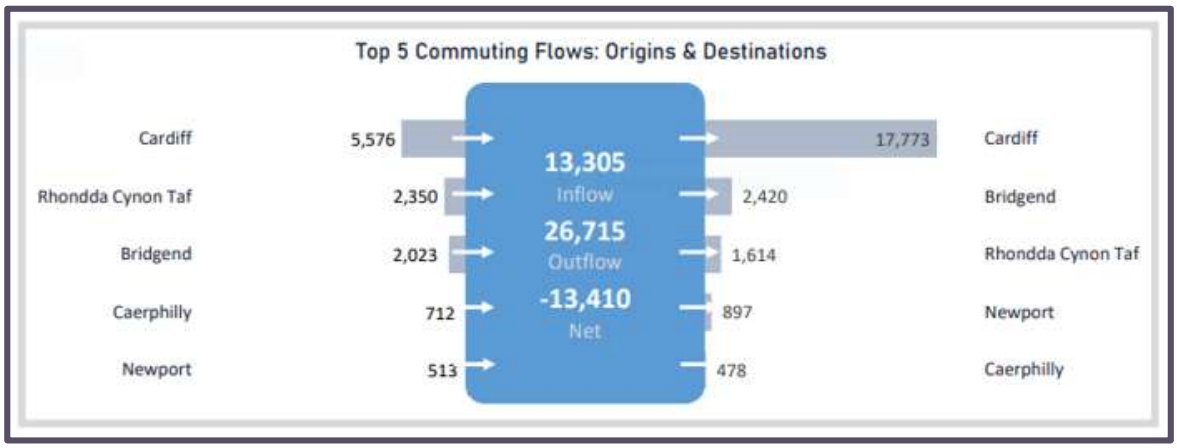



**Figure 8: Commuting Flows: Origins and Destinations**
**Source: ONS 2011**

3.38 The 2011 Census indicated that 72% of residents travelled to work driving a private motor vehicle, with 10% by public transport, 9% on foot, 2% by bicycle and 6% as a passenger in a car. The 2021 Census showed a slight increase in car usage (77%) and a decrease in public transport (6%), but figures may be affected by the pandemic.

### *Employment Structure*

3.39 The proportion of the Vale's working age population (16-64 years old) in 2021 was 60.3%; slightly below both regional and national averages (62% and 61.2% respectively).

3.40 Over the past 5 years, the number of jobs within the Vale of Glamorgan has generally remained constant at over 41,000. The job profile of people employed within the sector has changed, with the greatest change occurring within the professional, scientific and technical sectors, and business and support services, reflecting the wider trend in the expansion of office-based employment.

3.41 The health sector accounts for the largest number of employees within the Vale of Glamorgan, with 8,000 or 19.5% in employment in this sector. Manufacturing was the next largest industry in the Vale of Glamorgan, employing 3,500 or 8.5 percent of the workforce. The private office sector accounted for a combined total of 15.4 percent, or 6,300 employees in the Vale, compared with 16.8 percent for Wales. Due to the high prevalence of residents employed in professional sectors, the Vale can be described as having a skilled workforce, which is reflected in average weekly pay in the Vale being £61 more than the average workplace weekly pay, equivalent to 10% more[4]. Agriculture, forestry and farming make a small but important contribution to the economy in the rural Vale, providing 800 jobs, or 2% of employment.




**Figure 9: Employment by Occupation, January 2021 - December 2021 Source: Annual Population Survey, 2022**

## Tourism

3.42 The Vale has a range of attractions for tourists that utilise the natural environment to improve the area's economic well-being. This includes the Glamorgan Heritage Coast; the Wales Coast Path; well-established seaside resorts; attractive countryside and country parks; unique historic features; a range of outdoor pursuit activities; and a well-established network of Public Rights of Way.

3.43 Barry Island seafront and Whitmore Bay are recognised as the main tourist destination within the Vale of Glamorgan. The resort is well known throughout the South Wales Valleys, South West England and the West Midlands from which historically a high proportion of visitors were drawn. The resort's main attractions include the beach, Barry Island Pleasure Park, other smaller attractions and numerous amusements, cafes and bars.

3.44 The economic contribution of the tourism sector is significant, with 2023 STEAM data indicating that the total economic impact of tourism was worth £327.89 million with 2,970 FTE jobs supported by tourism spend and 4.05 million visitors. There are significant numbers of day visitors and staying visitors, but the figures are still slightly below pre-pandemic levels.

## Retail

3.45 The retail sector in the Vale of Glamorgan is made up of a range of convenience and comparison stores centred primarily in the settlements of Barry, Penarth, Llantwit Major and Cowbridge, and at the out of centre retail park at Culverhouse Cross. Health checks on the main town centres undertaken as part of the Retail and Commercial Leisure Study (2023) indicated that Penarth, Cowbridge and Llantwit Major were performing well, with below average levels of vacancy rates within the district centres. However, the town centre of Holton Road in Barry and the District Centre of High Street had higher than average vacant units. There is a need to ensure that future policies allow for flexibility for a greater range of uses that would be acceptable within a town centre, in line with the town centre first principle and the need to create vibrant places.



3.46 The retail study identified that the Vale of Glamorgan is retaining a healthy proportion of spend on convenience goods, with 86.1% (£275.7m) of all convenience spending (everyday essential items such as food) by Vale residents being in retail units within the Vale. However, much of this spend is taking place within out of centre stores rather than town centres. For comparison shopping (retail items not bought or a frequent basis), the Vale retains just over half (50.3%) of all comparison spend (£294.5m), with the leakage out of the area being primarily directed towards Cardiff.

3.47 The study identified that there is a convenience floorspace capacity of between 4,282 sqm and 5,862 sqm (depending on the type of operator), which is due to the trading of existing stores above benchmark levels. In qualitative terms, Barry Holton Road, Penarth, and Llantwit Major town centres have been identified as having a need/consumer capacity for a medium to large supermarket, in line with the town centre first policy.

## Natural Environment

3.48 The Vale is a distinctive, gentle lowland landscape, largely comprising a rolling limestone plateau, which is dissected by several rivers including the Ely, Thaw and Waycock. A variety of rural land uses characterise the area, reinforced by thick hedgerows, frequent small woodlands and areas of trees, which create a sense of enclosure. The landscape terminates abruptly at the Heritage Coast with vertical cliffs. Dispersed between the cliffs there are several sandy and shingle beaches along the coastline.

3.49 Many of the Vale's landscapes are identified through designations for their high quality. One Landscape of Outstanding and Special interest exists wholly within the Vale and another partially. There are 6 Special Landscape Areas, and the western coast of the Vale is recognised for its national importance as the Glamorgan Heritage Coast.

3.50 The mixture of coast and countryside landscapes results in a wide variety of habitats, some of which are quite rare such as the mesotrophic lake, Pysgodlyn Mawr, at Hensol and the saline lagoon at Aberthaw. This diversity also means that the Vale's coast and countryside hold a rich diversity of flora and fauna. Rare



species are present, including the High Brown Fritillary butterfly, the Green Sandpiper, Corn Buttercup, the True Service Tree, the Fairy Shrimp and the Shrill Carder Bee. Whilst the extent of many of the habitats is relatively small, some are more extensive such as heathland, coastal grasslands and woodlands, and the length of ancient and species rich hedgerows and arable field margins are significant.

In recognition of the rich habitats of the Vale, many of its areas are designated for their biodiversity value by international, national and local designations, making it one of the richest areas of biodiversity and natural beauty in South Wales. There are 2 sites in the Vale designated as European sites under the Habitats Directive: the Severn Estuary, which is identified as a RAMSAR site, a Special Area of Conservation, and a Special Protection Area; and Dunraven Bay, which is identified as a Special Area of Conservation. The Kenfig Special Area of Conservation also abuts the Vale to the East. In addition, there are a range of national and local designations including 27 Sites of Special Scientific Interest; over 300 Sites of Importance for Nature Conservation; 12 Regionally Important Geological and Geomorphological Sites, and 3 Local Nature Reserves. It is important to safeguard these designated areas and where possible take advantage of opportunities to create new ecological networks.

3.51 The adopted LDP identifies green wedges which seek to prevent the coalescence of settlements and retain openness. These green wedges have been reviewed in line with a regional methodology for the identification of green wedges. Consideration has also been given to the existing Special Landscape Area designations to ensure that these remain appropriate.

## Language, Culture, Heritage, and Diversity

3.52 The Welsh language is part of the social and cultural fabric of Wales and the Welsh Government is committed to ensuring that the Welsh language is supported and encouraged throughout Wales. The 2021 Census identified that 11.5% of the population aged 3 or older could speak Welsh, representing an increase compared with the 2011 Census, where only 10.8% of people aged 3 or older could speak Welsh. This is contrary to the trend experienced across Wales overall,



where the number of Welsh speakers has decreased from 19% in 2011 to 17.8% in 2021.

3.53 The percentage of people recording that they are from a non-White ethnic group has increased in the 2021 Census compared to the 2011 Census, with 5.4% identifying as belonging to an ethnic group other than White, compared to 4.4% in 2011. The 2021 Census identified that 2.1% of the population identified their ethnicity as 'Asian, Asian British or Asian Welsh', 0.5% identified as 'Black, Black British, Black Welsh, Caribbean or African', 2.3% identified as 'Mixed or Multiple ethnic groups' and 0.5% identified as 'other ethnic group.'

3.54 In terms of built heritage, the Vale of Glamorgan has approximately 740 listed buildings, over 100 Scheduled Ancient Monuments, 39 Conservation Areas, 18 areas included in the Register of Historic Parks and Gardens and 2 areas on the Register of Landscapes of Historic interest in Wales.

## Climate Change and Flood Risk

3.55 In 2019, the Vale of Glamorgan accounted for approximately 5% of Wales' carbon emissions with 1,113kt$CO_2$. Due to reductions in industrial emissions, primarily the closure of Aberthaw Power Station, emissions have reduced significantly to 550kt$CO_2$ in 2023. However, emissions remain high in the Vale, and per capita emissions at 4.2t$CO_2$, are above the Welsh average of 3.6t$CO_2$. Therefore, whilst emissions have reduced significantly, the closure of Aberthaw Power Station is an 'easy win' and more, perhaps harder, reductions are required over the Plan period to ensure progress to net zero is made. As of 2023, the sectors that emit the most carbon are buildings (45%) transport (30%) industry (14%) and electricity generation (11%). Buildings are now the Vale's greatest source of carbon emissions and 53% of the Vale's housing stock have an EPC rating of D or worse. 38% of the Vale's electricity demand is met by local renewable energy generation, with ground-mounted solar PV (84MW) and biomass (45MW) contributing to this.

3.56 As a coastal authority climate change will have a dramatic impact on the Vale's coastline and the communities within coastal areas due to sea level rise and storms leading to increased exposure of the coast to flooding and coastal erosion. Also, areas of the Vale are within proximity to existing areas of flood risk,

particularly areas neighbouring Barry, Dinas Powys and Penarth. Natural Resources Wales Communities at Risk Register estimate that there are approximately 5,000 residential properties in the Vale currently at some level of flood risk[5]. General climate change projections show an increased likelihood of more frequent and intense rainfall. It is expected that severe events such as the 2020 storms will become more common with increased severity and frequency of flooding of homes, communities, and businesses. At the same time, coastal flooding is a growing threat due to accelerating mean sea-level rise and increases in storminess and wave heights. These climate change associated impacts will increase the number of properties, infrastructure, and key services at risk of flooding from all sources.

[5] https://datamap.gov.wales/layergroups/geonode:nrw_communities_at_risk_register

# 4. RLDP KEY THEMES, VISION, AND OBJECTIVES

## KEY THEMES

4.1 The role of the RLDP is to provide a policy framework that will address the land use issues faced by the Vale of Glamorgan and its communities. Having regard to the above context and characteristics of the Vale, including key issues in national policy and other local and regional plans and strategies, as well as feedback received from stakeholder engagement during the preparation of the plan, the following Key Themes have been identified.

| RLDP Key Themes |
| --- |
| Mitigating and Adapting to Climate Change |
| Prioritise Climate Change adaption and mitigation, ensuring that development and land use in the Vale react to the causes and are resilient to the impacts of Climate Change. |
| Improving Mental and Physical Health and Well-being |
| Improve the health and well-being of our residents by fostering active, healthy communities for living, working, and visiting and reducing health and socio-economic inequalities in a sustainable way. |
| Homes for All |
| Housing supply needs to be able to respond to the authority's growing population but must also be appropriate in terms of type, tenure and location. In addition, there must be an adequate provision of affordable, older persons and specialist housing in order to cater to those in need. |
| Placemaking |
| Facilitate the development of adaptable, safe, accessible, well-connected communities that have a strong sense of identity, offer a sustainable range of services and facilities and are equipped with appropriate supporting infrastructure. |



| |
|---|
| Protecting and Enhancing the Natural Environment |
| Protect and enhance the quality, connectivity and resilience of the Vale's natural environment and green / blue infrastructure network and maximise opportunities to achieve net biodiversity benefit. Natural resources, minerals and waste must be sustainably managed in the Vale of Glamorgan in order to achieve resource efficiency, including the utilisation and generation of renewable energy. |
| Embracing Culture and Heritage |
| Preserve and enhance the authority's cultural and heritage assets, maximising opportunities presented by the Vale's historic built and natural environmental and cultural identity. |
| Fostering Diverse, Vibrant, and Connected Communities |
| Foster the development of well-connected, safe and cohesive communities and ensure all engagement processes are as inclusive as possible, allowing everyone that wishes to share their views throughout the RLDP process to do so. |
| Promoting Active and Sustainable Travel Choices |
| Create and promote the use of sustainable methods of travel, particularly active modes of transport, whilst simultaneously reducing the need to travel. |
| Building a Prosperous and Green Economy |
| Facilitate economic growth across the authority, ensuring a range and choice of local and strategic employment sites and job opportunities in response to employment needs. These opportunities should be adaptive to change and foster the growth of a highly skilled workforce. |

4.2 The development of the core elements of the RLDP; namely the Vision, objectives and strategic policies set out in the following sections, have been shaped by these key themes.

## VISION (2021 - 2036)

4.3 The RLDP has a crucial role to play in promoting and delivering sustainable, vibrant, and inclusive communities. In response to the strategic issues and key themes, the RLDP Vision, alongside the 10 strategic objectives, translates how the Council through land use planning will ensure that future development contributes to addressing these key issues. The Vision supports the opportunities and ambitions for the Vale of Glamorgan over the lifetime of the plan.

4.4 The RLDP Vision looks forward 15 years to 2036 and shows how growth will contribute towards making the Vale a healthier, connected, and sustainable place where people want to live and work. It establishes the overall direction that is further articulated in more specific spatial objectives and forms the link between the high-level vision and the spatial growth strategy and strategic policies.

**Vale of Glamorgan RLDP Vision**

**By 2036:**
**The Council will have achieved its target of becoming zero carbon by 2030. It has adopted innovative techniques and efficient resource use to mitigate its impact on the environment, and exemplar zero carbon projects including schools and district heating networks have been implemented. Development of the Cardiff Capital Region Aberthaw Green Energy Park has established the Vale of Glamorgan as a regional hub for innovation in renewable and green energy and zero carbon manufacturing. All development within the Vale of Glamorgan is now built to the highest standards of environmental design and performance, incorporating measures to mitigate and adapt to the impacts of Climate Change.**

**The Vale of Glamorgan is a healthy and inclusive place for everyone, with equitable access to services and facilities both physically and digitally. Residents are proud of where they live and have access to the homes they need. Housing growth has delivered homes which caters for all, including affordable homes and**



**older person's housing; contributing towards diverse and cohesive communities where residents can maintain their independence.**

**Through placemaking, places and spaces are safe, accessible and socially inclusive. Development respects local character and sense of place is valued by residents and contributes positively towards health and well-being. Positive improvements have been achieved in narrowing the disparities in the quality of life and causes of ill health have been reduced for residents living in the most deprived areas through improved access to employment, education, training, services, and investment in the built environment.**

**The Vale enjoys a network of connected, multi-functional and accessible green and blue spaces, providing a range of enhanced leisure and health benefits within and between towns, villages, and the countryside. More residents participate in active and healthy lifestyles. Investment in green infrastructure has produced a net biodiversity benefit with the creation of new habitats, enhanced connectivity and planting providing nature-based solutions and contributing towards Climate Change resilience and adaptation.**

**The Vale continues to be a place where the culture and diversity of people, and the unique qualities of its communities, are recognised and championed. Placemaking supports a strong sense of community and has contributed to improving the quality of life for all generations. Residents and visitors have access to local facilities and inclusive places to meet and play. New development will have respected the local character of the Vale, protecting its outstanding and distinctive historic, natural and built environment. The important historic heritage of the Vale continues to be conserved and enhanced.**

**The Council's Growth and Regeneration Programme for Barry has successfully transformed the town. The town and local retail centres are vibrant places, while the new marina at Barry Waterfront and revitalised Barry Island provide all year-round tourism. A range of public realm schemes have enhanced the built and natural environment throughout the town.**

**The towns of Cowbridge, Llantwit Major and Penarth are vibrant and attractive sustainable service centres playing a vital role in providing a diverse range of**



**services and facilities for their residents and those living in neighbouring villages. Town centres have adapted to reflect changes in retail behaviour and now function as multi use centres providing retail, leisure, recreation, community, and employment spaces.**

**Growth within rural settlements has provided for the needs of residents and supports balanced multigenerational communities that contribute to the vibrancy of the rural area. Through investment in active travel, public transport, and broadband connectivity the rural vale is a living and working countryside supporting a network of sustainable and thriving rural communities.**
**The delivery of the South East Wales Metro means that the Vale of Glamorgan is now well connected by an integrated transport system supporting economic growth resulting in a reduction in private car usage. Communities have access to improved transport connectivity both locally and regionally, with economic and housing growth delivered sustainably to the benefit of communities. Enhanced active travel networks within and between towns and villages have created liveable and accessible neighbourhoods for residents linked to their surrounding rural settlements.**

**The Vale has a thriving local economy with a balanced, diversified business base. New employment growth at Bro Tathan and Cardiff Airport Enterprise Zones has attracted inward investment from knowledge-based and high-tech businesses, creating high quality employment and training. The Vale has a skilled and adaptable workforce. The delivery of strategic and local employment sites, alongside opportunities for rural businesses, agricultural diversification and digital connectivity, has enabled existing businesses to grow and thrive and has contributed to a reduction in outward commuting.**

**Through strong investment in tourism, leisure, recreation and green infrastructure, the Vale of Glamorgan is an all-year-round tourist destination. Sensitive and sustainable management of its built and natural assets including the Heritage Coast, Country Parks, beaches, countryside and historic heritage has enabled tourism to flourish. The Vale attracts visitors from afar and tourism is an important source of local employment, investment, and an enabler of rural diversification.**



## STRATEGIC OBJECTIVES

4.5 The 10 strategic objectives below expand the LDP vision into the 9 key themes for the Vale of Glamorgan. These objectives not only reflect national planning policy, but also the aspirations of the Council and key stakeholders and demonstrate how the RLDP will contribute towards addressing the issues identified.

### *Objective 1 - Mitigating and Adapting to Climate Change*

- Ensure the efficient use of natural resources, promoting sustainable design and construction techniques within new developments. Support increased generation of renewable and low carbon energy, including district heating and community led schemes.
- Encourage development that reduces the need to travel by car and encourage people to participate in active travel and use sustainable transport to reduce emissions and improve air quality.
- Ensure that all new development and infrastructure is resilient to future impacts arising from Climate Change. Direct development away from areas identified as being at risk of flooding and/or coastal erosion and incorporate water management, biodiversity enhancement and adaptation measures.

### *Objective 2 - Improving Mental and Physical Health and Well-being*

- Ensure that all places offer inclusive and accessible environments for all ages that facilitate interaction with nature and others, and access to necessary healthcare facilities. Enable residents to participate in active lifestyles, through the provision of convenient access to open spaces and active travel routes for leisure, recreation and work.
- Enable the delivery of local employment, training and regeneration opportunities that reduce health and social inequalities.



### *Objective 3 - Homes for All*

- Ensure that all new residential developments provide high quality housing that includes the right mix, tenure and type of homes that respond to the changing needs of the Vale's population. This includes homes that are affordable, accessible and adaptable for people of all ages and that address the identified accommodation needs of all the Vale's communities through all stages of life.

### *Objective 4 – Placemaking*

- Through placemaking, ensure that all development will contribute positively toward creating a sense of place. All new development will be appropriately located and contribute toward creating active, safe, and accessible places that contain a range of uses. The character of existing communities will be protected and enhanced by developing places that respect local distinctiveness and the existing setting.
- Facilitate the provision of accessible community infrastructure that is tailored to meet the needs of the community, including high quality health, education, training, cultural, social, recreation, and community facilities and spaces.

### *Objective 5 – Protecting and Enhancing the Natural Environment*

- Protect and enhance the quality, connectivity and resilience of the Vale's natural environment and green / blue infrastructure network and maximise opportunities to achieve net biodiversity benefit. Prioritising previously developed brownfield land for new development, directing development away from areas of nature conservation interest and safeguarding the sensitive natural environment from inappropriate development.
- Sustainably managing natural resources, minerals and waste must be sustainably managed to achieve resource efficiency, including the utilisation and generation of renewable energy.



### *Objective 6 - Embracing Culture and Heritage*

- Recognise the value of the Vale's built heritage by embedding placemaking into the Planning process, to ensure that development proposals protect the Vale's historic built environment from harmful changes. Ensure that new developments conserve and enhance the attractive qualities of the Vale's historic assets, respond appropriately to the locally distinctive context, and achieve high standards of design.
- Maintain and enhance the Vale's cultural facilities, and where appropriate secure opportunities for cultural enrichment within new developments, including promoting the use of the Welsh language, the public realm and through the provision of multi-purpose community spaces and buildings.

### *Objective 7 - Fostering Diverse, Vibrant, and Connected Communities*

- Facilitate physical, economic, and social regeneration, reflecting the needs and aspirations of local communities, through the provision of new homes, employment, and enhanced transport connectivity.
- Enable diversification of uses within town and local commercial and service centres to offer a mix of retail, leisure, commercial and community uses. Improve active travel and public transport connectivity within and between towns and neighbouring settlements.
- Provide for vital and vibrant rural communities whilst protecting the countryside through the delivery of growth in sustainable locations, related to the Settlement Hierarchy, alongside the provision of supporting infrastructure.

### *Objective 8 - Promoting Active and Sustainable Travel Choices*

- Ensure major new development is directed to locations that are or will be by the time of initial occupation easily accessible by walking, cycling, and public transport.
- Ensure that all new development increases the opportunities for residents to engage in active travel, by incorporating active travel facilities and encouraging a modal shift towards greater use of sustainable transport.



- Identify opportunities for maximising local transport investment arising from the South East Wales Metro to strengthen public transport connectivity both locally and regionally, provide management of the highways network, reducing car dependency and offer safe and effective choices for walking and cycling alongside enhanced public transport services.

***Objective 9 - Building a Prosperous and Green Economy***

- Provide for a range and choice of good quality employment land and support infrastructure to enable local businesses to expand. Create opportunities for inward investment and enable the Vale's economy to respond to future changes in work and employment patterns.
- Promote Cardiff Airport and Bro Tathan Enterprise Zone, and the former Aberthaw power station site, as important employment areas, enabling delivery of high-quality and skilled jobs, training, and education opportunities. Support diversification of the rural economy, enabling opportunities to provide employment and business premises within rural settlements and facilitate the growth in rural enterprises.
- Facilitate sustainable tourism growth, recognising its contribution to the Vale's economic well-being. Enable enhanced leisure, recreation, economic activity, diversification, and sustainable development.

***Objective 10 – Promoting Sustainable Tourism***

- To create an attractive tourism destination with a positive image for the Vale of Glamorgan, encouraging sustainable tourism and high-quality facilities to enrich the experience for visitors and resident.



## 5. SUSTAINABLE GROWTH STRATEGY

5.1 The RLDP strategy identifies broad areas where new development will occur in order to achieve the Vision and Objectives set out earlier in the Plan. The strategy has been developed with full regard to:

- The national, regional and local policy context.
- The key social, economic, environmental, and cultural issues relevant to the Vale of Glamorgan.
- The adopted LDP Review Report.
- Issues identified in the Annual Monitoring Reports for the adopted LDP.
- A range of population, household, dwelling and employment growth scenarios.
- The latest Local Housing Market Assessment.
- The Settlements Appraisal Review.
- The Integrated Sustainability Appraisal Scoping Report and assessment of Alternative Options.
- Stakeholder engagement and involvement on the Vision, Issues and Objectives, Spatial Strategy Options and Growth Options; and
- Regional discussions on the level of growth in the context of Future Wales.

5.2 The ten strategic objectives identified in Section 4 have significantly influenced the development of the Strategy. It seeks to balance the need for growth (Objective 3 - Homes for All, Objective 9 - Building a Prosperous and Green Economy) with the need to protect the Vale of Glamorgan's distinctive natural and built environment (Objective 5 - Protecting and Enhancing the Natural Environment, Objective 6 – Embracing Culture and Heritage).



5.3 In line with the Council's declaration of a Climate Emergency, the role of planning in mitigating and adapting to climate change (Objective 1 – Mitigating and Adapting to Climate Change) is integral to the RLDP. The strategy seeks, wherever possible, to favour the re-use of previously developed land, avoid areas of flood risk and promote a range and choice of new housing and employment sites in sustainable locations with good access to employment, public transport, community facilities and shops (Objective 8 - Promoting Active and Sustainable Travel Choices).

5.4 Placemaking, through the creation of active, safe and accessible places that contain a range of uses, is at the heart of the strategy (Objective 4 – Placemaking). This will ensure that the plan creates communities that will improve well-being (Objective 2 - Improving Mental and Physical Health and Well-being). Regeneration and the diversification of town centres in line with Town Centre First principles will be an integral part of creating vibrant communities (Objective 7 - Fostering Diverse, Vibrant, and Connected Communities).

5.5 In addition, the strategy recognises the potential economic benefits that can arise from the promotion of appropriate sustainable tourism (Objective 10 – Promoting Sustainable Tourism), strengthening the local economy through job creation, supporting local businesses, diversifying the economy and ensuring that money stays within communities.

5.6 The RLDP Sustainable Growth Strategy comprises six key elements as follows:

1. Delivering a sustainable level of housing and employment growth supported by appropriate infrastructure that accords with the Vale's position within the Cardiff Capital Region (CCR).

2. Aligning locations for new housing, employment, services and facilities to reduce the need to travel.

3. Focusing development at locations that are well served by existing and proposed rail stations as part of the South Wales Metro and in areas with good bus links.



4. Allowing for small scale affordable housing led development in settlements outside the Strategic Growth Area at a scale proportionate to the size of settlement.

5. Supporting the role of Cardiff Airport as a strategic gateway for international connectivity.

6. Allowing for regeneration opportunities on previously developed and under-utilised land, including at Aberthaw and Barry Docks.

***1. Delivering a sustainable level of housing and employment growth to accord with the Vale's position within the Cardiff Capital Region.***

5.7 To meet the aspirations contained within the overarching Vision, the Council shall seek to deliver a sustainable level of growth that will meet the identified future housing and employment needs and which are complimentary to the wider growth aspirations of the South East Wales Region as detailed within Future Wales. As such the RLDP will make provision for:

- A housing requirement of 7,890 dwellings over the plan period or 526 dwellings per annum, plus a flexibility allowance.
- An allocation of 182 Ha of employment land across a range of sites to enable 67.8 Ha to be brought forward during the plan period and the delivery of up to 5,338 jobs.

5.8 The level of growth proposed is based on average completions over the first ten years of the adopted plan period (526 dwellings per annum). This reflects an appropriate timeframe, encompassing a period of low housing completions following the economic recession and the more recent boom years following the adoption of the LDP and delivery of allocated sites. This level of growth has been demonstrated to be deliverable and is sufficiently ambitious to reflect the Vale's position in the Future Wales national growth area. It also addresses the acute need for affordable housing, whilst being achievable within the limitations of the natural and built environment.



5.9 This level of growth will strive to deliver a population balance by bolstering the working and school age populations to offset the Vale's ageing population. This will be achieved by providing a range of housing and employment opportunities to encourage existing residents to live and work in the Vale (reducing out-migration and out-commuting) and as well as encouraging the in-migration of new residents, but at a level that is complementary to, rather than competing with, the neighbouring authority of Cardiff and the wider Cardiff Capital Region (CCR).

5.10 The scale of employment provision is balanced with the level of population growth to seek to reduce commuting.

***2. Aligning locations for new housing, employment, services and facilities to reduce the need to travel.***

5.11 A key priority of Llwybr Newydd – the Wales Transport Strategy is to bring services to people to reduce the need to travel and the dependency on private cars. The spatial strategy will seek to locate major new development in places that are well served by services and facilities in accordance with the findings of the Settlements Appraisal Review.

5.12 The level of growth proposed within settlements must be sustainable and in the right locations, having regard for the role and function of settlements, the Settlements Appraisal Review and the capacity of settlements to accommodate further growth.

5.13 The Vale has several established business parks and industrial estates that offer a range of employment opportunities. The businesses within the Cardiff Airport and Bro Tathan Enterprise Zone provide a range of high-quality jobs, with further development opportunities anticipated to be delivered during the plan period. New housing development will therefore be focused on St Athan and Rhoose as key development opportunities to capitalise on their proximity to the Enterprise Zone.

5.14 While the plan will seek to align land uses, the co-location of uses may not be appropriate in every area, and proposals must have regard to the local context. There are some existing employment sites within the Vale that are in locations that



are poorly served by sustainable transport and therefore the plan does not seek to promote significant new housing or other development in these locations. Conversely, some employment may not be appropriate in residential areas from an amenity perspective. However, where appropriate, the broad principle is that the spatial strategy should look to ensure that new housing is in places where employment opportunities already exist or are proposed.

5.15 Town centres offer a range of employment opportunities and, in line with the Town Centre First principle enshrined in national planning policy, new development, including small scale housing and mixed-use development, should therefore be promoted in town centres. The proximity of town centres will also be a consideration in the allocation of appropriate larger housing sites, with sites within walking and cycling distance of centres being favoured where such sites are available, as this will facilitate more sustainable travel choices

5.16 Where existing infrastructure requires improvement to help accommodate new development, the Section 106 obligations process will be used to ensure that necessary infrastructure, facilities and services are secured at a level appropriate to the scale, type and location of the proposed development.

***3. Focusing development at locations that are well served by existing and proposed rail stations as part of the South Wales Metro and in areas with good bus links.***

5.17 While reducing the need to travel is a key policy objective of the RLDP, it is recognised that people will need to travel for work, services and leisure. In line with the transport hierarchy, the RLDP spatial strategy seeks to locate development in places that are well served by sustainable transport.

5.18 The Vale of Glamorgan rail line crosses the southern part of the Vale, linking Cardiff and Bridgend to the settlements of Penarth and Cogan, Dinas Powys, Barry, Rhoose and Llantwit Major. There are currently four rail services an hour between Barry and Cardiff and an hourly service between Barry and Bridgend. There is also a branch line to Penarth, which is also served by four trains to Cardiff. Targeting new development to the settlements that are served by the rail network



is a key part of the strategy, as it will facilitate journeys being made by means other than private vehicle.

5.19 To help inform the site selection process, TfW have produced travel time isochrone maps, which identify walking and cycling distances at 5-minute intervals up to 20 minutes from each of the existing rail stations in the Vale of Glamorgan.

5.20 A feasibility study for a new station at St Athan was completed in 2022, which identified four potential site locations for a new station to the south of St Athan. The quantum of development proposed in the wider St Athan area, including two residential led key sites and other housing allocations, the Bro Tathan Enterprise Zone and the proposed Aberthaw Green Energy Park would support the levels of trip generation necessary to support the business case for a station and the Council is actively working with key stakeholders to secure a commitment for a new station in this location.

5.21 In January 2025, the Cardiff Capital Region published the Draft Regional Transport Plan for South East Wales, stating its commitment to investigate opportunities for additional rail infrastructure and freight and passenger services at Aberthaw / St. Athan. The introduction of rail services at St Athan aligns with the regional objectives for establishing a network that achieves a modal shift towards more sustainable forms of transport for both passengers and freight.

5.22 As identified within the Settlements Appraisal Review, Cowbridge is also a sustainable location serving the wider area with a thriving high street accommodating a supermarket and a range of other shops, services and facilities which cater for everyday needs, reducing the need to travel. It also has primary and secondary schools, a leisure centre and health facilities. Whilst not on a rail line, it does have a good bus link to other settlements in the Vale, as well as Cardiff and Bridgend.

***4. Allowing for small scale affordable housing led development in settlements outside the Strategic Growth Area at a scale proportionate to the size of settlement.***

5.23 The Local Housing Market Assessment (LHMA) 2023 identifies a need for 1,075 affordable homes per annum over the next 5 years based on the principal projections or 1,114 based on the RLDP projections. There is an identified backlog of need across all sub-market areas in the Vale of Glamorgan and the issue is acute in many communities.

5.24 In the rural Vale, development opportunities are limited which can impact on the ability for younger and working aged people to stay within their local communities. A lack of affordable housing is a key factor in existing residents leaving their local communities, and restricting the ability of those that may have left the area to return. Retaining younger and working aged people within settlements is important as it allowing those who as it will help maintain a balanced demographic structure and will assist in sustaining local services and facilities, including schools.

5.25 Therefore, a key part of the strategy is to allow for affordable housing led developments within sustainable primary and minor rural settlements outside of the Strategic Growth Area, at a scale that is appropriate to the size of the community it is serving. An 'affordable housing led' scheme is one where a minimum of 50% of the dwellings would need to be affordable, although this could increase to a maximum of 100% if the site is brought forward by a social landlord.

***5. Supporting the role of Cardiff Airport as a strategic gateway for international connectivity.***

5.26 Future Wales recognises Cardiff Airport as "an essential part of Wales's strategic transport infrastructure. It is an international gateway connecting Wales to the world and is an important driver within the Welsh economy."

5.27 The airport is located within the Cardiff Airport and Bro Tathan Enterprise Zone. The Enterprise Zone is split over two sites – the Cardiff Airport and Gateway



Development Zone, which is directly adjacent to the airport, and the Bro Tathan site at St Athan. 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.

5.28 The Cardiff Airport and Gateway Development Zone comprises two distinct areas – Airport Business Park, to the north of Port Road, and the strategic employment site to the south of Port Road, known as Model Farm. The northern site is currently home to the International Centre for Aerospace Training (ICAT), which is part of Cardiff and Vale College (CAVC). CAVC has planning permission for an additional college campus on the part of the site, and a Masterplan is being prepared to assist in the delivery of the remaining land. The Employment Land Study (ELS) indicates that 61.05 Ha of land remains available across the northern and southern parts of this part of the Enterprise Zone. An appeal for non-determination has been submitted to Planning and Environment Decisions Wales (PEDW) for an outline planning application for a B1, B2, B8 Business Park on the southern site (Model Farm). The ELS recommends that this site should be retained for employment use and the site has been rolled forward into the Deposit Plan on this basis. However, consideration will need to be given to the outcome of the planning appeal when a decision has been made by PEDW.

5.29 Bro Tathan has been subject to significant investment to date, including the recent completion of the Northern Access Road, which provides a direct access to the Enterprise Zone. The site also benefits from a civilian operated fully operational 1,800m runway. Several high-profile businesses including Aston Martin Lagonda and eCube Solutions are located on the site. A range of development opportunities remain on the Bro Tathan site for a mix of uses including B1, B2 and B8, as well as an opportunity for a hotel. It is identified that there is 66.7 Ha of net developable land that is realistically likely to be delivered within the plan period, although there is significant additional land available that will be safeguarded.

5.30 It is recognised that there is a tension between the RLDP's climate change objective and the intention to support Cardiff Airport, given that aviation emissions are a significant global contributor to climate change. This challenge is also recognised in Llwybr Newydd – the Wales Transport Strategy. However, the

availability of a local airport does allow South Wales based passengers the opportunity to fly from closer to home, reducing journeys for those that may have otherwise been made to airports outside of Wales. The Welsh Government is working with the UK Government through the Jet Zero initiative to reduce the environmental impacts of aviation.

***6. Allowing for regeneration opportunities on previously developed and underutilised land, including at the former Aberthaw Power Station and Barry Docks.***

5.31 The Sustainable Growth Strategy safeguards land at the former Aberthaw Power Station as a Green Energy Park. A Masterplan is currently being prepared for the site but potential after uses following the demolition of the power station and remediation may include:

- The production of renewable and green energy projects and related employment uses.
- An accompanying battery storage facility to support the green energy projects.
- A zero-carbon manufacturing cluster which will include green hydrogen production facilities.
- A green energy innovation centre to promote innovation, growth, knowledge and community interaction with the zero-carbon future of Wales.
- Development and maintenance of a bio-diverse ecology park which will include a visitor centre, providing amenities to the local community.
- Support for industrial de-carbonisation and long-term energy storage.

5.32 The regeneration of the former power station site at Aberthaw offers a unique opportunity to create highly skilled jobs, whilst making a significant contribution

toward mitigating climate change, in accordance with the objectives of the Plan. This significant regeneration opportunity is supported through the RLDP policy framework, informed by the Masterplan that is currently being prepared.

**Barry Docks**

5.33 The strategy for the adopted LDP primarily focused on the regeneration of previously developed land at the former No. 1 Dock in Barry as a mixed-use strategic site, known locally as Barry Waterfront. The residential part of the development has been largely completed, as have other uses including a new primary school, a superstore and a district centre. Planning permission has also been granted for a new Cardiff and Vale College campus on remaining land at Hood Road.

5.34 Future plans for the continued regeneration of the Waterfront include the redevelopment of the Mole for apartments, a linear park and water sports centre.

5.35 In addition, the Associated British Ports (ABP) have prepared a Masterplan which identifies future redevelopment opportunities on land within their ownership. This includes:

- Upgrading Lady Windsor Lock and installation of new lock gates to meet the needs of all vessels using the Dock.
- Redevelopment of Black Rocks Growth Zone for uses such as battery supply chain, advanced manufacturing, rare earth mineral processing, and next generation biofuel manufacturing.
- The Port Clean Growth Hub focusing on zero carbon manufacturing.

## Strategic Growth Area

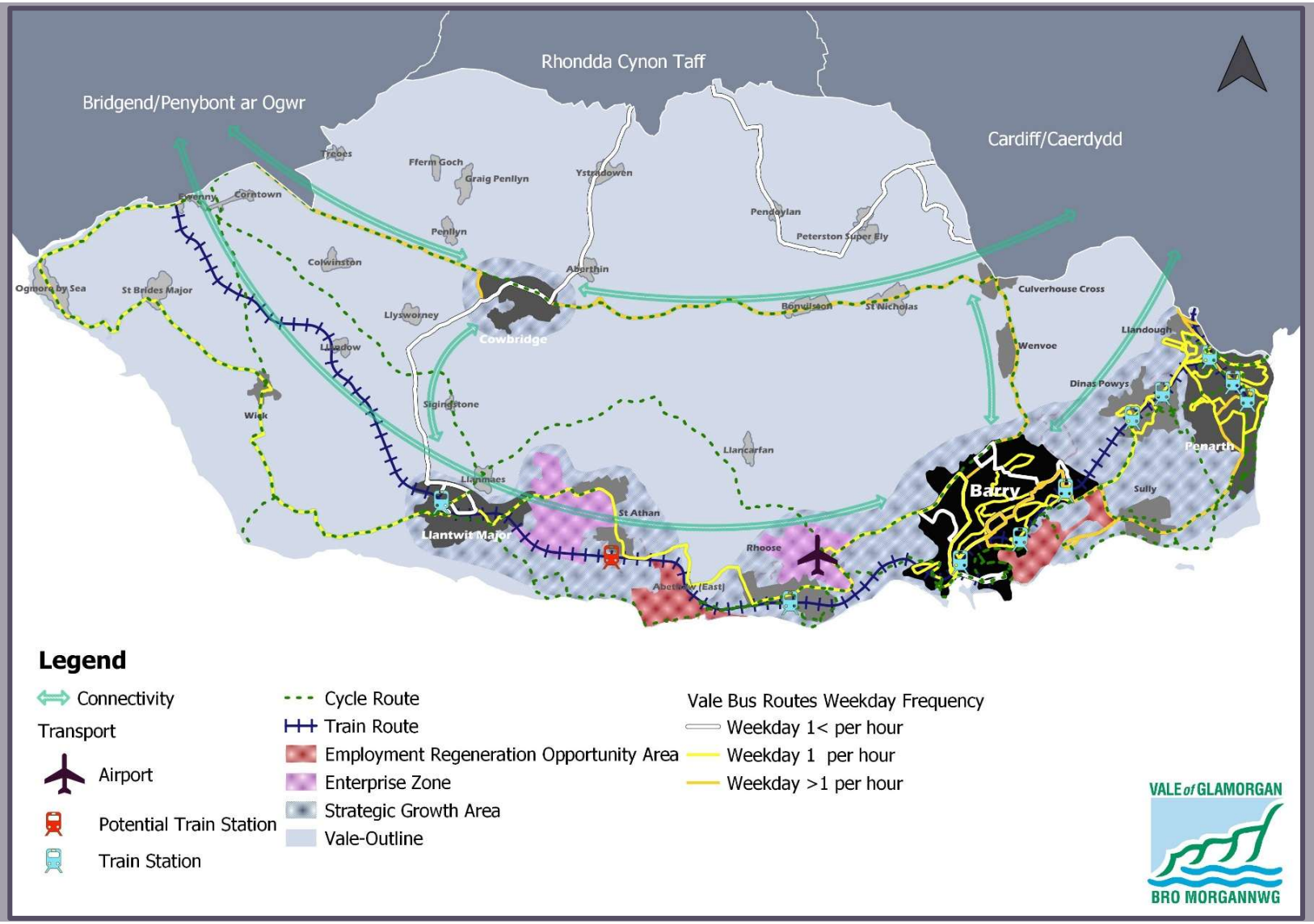
5.36 The Sustainable Growth Strategy seeks to promote development in the Strategic Growth Area, an area that accommodates the main centres of population and urban settlements that are served by a range of facilities and services and are accessible by a range of transport modes. Within the Strategic Growth Area, Barry

is identified as the only Key Settlement. The settlements of Llantwit Major, Penarth and Cowbridge are defined as Service Centres, providing opportunities for sustainable growth. The Primary Settlements of Sully, Dinas Powys, Llandough (Penarth), Rhoose and St Athan have also been included within the Strategic Growth Area, as sustainable locations where new residential development can be aligned with other uses and where there are current and proposed sustainable transport options to reduce the need to travel by car.

## Key Diagram

5.37 The Key Diagram at Figure 10 illustrates the RLDP Strategy and shows the extent of the Vale of Glamorgan Council and the RLDP area. The Key Diagram also shows the Strategic Growth Area, strategic transport routes, key locations for future development, the plan's hierarchy of settlements and interrelationships with adjoining local authorities.

**Figure 10: Key Diagram**



## 6. POLICY FRAMEWORK

6.1 The following chapter outlines the policy framework of the RLDP Deposit Plan, which comprises Strategic Policies (with a prefix SP) and Development Management Policies (with a thematic prefix). The Strategic Policies were published as part of the RLDP Preferred Strategy but have been refined in response to public and stakeholder feedback. These policies seek to deliver the strategy and realise the Vision and Objectives of the Plan.

6.2 The Strategic Policies are supported by a series of more detailed Development Management Policies, which aim to guide development proposals towards positive economic, social, environmental, and cultural outcomes, while minimising negative impacts. They include policies that allocate land for specific uses, with these allocations also being identified on the RLDP Proposals Map as well as policies to protect land. The policies are interconnected and should be considered collectively to fully understand the direction of the RLDP.

6.3 The policies have been arranged into the four themes of Planning Policy Wales:

- Strategic and Spatial Choices
- Active and Social Places
- Productive and Enterprising Places
- Distinctive and Natural Places

## STRATEGIC AND SPATIAL CHOICES (SSC)

## SPATIAL STRATEGY

### SP1 – SUSTAINABLE GROWTH STRATEGY

**To deliver the Sustainable Growth Strategy for the Vale of Glamorgan between 2021 and 2036, the Plan will make provision for the following:**

**Housing**

**The delivery of 7,890 dwellings by 2036, including a minimum of 3,070 affordable homes. The primary focus of housing growth within the Vale shall be within the Strategic Growth Area as identified on the Key Diagram. New housing developments will be concentrated in the following locations, which are served by existing public transport routes and provide the opportunity to enhance sustainable transport connectivity:**

- **Barry**
- **Penarth**
- **Llantwit Major**
- **Cowbridge**
- **Dinas Powys**
- **Rhoose**
- **St Athan**
- **Llandough**
- **Sully**

**Outside of the Strategic Growth Area, the allocation of new sites will be limited to small-scale affordable housing led sites in appropriate primary and Minor Rural Settlements.**

**Employment**

**Employment sites to deliver the identified employment land requirement of 67.8ha and the delivery of up to 5,338 jobs. New employment development will be focussed on existing Major and Local Employment Sites and**



**SP1 – SUSTAINABLE GROWTH STRATEGY**

**Employment Regeneration Opportunity Areas as identified on the Key Diagram.**

**Infrastructure**

**Additional infrastructure will be identified to support the scale of growth where required.**

6.4 Policy SP1 sets out the spatial framework for delivering the identified levels of housing and employment growth up to 2036 as set out in the Sustainable Growth Strategy.

**SP2 – SETTLEMENT HIERARCHY**

**The broad distribution of development within the Strategic Growth Area will be shaped by the following hierarchy of settlements, reflecting the role and function of places, and directing growth to locations that will provide the greatest opportunities for delivering housing to meet affordable needs, community infrastructure and enhanced sustainable transport provision.**

**Strategic Growth Area Settlement Hierarchy:**

**Key Settlement: Barry.**
Barry will remain the focus of future development within the Vale of Glamorgan. As the largest town within the Vale, future growth will support its role as the main administrative town providing good transport connectivity, services, employment and retail and leisure for its residents and wider area.

**Service Centre Settlements: Cowbridge, Llantwit Major, Penarth.**
These are important settlements that offer a range of services and facilities. Serving the needs of their residents, they also act as important hubs for those living in nearby smaller settlements. Future growth will support this role where the level of development will meet local needs of the area.

## SP2 – SETTLEMENT HIERARCHY

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

Development within these settlements will reflect the complimentary role they have in relation to the Key and Service Centre Settlements, transport connectivity and areas of employment.

**Areas Outside the Strategic Growth Area:**

**Primary Settlements: Wenvoe, Wick, Culverhouse Cross**

**Minor Rural Settlements: Aberthaw, Aberthin, Bonvilston, Colwinston, Corntown, Ewenny, Fferm Goch, Graig Penllyn, Llancarfan, Llandow, Llanmaes, Llysworney, Ogmore- by-Sea, Pendoylan, Penllyn, Peterston-Super-Ely, Sigingstone, St Brides Major, St Nicholas, Treoes, Ystradowen.**

The character of the settlements, including their relationship to and setting within the surrounding countryside, will be protected and where possible enhanced. Development in the Primary Settlements that are outside of the Strategic Growth Area as well as the Minor Rural Settlements identified will be limited to the efficient and sustainable use of existing buildings, infill opportunities, small-scale affordable housing led schemes, and rural enterprise/ agricultural related developments.

For the purposes of this policy small scale affordable housing led developments are defined as providing a minimum of 50% affordable housing on sites of up to 25 dwellings in Minor Rural Settlements or up to 50 dwellings in Primary Settlements. The type, scale and mix of affordable housing will be expected to reflect the latest evidence, including specialist older person housing. Proposals which do not meet the minimum 50% affordable housing provision will not be supported.

All settlements listed in the hierarchies, both within and outside the Strategic Growth Area, will be afforded a settlement boundary. All other areas, including smaller rural villages and hamlets, outside of these defined settlement boundaries are regarded as ‘countryside’ unless specifically identified for other uses in the plan.



6.5 To ensure that development takes place in sustainable locations that have the best access to a wide range of services, facilities, and employment opportunities, whilst minimising the need to travel, the distribution of growth is guided by a settlement hierarchy of the towns and villages within the Vale of Glamorgan. In establishing the Settlement Hierarchy, the position of each settlement within the hierarchy has been informed by an assessment of population size, settlement connectivity, and the availability of employment and other services and facilities as detailed in BP5 Settlements Appraisal Review.

6.6 The settlement hierarchy set out in Policy SP2 reflects the roles and functions of each settlement and the relationships between settlements within the overarching spatial strategy of the RLDP.

**Strategic Growth Area Settlements**

6.7 The Strategy directs growth to the Key, Service Centres and Primary Settlements located within the Strategic Growth Area. As well as providing opportunities for sustainable regeneration, supporting local service provision, and encouraging the use of sustainable travel modes, future growth shall also reflect their respective roles and characteristics as well as their relevant physical or environmental constraints.

**Key Settlement**

6.8 The Key Settlement of Barry will continue to be an important hub for social and economic activity and is recognised in the Strategy as the most sustainable location to focus major new development opportunities. Barry has experienced major growth, including the mixed-use redevelopment of Barry Waterfront. Opportunities for a mix of uses remain within the wider Barry Waterfront area on several smaller sites. In order to meet the significant need for affordable housing and to respond to Barry's position as a Key Settlement, there is a need to identify additional housing in the town supported by a range of other complementary uses.

**Service Centre Settlements**

6.9 The Service Centre settlements of Cowbridge, Penarth and Llantwit Major are all different in character but serve similar roles. For example, they all host significant resident populations, have good public transport provision, local employment opportunities and established town centres, and a wide range of cultural, educational and community services and facilities. The Service Centre settlements



serve the daily needs of their residents and function as important hubs for those living in nearby small settlements. Therefore, the strategy envisages that these settlements will also act as focal points for growth in the Vale of Glamorgan over the Plan period.

**Primary Settlements**

6.10 Dinas Powys, Llandough (Penarth) and Sully are defined as Primary Settlements and provide a complimentary role the Key and Service Centre settlements in that they provide for the needs of residents. They contain several key services and facilities, vital to their role as sustainable communities, and are well served by regular public transport services. These facilities include primary schools, small convenience shops, food and drink outlets and employment opportunities.

6.11 St. Athan and Rhoose are key locations for employment growth within the Strategic Growth Area. The two settlements are identified as Primary Settlements, reflecting the range of services and facilities available. Future growth within these settlements would accord with their roles within the wider regional growth area due to their proximity to the Cardiff Airport and Bro Tathan Enterprise Zone and the proposed Aberthaw Green Energy Park, as well as existing and future transport connectivity proposals.

**Settlements outside the Strategic Growth Areas: Wick, Wenvoe and Culverhouse Cross**

6.12 The settlements of Wick, Wenvoe and Culverhouse Cross have been identified as Primary Settlements as part of the Settlements Appraisal Review as their size and the services and facilities available in them commensurate with other Primary Settlements of a similar scale. However, these specific settlements have purposefully not been included within the Strategic Growth Area as they are not considered to be locations where substantial additional growth would be appropriate.

6.13 In the case of Wick and Wenvoe, while their role is more limited and is reflected in their level of services and accessibility, they contain local services and amenities that serve the wider area such as primary school provision, as such these settlements perform a similar function to the Primary Settlements located within the Strategic Growth Area.

6.14 In respect of Culverhouse Cross, whilst identified within the hierarchy as a Primary Settlement, this is primarily a result of the redevelopment of the former ITV studios for housing, which has inevitably led to an increase in its residential role. However,

unlike other settlements, the prevalence of services available is primarily associated with the out-of-town retailing at Culverhouse Cross and the settlement itself lacks any community facilities such as schools, community halls and healthcare facilities. In this regard, whilst the designation of Culverhouse Cross as a Primary Settlement is justified in line with the Settlement Appraisal Review methodology as it scores well in the assessment due to its proximity to the out-of-town retail park and regular bus services, its role and function is different. Consequently, further residential development at Culverhouse Cross would require residents to travel to other settlements for many basic amenities.

6.15 The Spatial Options paper identifies that development opportunities in both Culverhouse Cross and Wenvoe are significantly limited by the presence of Best and Most Versatile (BMV) agricultural land on the edge of both settlements.

**Minor Rural Settlements**

6.16 The Vale's Minor Rural Settlements are located outside of the Strategic Growth Area. The types of services and facilities typically found within these smaller settlements include places of worship, community halls, small-scale retail uses and formal recreational facilities. Several of the smaller rural settlements such as Colwinston, St Nicholas and Fferm Goch include primary schools that serve a wider catchment area, whilst others also provide small scale local employment opportunities, either within or near the settlements. Due to these functional links between rural settlements, it is essential to ensure that existing services and facilities are safeguarded, supported, or enhanced where appropriate.

6.17 Notwithstanding this, it is essential for the RLDP to balance the growth in a way that supports the needs of rural communities with the wider sustainability objectives of the plan, especially in its contribution towards meeting the challenges posed by climate change. Consequently, Policy SP2 identifies those settlements that are considered to have sufficient population, services, and facilities to accommodate small scale growth without it having a detrimental impact on their existing character and local environment.

6.18 Consistent with national policy, within these settlements general market housing will be limited to opportunities within the defined settlement boundaries, including infill development and the conversion of existing buildings.

**Affordable housing led sites outside the Strategic Growth Area**

6.19 Small scale affordable housing led allocations (up to 25 dwellings in Minor Rural Settlements and up to 50 dwellings in Primary Settlements outside the Strategic



Growth Area) have been made where a minimum of 50% affordable housing will be required. These sites have been allocated under Policy HG4 and are included within the settlement boundary. Enabling an element of open-market housing within rural villages will facilitate the delivery of affordable housing where it would otherwise not be viable to provide new homes and will contribute to delivering mixed communities. However, in this regard proposals which cannot deliver a minimum of 50% affordable housing will not be permitted.

6.20 Given the diverse character of the rural villages identified in Policy SP2, in considering the scale of affordable housing need proposed, the Council will take account of the suitability of the proposal in relation to existing services and facilities, availability of public transport and the impact the proposal would have on character and setting of the village. In this respect, proposals should be led by THE Placemaking principles set out in Policy SP4, rather than by a desire to maximise the number of dwellings set out in the policy.

6.21 In line with national planning policy, settlement boundaries have been drawn around each of the towns and villages in the RLDP settlement hierarchy to identify the extent of built development. These are clearly defined on the Proposals Map. Settlement boundaries play an important role in ensuring the delivery of sustainable development by encouraging development within the sustainable settlements identified in the LDP Hierarchy. They also assist in protecting the surrounding countryside from inappropriate development and therefore help to support and reinforce the delivery of the Plan's objectives and strategy and provides a key policy mechanism for managing growth within the Vale of Glamorgan.

## DEVELOPMENT IN THE COUNTRYSIDE

### SP3 – DEVELOPMENT IN THE COUNTRYSIDE

**Areas outside settlement boundaries that are not allocated or protected for a specific use will be defined as countryside. In countryside locations, development will only be permitted for the following uses:**

**1 Agriculture or Forestry related development;**
**2 Affordable Housing Exceptions Sites (Policy HG5);**
**3 Gypsy and Traveller Accommodation (Policy GT1);**

**SP3 – DEVELOPMENT IN THE COUNTRYSIDE**

4 **Tourism, recreation and leisure that are suitable in countryside locations (Policy SP15);**
5 **Rural Diversification and small-scale employment uses suitable for rural locations (Policy EMP5);**
6 **Conversion of and renovation of existing rural buildings (Policy HG8);**
7 **The redevelopment or extension of existing dwellings (Policy HG9);**
8 **Low carbon and renewable energy generation (Policy CC5);**
9 **The winning and working of minerals (Policies MIN4);**
10 **The provision of waste management facilities (Policy WA1); or**
11 **Essential infrastructure and utility provision where a countryside location is necessary.**

6.22 The Spatial Growth Strategy seeks to focus development within existing settlement boundaries and on sites allocated or protected for specific uses, reducing the need to build within the open countryside. Nevertheless, the Council recognises the importance of supporting a vibrant living countryside, providing for local employment, supporting farming and rural businesses, enabling the provision of affordable housing to meet local needs and accommodating uses that cannot be located within a defined settlement.

6.23 Policy SP3 sets out the policy framework for the management of development within the countryside. For the purposes of the RLDP 'countryside' is defined as land lying outside the defined settlement boundaries of the main towns and villages identified in the RLDP settlement hierarchy that has not been developed for employment use or allocated for development in the Plan.

6.24 This framework provides the balance between safeguarding and protecting the intrinsic character of the rural Vale of Glamorgan, whilst enabling new development that is deemed appropriate for a rural location. Development proposals which do not fall within the categories listed within Policy SP3 will require justification as to why they cannot be located within a defined settlement.



## SETTLEMENT BOUNDARIES

### SSC1 - DEVELOPMENT WITHIN SETTLEMENT BOUNDARIES

**Settlement boundaries have been defined around those settlements identified within the LDP settlement hierarchy as detailed under Policy SP2. Proposals for new development within these defined settlement boundaries will be permitted where the following criteria are satisfied:**

1. **The proposal is of a scale that is appropriate to the size of the settlement and accords with its role and function;**
2. **It is compatible with the layout, density, and appearance of the existing settlement in terms of size, form and its immediate setting and the wider surroundings;**
3. **It is demonstrated that the proposal provides opportunities for sustainable modes of transport, including the provision of safe, convenient and accessible Active Travel provision;**
4. **It would not prejudice the delivery of an allocated development site;**
5. **It would make efficient use of land or existing buildings;**
6. **It would prioritise the use of previously developed or underutilised land where possible;**
7. **It would not result in the unacceptable loss of public open space, community or tourism buildings or facilities;**
8. **It would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting;**
9. **It would not unacceptably impact upon the amenity and character of the locality by way of noise, pollution, traffic congestion and parking,**
10. **The proposal benefits from existing infrastructure provision or, where necessary, makes provision for new infrastructure without any unacceptable effect on the natural or built environment.**

6.25 Settlement boundaries have been drawn around the Key, Service Centre, Primary and Minor Rural Settlements of the Vale of Glamorgan identified in the RLDP hierarchy (Policy SP2). Settlement boundaries define the areas within which the

principle of development would normally be acceptable, encouraging the efficient use and redevelopment of land and buildings and preventing the spread of new development in the open countryside.

6.26 Settlement boundaries defined the extent of build development where development would normally be allowed, and areas of the countryside and areas of more sporadic buildings, which are considered less suitable for new development, and where a more restrictive approach will be applied. For the purposes of the plan, areas outside of the defined boundaries that are not allocated or protected for specific uses are defined as 'countryside', where a more restrictive approach will be applied, and development will be limited to proposals considered suitable for a countryside location, or where a countryside location is essential for operational purposes. These are set out in Policy SP3.

6.27 To ensure that new development within settlement boundaries is successfully integrated, proposals will need to demonstrate that they complement the layout, scale, fabric, and appearance of the existing settlement. It will also be important to ensure that the scale and quantity of such developments is in proportion to the size of the settlement, and the range of services and community facilities that are available at the time of the application.

## PLACEMAKING AND GOOD DESIGN (PGD)

### PLACEMAKING

**SP4 - PLACEMAKING**

**Successful Placemaking can add social, economic, environmental and cultural value to new development. Development will be required to follow Placemaking principles by:**

1. **Ensuring high quality sustainable design that reflects local distinctiveness, character, and cultural identity;**
2. **Prioritising the determinants of health and well-being during the design process;**
3. **Creating a diverse mix of uses and multi-functional spaces;**
4. **Contributing to a vibrant, safe and inclusive public realm that encourages Active Travel, supports public transport use and reduces car dependency;**



**SP4 - PLACEMAKING**

5 **Strategically integrating Green Infrastructure networks and open space into development, delivering social, environmental and ecological benefits;**
6 **Providing a range of housing types and tenure;**
7 **Locating development appropriately where homes, local services and facilities are accessible and well connected and integrated with existing communities;**
8 **Developing high densities where appropriate, making the most efficient use of land and supporting mixed uses; and**
9 **Protecting or enhancing the Historic Environment and its setting.**

**Placemaking Statements will be required for all major developments setting out how the proposal accords with Placemaking Principles. In the towns of Barry, Cowbridge, Llantwit Major and Penarth Placemaking Statements should also have regard to the adopted Placemaking Plans for the area.**

6.28 Placemaking is a cornerstone of the national planning agenda in Wales and the sustainable development objectives which underpin it. Placemaking is about creating quality places that benefit residents and visitors through a holistic approach to planning, design, and management of development and spaces. It is a process that considers the context, function, and relationships of a development site with its surroundings, aiming to create vibrant, memorable, and social places.



6.29 Placemaking is defined by the Design Commission for Wales (DCFW) as "*ensuring that each new development or intervention contributes positively to creating or enhancing environments within which people, communities, businesses and nature can thrive*" (DCFW Placemaking Guide 2020). It requires a holistic approach to development that considers the whole place, rather than focusing on individual land uses or developments in isolation from their surroundings. Placemaking encompasses both the built and natural environments and involves strategic and local-level considerations. New developments should respond positively to local character and contribute meaningfully to their context.




**Figure 11: Placemaking Principles Source: Design Commission for Wales**

6.30 Strategic Policy SP4 Placemaking sets out the key considerations that all new developments must consider. Implementation of the Placemaking Principles will ensure that well-being is maximised through sustainable development that

promotes active and healthy lifestyles. The determinants of health and well-being, as set out under Policy SP5, must also be considered as a priority from the early design stage, and demonstrated clearly by development proposals. New development should incorporate high quality standards of design to ensure that they create attractive places with distinct local identity and a vibrant public realm offering accessibility for all, focused on hubs of mixed used development that are connected and well served by Active Travel and public transport.

6.31 Development within the Vale should contribute to creating places the provide for a variety of uses, services and facilities, where people can live, work and enjoy. Housing developments should offer a range of housing types and tenure to accommodate a range of needs and be in sustainable locations where there is access to a variety of uses. A mix of uses helps to create places that are inviting and sustainable; offering positive interactions between people, businesses and the environment, and reduces the need to travel. Developing to high densities where appropriate will make the most effective use of land, maximise development potential, improve connectivity and encourage Active Travel.

6.32 Multi-functional spaces include public open space, streets or mixed-use buildings which offer safe and welcoming space for people to interact, socialise, work, exercise or relax. Green Infrastructure should be integrated into developments to improve visual quality, add amenity value, encourage physical activity and interaction with nature as well as providing sustainable drainage and biodiversity benefits.

6.33 Development will be favoured where meaningful community involvement has been demonstrated. Engagement with local people where they can contribute to development proposals is valuable for placemaking as it creates a sense of ownership and belonging amongst communities.

6.34 Major development proposals[6] must be supported by a Placemaking Statement to demonstrate clearly how proposals for new development will achieve placemaking. This Placemaking Statement should form part of the Design and Access Statement that will be a requirement for most major planning applications. Placemaking Statements will explain the aspects of the development and measures taken to

[6] Major development is defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012: 10 or dwellings more; or the development is to be carried out on a site having an area of 0.5 hectares, or where the floor space to be created is 1,000 square metres or more; or, development carried out on a site having an area of 1 hectare or more.

ensure that the proposal accords with the Placemaking Principles. Evidence should be included to demonstrate how each Placemaking Principle has been met.

6.35 Policy SP4 also recognises the role that Placemaking Plans can have in identifying the priorities and aspirations of local communities. Placemaking Plans have been prepared for the towns of Barry, Cowbridge, Llantwit Major and Penarth, and where developments are proposed within areas covered by the Placemaking Plans, consideration should be given to how development proposals can contribute to meeting their objectives

**PGD1 - CREATING WELL DESIGNED AND INCLUSIVE PLACES**

**All development must achieve a high quality of design that promotes healthy and inclusive sustainable places which foster a positive sense of place. Development must demonstrate that the following principles have been considered:**

1. **Creating safe, accessible, integrated, inclusive and active environments that make efficient use of land and promote opportunities for Active Travel, and promote sustainable transport choices;**
2. **Maximising opportunities to reduce the causes of ill health, improving health and reducing health inequalities by providing a healthy living environment supporting both mental and physical health;**
3. **Incorporating sustainable design and construction solutions to maximise energy efficiency and positively contributing towards climate change resilience and adaptation;**
4. **Making a positive contribution to the character of the area, responding to the local context and character through building forms and scale; materials and features, mix of uses, landscape, density, and connectivity of streets and spaces to create and/or enhance locally distinctive design and character;**
5. **Providing high quality multi-functional green open spaces which can provide a choice and range of activities, including play, that also deliver enhanced biodiversity and flood mitigation and are designed to be resilient to climate change and adaptable overtime;**
6. **Demonstrating that traffic movements to and from the development can be accommodated, resolved, or mitigated to an acceptable degree, and**

**PGD1 - CREATING WELL DESIGNED AND INCLUSIVE PLACES**

**where car parking is provided, this must be sensitivity integrated into the development so that it does not dominate the layout of the development;**

7 **Ensuring no unacceptable impacts on public and residential amenity, particularly regarding privacy, overbearing, security, noise and disturbance;**

8 **Ensuring that public open space, private amenity space and cycle and car parking in accordance with the Council's standards;**

9 **Provide appropriately sited and designed facilities and spaces for the collection, composting and recycling of waste materials.**

6.36 Good design should create distinct places that are designed around people, and that creates variety and choice. It has a fundamental role in achieving sustainable development, tackling health inequalities, mitigating the effects of climate change, helping to create flourishing economies and diverse, vibrant, and inclusive local communities.

6.37 Policy PGD1 sets out the key principles that developers should consider in respect of design, amenity and access which together contribute to attractive, safe and accessible environments. The overarching aim of the policy is to ensure that new development at all scales positively contributes toward local character.

6.38 New residential and commercial development should also seek to create places that are of a high quality in terms of their public realm, where parking and servicing is discreet, and where the emphasis is on active street frontages which create safe and welcoming places. To achieve this, new development proposals will be required to fully consider the context and character within which the development proposal is located to ensure that it contributes positively to the local setting including important views and vistas, and that is of an appropriate scale, density and design for the proposed location and makes a positive contribution to the local environment. Providing safe and convenient routes for walking and cycling will help tackle health problems associated with physical inactivity and social exclusion factors arising from car dependency, poor access to services and public transport facilities.

6.39 Developers should also explore opportunities for incorporating both formal and informal spaces and features which facilitate children play, including "street play"

through for example enhanced traffic calming measures such as shared surfaces and home zone areas which provide improved pedestrian and cycle environments.

6.40 The Council encourages applicants to seek to minimise adverse health and health inequality impacts, and to promote health and wellbeing for all. Scoping for potential impacts early in the planning and design process is encouraged and will give a development the best chance of meeting the objectives of this policy in an effective manner. Planning applications should address the impact of the proposed development on health and wellbeing and show how the development would contribute to reducing the causes of ill health, improving health, and reducing health inequalities. The Council has prepared Supplementary Planning Guidance on Healthy Placemaking which provides best practice guidance on how to incorporate measures that can contribute towards health and wellbeing.

6.41 The provision of features or the shared use of community facilities for health care needs which enable people to retain their independence and remain in the local community will be favoured where considered appropriate.

6.42 Issues associated with unacceptable impacts on residential amenity should be addressed during the design process especially where mixed use developments are proposed. Solutions to problems such as overlooking, and noise can often be overcome by good design.

6.43 The provision of car parking is a major influence on the choice and mode of transport and the pattern of development. The Council will seek to restrict developments that generate a high level of trips (e.g. offices, shops and leisure uses) to locations well served by public transport. Moreover, provision for parking will be reduced in line with improvements to public transport accessibility. The Council's standards are set out in the Parking Standards Supplementary Planning Guidance.

6.44 The Welsh Government promotes the widespread adoption of travel plans by businesses, schools, hospitals, tourist attractions, major residential developments and other significant travel-generating uses. These assist with the efficient management of the highway network and promote alternative modes of transport. The need for a travel plan will be identified early on as part of the pre-application process or scoping discussions with the Council.

6.45 New developments must address the need to reduce energy consumption and maximise opportunities for low carbon energy generation. In delivering the housing requirement, all new residential developments will be required to contribute towards the provision of an appropriate mix of market housing, affordable housing,

specialist accommodation and support the transition to zero carbon. For example, by incorporating renewable energy generation into the fabric of buildings or designs which prevent overheating to avoid the need for artificial cooling of buildings.

6.46 Larger residential and commercial schemes present an opportunity to deliver developments that create a sense of place, provide an accessible and healthy environment, and reinforce or enhance existing urban areas. To ensure the creation of high-quality public spaces, the Council will require promoters of such sites to prepare site master plans to demonstrate how the proposal supports the delivery of good placemaking principles and the creation of well-designed places and spaces.

6.47 The Council will encourage the use of its pre-application advice service prior to any planning application being submitted so that issues relating to design and place making are addressed at an early stage in an integrated way.

## RESIDENTIAL DEVELOPMENT DENSITIES

### PGD2 – RESIDENTIAL DEVELOPMENT DENSITIES

**On sites of 0.5 Ha or above, residential development proposals within the Key, Service Centre and Primary Settlements will be permitted where the residential density is a minimum of 35 dwellings per net hectare. In Minor Rural Settlements, a minimum residential density of 30 dwellings per net hectare will be required.**

**Higher net densities will be supported where the development is in a location served by regular public transport and Active Travel routes, or near to services and facilities.**

**Lower density levels will only be permitted where it can be demonstrated that:**

1. **Development at the prescribed densities would have an unacceptable impact on the character of the surrounding area,**
2. **Reduced densities are required due to significant site constraints or to preserve a natural or historic feature that would contribute to existing or future local amenity; or**
3. **The proposal is for a mixed-use development where a residential use is the subordinate element of the proposal.**



6.48 New residential development within the Vale of Glamorgan will seek to use land efficiently, providing dwellings that meet current housing needs whilst protecting land for future generations. A minimum residential density of 35 dwellings per net hectare will therefore be required for new residential development within the Key, Service Centre and Primary Settlements of the Vale of Glamorgan.

6.49 Within the Minor Rural Settlements of the Vale of Glamorgan new residential development at a lower density of 30 dwellings net per hectare will be permitted. This reflects the sensitive nature of many rural villages and the character of existing built form.

6.50 Net developable area includes only those areas which will be developed for housing and directly associated uses such as access roads within the site, private garden space, car parking areas, incidental open space and landscaping, and children's play areas where these are to be provided.

6.51 This differs from gross density which is used to define the number of dwellings in a site/development area including major and local distributor roads, schools, churches, local shopping areas, open spaces serving a wider area and significant landscape buffer strips which may define the site boundary/development edge. In calculating net developable area, it will be reasonable to discount areas of significant constraint within a site such as woodland to be retained, flood zone, ecology mitigation areas, sustainable drainage features such as attenuation basins as well as other strategic infrastructure.

6.52 Development below the specified residential density levels will not be permitted unless it is demonstrated that there are significant site constraints that prevent development at the specified levels or where development at the density required would have an adverse impact on the character or appearance of the locality or result in the loss of an important site feature.

6.53 In line with PPW, and Future Wales[7], Policy PGD2 supports the residential development at higher densities particularly where these proposals are located within urban centres and near major public transport nodes or interchanges and where these can assist in supporting local services and facilities. In such locations proposals that deliver residential densities of 50 dwellings per hectare and above will be encouraged where this would not lead to an adverse impact on the character

[7] Future Wales, The National Plan 2040, Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking, Page 66

of the area nor would undermine the wider placemaking and well-being objectives of the plan.

## CREATING HEALTHY AND INCLUSIVE PLACES AND SPACES

### SP5 - CREATING HEALTHY AND INCLUSIVE PLACES AND SPACES

**All development should seek to create healthy and inclusive places that reduce health inequities and improve social cohesion. This will be achieved by:**

- **Ensuring development proposals are designed to facilitate accessible healthy environments to address relevant determinants of health positively, particularly in response to local health needs;**
- **Ensuring that all places and developments are as inclusive as possible, capable of adapting to a broad range of changing needs and delivering a high quality of life;**
- **Enabling opportunities for access to a healthy food environment;**
- **Supporting the provision of new and enhanced community and healthcare facilities;**
- **Protecting and enhancing existing public health and well-being.**

**To achieve this, developers are required undertake a screening assessment of their proposal at the preapplication stage to identify the potential health impacts of their development as set out below:**

| Development Type | Major Developments - Healthy Placemaking Checklist | Significant Developments - Rapid HIA |
|---|---|---|
| **Residential** | Between 10 and 99 Dwellings or an Area of 0.5 hectare to 2 hectares | 100 Dwellings or greater or greater than 2 hectares |
| **Employment/Other Commercial/Leisure** | Built Floor Space of 1,000m2 to 4,000 m2 | Built Floor Space Greater than 4,000 m2 |

**Proposals will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of the assessment.**

6.54 The health and well-being of our communities is crucially important to deliver long-term sustainable development and placemaking. This includes physical, mental and social well-being. Key to this is ensuring access to good quality services and facilities and enabling people of all ages and backgrounds to live in an environment that will support them to live full, productive and prosperous lives.

6.55 Many aspects of planning can have a significant impact on health. In particular: good quality housing; a well-designed public realm; sustainable transport; employment and training opportunities; and access to leisure, cultural activities and green space. These factors are known as the 'wider determinants of health' (Figure 12) and are often outside of the control of an individual to influence. The environment we live, work and access leisure time within plays a significant role in our health and well-being.

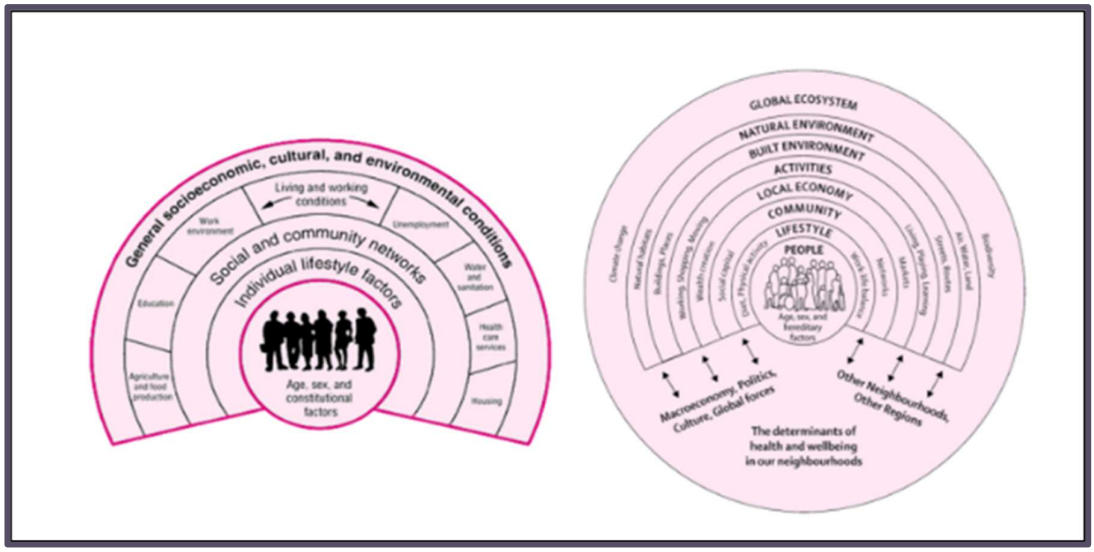



**Figure 12: The Wider Determinants of Health Source: Dahlgren and Whitehead (1991) R: Barton and Grant (2006)**

6.56 Healthy places and spaces are those designed to a high standard, incorporating features that:

- Address the health and well-being needs of all users, in line with placemaking principles.
- Enable convenient, multi-modal access to essential services and facilities for all journey types.
- Provide high-quality active travel infrastructure and accessible open spaces, including sports facilities.

- Include green infrastructure and spaces for social interaction, such as areas for growing food.
- Offer high-quality, appropriate housing accommodation.
- Are designed in a manner that reduces the potential for crime and disorder.

6.57 By integrating these elements, planning can positively influence the key determinants of health and contribute to the creation of healthier, more inclusive communities.

6.58 Inclusive places are those that deliver equality of access and opportunity, enabling everyone to participate fully in society and people to remain in their homes and communities as their needs change. Relatively small modifications can have a significant impact on the ability of people to enjoy their local area, such as incorporating appropriate lighting to reduce the fear of crime or providing places for people to rest and socialise. Careful design can ensure that places are welcoming for all generations, removing barriers that prevent people from meeting their needs or enjoying active lives.

6.59 To ensure that new development responds appropriately to health and well-being needs, provides an environment which enhances positive health impacts and tackles health inequalities, a health in all policies approach will be followed. This ensures that new development considers its health implications by seeking to avoid potential unintended negative health outcomes and improving them where possible. This embeds health and wellbeing as a key policy issue throughout all relevant policies within the plan and is underpinned by Policy SP5.

6.60 To ensure that new developments consider the potential health impacts of development, Policy SP5 sets out the requirements for site promoters to undertake an assessment of the proposed development prior to the submission of a planning application or at the pre-application stage. Dependent on the type and scale of the development the assessment will require either screening using the Council's Health and Wellbeing Checklist, or screening followed by a rapid Health Impact Assessment (HIA). Details of the requirements are set out in the Council's Healthy Placemaking Supplementary Planning Guidance.

6.61 Rapid HIA typically involves a brief investigation of health impacts, including a short literature review of quantitative and qualitative evidence and the gathering of knowledge and further evidence from local stakeholders including relevant Council departments, Cardiff and Vale Local Health Board and Public Health Wales Health Impact Assessment Unit. This screening and/or rapid HIA should identify the likely

potential positive and negative impacts of a development proposal on the health and well-being of different population groups, on the wider determinants of health, and on health inequalities. The recommendations identified through this process on how positive health impacts could be enhanced and negative impacts avoided or mitigated should inform the design of a development. Proposals that successfully incorporate measures that contribute towards creating healthy and accessible environments will be supported.

6.62 Health inequalities exist across the Vale of Glamorgan, both spatially and between different population groups. Compliance with Policy SP5 will ensure that where possible these health inequalities are identified and addressed. Data sets that identify inequalities include the Welsh Index for Multiple Deprivation [8], and publications from Public Health Wales and Cardiff and Vale University Health Board. These should be used to inform HIAs. Guidance[9] on completing HIAs has been produced by the Welsh Health Impact Assessment Unit.

6.63 A further role of the RLDP is to support the delivery of health and wellbeing services within the community, and whilst the Vale of Glamorgan Council does not directly deliver healthcare facilities the Council does have a key enabling role. In this regard the Council is working in partnership with Cardiff and Vale University Health Board to provide an understanding of local service capacity, changes in service delivery and the need for additional facilities where development is planned.

6.64 Additionally, where new developments include the provision of a new or enhanced community building the Council will consult with the Health Board to explore whether such facilities could provide an opportunity to deliver health services as part of a multi-use community space as supported under Policy CI4 Protecting and Enhancing Existing Community Facilities.

6.65 Developers are also encouraged to engage with the local Health Board at pre-application stage to enable due consideration of healthcare infrastructure requirements. The need for healthcare facilities, or other health-enabling infrastructure such as segregated cycle lanes or leisure facilities, should be considered in-step with the demands from new development and local population health needs. This is particularly necessary for large sites that may be phased during which time the demands created from a development may change.

[8] Welsh Index of Multiple Deprivation | GOV.WALES

[9] https://phwwhocc.co.uk/whiasu/

## ACTIVE AND SOCIAL PLACES

## HOUSING GROWTH AND SUPPLY (HG)

### SP6 - HOUSING REQUIREMENT

**To meet the identified housing requirement of 7,890 dwellings, provision will be made for the delivery of 8,660 homes in the Plan Period 2021 to 2036. This will be delivered by:**

- **3,837 dwellings from the existing land supply**
- **3,520 dwellings on allocated sites**
- **1,303 dwellings from large and small windfall developments**

6.66 The RLDP housing growth strategy aims to deliver sufficient housing to meet the identified requirement over the plan period. It ensures an appropriate mix of general market housing, affordable homes, and specialist accommodation to meet the needs of individuals requiring accessible or adapted housing.

6.67 Policy SP6 sets out a housing requirement of 7,890 dwellings over the plan period, equating to 526 units per annum. To ensure flexibility and support deliverability, the Plan includes a 10% over-allocation, making provision for a total of 8,660 dwellings. This housing provision will be delivered from the component sources listed in Table 2.

6.68 In order to meet this housing requirement figure, the Council has considered the contribution from sites that have been completed since April 1st 2021, units under construction and units with planning permission, also factoring in an assumption for non-delivery. Collectively these sources would contribute 3,837 dwellings towards meeting the housing requirement. Further detail on the contribution from each source is summarised in Table 2.

6.69 A further source of housing arises from windfall developments, which are sites that are not specifically allocated for housing yet come forward in accordance with the development plan and other material planning considerations. Analysis of historical delivery of housing indicates that on average small windfall sites (sites of less than 10 dwellings) have provided some **53 dwelling completions per year**, and large windfall sites (10 dwellings or greater) contributed on average **80 dwellings per**

**year**. Overall, it is projected that windfall sites could contribute a further **1,303 dwellings** over the remainder of the plan.

6.70 Table 2 also includes the number of dwellings that are allocated for residential development on key sites, rolled forward sites that are considered to be deliverable, and other housing allocations, including affordable housing led sites. These allocations could deliver **3,520 dwellings**. Further details of the Council's analysis of the Vale of Glamorgan land supply are set out in the RLDP Housing Land Supply Background Paper.

**Table 2: Housing Supply Components: Housing Supply and Housing Requirement**

| | Component of Supply | Number of Dwellings | Notes |
|---|---|---|---|
| **A** | Completions 21/22 - 24/25 | 1,747 | Comprising 1,562 dwellings on large sites and 185 dwellings on small sites |
| **B** | Units under construction 1st April 2025 | 313 | Comprising Large Sites 10 dwellings > |
| **C** | Units within planning permission | 1,860 | Includes sites that have S106 agreements pending where it is realistic that the agreement will be signed. |
| **D** | Non-delivery allowance for land bank | -83 | Assumed 5% of units with planning permission where construction has not already commenced (1663 units) will not be delivered based on past delivery rates |
| | **Total Existing Supply (A+B+C-D)** | **3,837** | |
| **E** | Large Sites Windfall Allowance (10 or more dwellings) | 720 | Based on past delivery rates over adopted LDP plan period. To avoid double counting of large windfall sites already within the land supply, this allowance has been discounted from the first 2 years of the land supply and applied to the subsequent 9 remaining years of the plan (80 dwellings x 9 years) |
| **F** | Small Sites Windfall Allowance | 583 | Based on past delivery rates. This allowance has been applied to the remaining 11 years of the plan period (53 dwellings x 11 years) |



| Table 2: Housing Supply Components: Housing Supply and Housing Requirement | | | |
|---|---|---|---|
| | **Total Windfall allowance (E+F)** | **1,303** | |
| | RLDP allocations | 3,520 | Key sites – 2,278 units<br>New housing allocations – 161 units<br>Rolled forward sites – 959 units<br>Affordable housing led sites – 122 units |
| | **Housing Provision** | **8,660** | |

**Spatial Distribution of Housing Growth**

6.71 The table below summaries the spatial distribution of the various components of the housing land supply as they relate to the RLDP Settlement Hierarchy. The table indicates that 1,747 dwellings have already been constructed since the commencement of the plan period and that the existing housing land bank will contribute to a considerable proportion of the identified housing requirement. The distribution of windfalls across the settlement hierarchy shown in the table is representative of historical trends which indicate that most windfall development has come from sites within Barry and the Service Centres of Cowbridge, Llantwit Major and Penarth, and the projected allowance reflects this trend. Further details of the Council's analysis of windfall trends are set out in the RLDP Housing Land Supply Paper.

6.72 The spatial distribution of the housing land supply in Table 3 illustrates that the spatial distribution of new housing is being directed in line with the spatial growth strategy (SP1), specifically to the settlements in the Vale that are best served by public transport connectivity and offer a good range of services and facilities. Barry, as a Key Settlement, is accommodating a significant proportion of new development commensurate with its status in the hierarchy and its credentials as a sustainable settlement well served by sustainable transport.

6.73 The Service Centre Settlements are also accommodating an appropriate share of development. Whilst the highest proportion of development is identified within the Primary Settlements within the Strategic Growth Area, it should be noted that there are five settlements within this category – St Athan, Rhoose, Dinas Powys, Llandough and Sully. These are settlements that as well as having good existing and proposed public transport links, are also well served by employment opportunities nearby, aligning housing with employment. It will be noted that only

a small proportion of development is likely to take place outside of the Strategic Growth Area, with some of this development relating to planning permissions granted in accordance with the adopted LDP strategy.

| Table 3: Spatial Distribution of Housing Supply (April 2025) | | | | | | | |
|---|---|---|---|---|---|---|---|
| Components of Housing Supply | | Total | Settlement Hierarchy | | | | |
| | | | Key Settlement Barry | Service Centre Settlements | Primary Settlements in Strategic Growth Area | Minor Rural Settlements and Primary Settlements outside of Strategic Growth Area | Hamlets and Smaller Rural Settlements |
| A | Small Windfall Completions 2021-25 | 185 | 70 | 73 | 22 | 15 | 5 |
| A | Large (Windfall) and Allocations Completions 2021-25 | 1,562 | 581 | 394 | 569 | 18 | 0 |
| B | Units under Construction April 2025 | 313 | 70 | 163 | 63 | 17 | 0 |
| C | Units with Planning permission including non delivery allowance | 1,777 | 66 | 1,004 | 331 | 124 | 253 |



| Table 3: Spatial Distribution of Housing Supply (April 2025) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Existing land supply | 3,837 | 787 | 1,634 | 985 | 174 | 258 |
| D | LDP Sites rolled forward | 959 | 200 | 340 | 419 | 0 | 0 |
| F | Key Housing Allocations | 2,278 | 376 | 0 | 1,902 | 0 | 0 |
| G | Other allocations including Affordable Housing Led Sites | 283 | 110 | 0 | 51 | 122 | 0 |
| | Allocated sites | 3,520 | 686 | 340 | 2,372 | 122 | 0 |
| G | Large windfall sites (10>) | 720 | 376 | 172 | 81 | 52 | 39 |
| H | Small windfall sites (<10) | 583 | 304 | 139 | 65 | 42 | 32 |
| | Total Windfall | 1303 | 680 | 311 | 146 | 94 | 71 |
| I | Total Housing Provision | 8,660 | 2,153 | 2,285 | 3,503 | 390 | 329 |

## HOUSING DELIVERY

### HG1 - HOUSING ALLOCATIONS

**To deliver the plan's strategic growth and contribute to meeting the identified housing requirement set out in SP6, land is allocated for housing at the following locations:**

#### A. KEY SITES (POLICY HG1 KS1-5)

| Site Reference | Settlement | Site Name | Number of units |
|---|---|---|---|
| KS1 | Barry | Land at North West Barry | 376 |
| KS2 | Dinas Powys | North of Dinas Powys, off Cardiff Road | 250 |
| KS3 | Rhoose | Land at Readers Way | 520 |
| KS4 | St Athan | Land at Church Farm | 532 |
| KS5 | St Athan | Land to the West of St Athan | 600 |
| | | **Dwelling Contribution** | **2,278** |

#### B. HOUSING ALLOCATIONS

| Site Reference | Settlement | Site Name | Number of units |
|---|---|---|---|
| HG1 (1) | Barry | Land to the west of Pencoedtre Lane | 135 |
| HG1 (2) | Barry | Land at the Mole | 65 |
| HG1 (3) | Barry | Land at Hayes Lane | 70 |
| HG1 (4) | Barry | Land at Neptune Road | 40 |
| HG1 (5) | Llantwit Major | Land between the Northern Access Road and Eglwys Brewis Road (Site C - Central Parcel) | 235 |
| HG1 (6) | Cowbridge | Land adjoining St Athan Road | 105 |
| HG1 (7) | St Athan | Former Stadium Site, adjacent to Burley Place | 80 |
| HG1 (8) | St Athan | Clive Road, St Athan | 51 |
| HG1 (9) | Rhoose | Land north of the Railway Line (East) | 339 |
| | | **Dwelling Contribution** | **1,120** |

## HG1 - HOUSING ALLOCATIONS

### C. MAJOR LAND BANK SITES

| Site Reference | Settlement | Site Name | Number of units |
|---|---|---|---|
| HG2 (1) | Penarth | Land at Upper Cosmeston Farm | 576 |
| HG2 (2) | Llantwit Major | Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western Parcel) | 140 |
| HG2 (3) | Llantwit Major | Land between the Northern Access Road and Eglwys Brewis Road (Site B - Eastern Parcel) | 100 |
| HG2 (4) | Llandough | Land south of Llandough Hill / Penarth Road | 133 |
| HG2 (5) | Sully | Land West of Swanbridge Road (Phase 2) | 175 |
| | | **Dwelling Contribution** | **1,124** |

### D. HOUSING LED REDEVELOPMENT OPPORTUNITY

| Site Reference | Settlement | Site Name |
|---|---|---|
| HG3 (1) | Llantwit Major | Former Eagleswell Primary School |

### E. RURAL AFFORDABLE HOUSING LED SITES (POLICY HG4)

| Site Reference | Settlement | Site Name | Number of units |
|---|---|---|---|
| HG4 (1) | Colwinston | Land to the East of Colwinston | 25 |
| HG4 (2) | Aberthin | Land west of Maendy Road | 25 |
| HG4 (3) | Wick | Land at Heol Fain | 50 |
| HG4 (4) | Fferm Goch | Land north of West Winds Business Park | 22 |
| | | **Dwelling Contribution** | **122** |

6.74 Strategic Policies SP1 and SP6 identify a housing requirement of 7,890 dwellings over the plan period. To allow for choice and flexibility, the plan makes provision for **8,660 dwellings**, which equates to a flexibility allowance of 10%. Policy HG1 sets out the housing sites that will contribute towards meeting the housing land supply requirement.

6.75 The 5 Key Sites with the Strategic Growth Area are within the settlements in the highest tiers of the hierarchy and are of a sufficient scale to be able to best deliver placemaking principles including delivering a mix of uses, green infrastructure and Active Travel improvements. Further consideration of the Key Sites in terms of housing, community facilities, sustainable transport and infrastructure requirements for each of the sites is set out in site specific policies **HG1 KS1 to KS5.**

6.76 In addition to Key Housing sites, the plan allocates a number of other housing sites (Section B **HG1 (1) – HG1 (9**). These comprise new housing allocations on sites within the Strategic Growth Area as well as sites rolled forward from the adopted LDP which the Council considers to be deliverable. Several of the rolled forward sites are subject of planning applications that were awaiting determination as of 1st April 2025. In total, these housing allocations comprise 1,120 dwellings.

6.77 Major land bank sites are also shown on the proposals map (Section C **HG2 (1) – HG2 (5).** These are sites with planning permission, or with a resolution to grant planning permission subject to the signing of a Section 106 agreement, that have a capacity of 100 units or more. These sites have been factored into existing land supply calculation in Table 2.

6.78 The RLDP recognises the need to support the provision of affordable housing in all areas of the Vale, and as such, a key feature of the RLDP Strategy is the provision of small-scale affordable housing led developments that meet locally identified need. In this regard and consistent with this approach, the Council has identified four affordable housing led sites as detailed under Policy HG4. These sites will provide an important source of affordable housing in the rural Vale and have been identified on basis that they will deliver a minimum of 50% affordable housing, thereby enabling residents to access both affordable and market housing.

6.79 A housing trajectory demonstrating the timescales for the delivery of each of the components of the housing supply will be completed is included in Appendix 1.

## KEY HOUSING SITES

6.80 The sites at Barry, Rhoose and St Athan that are identified as Key Sites are those that best accord with the principles of the Sustainable Growth Strategy. As part of the production of the RLDP the Council held a serious of Placemaking Engagement Sessions in the communities near the sites which gave local residents the opportunity



to inform the illustrative masterplans that accompany each of the Key Sites. In addition, independent site-specific development viability appraisals have been undertaken to ensure site deliver and the ability of sites to financial support the necessary affordable housing and other supporting infrastructure specified within each Key Site Policy.

## LAND AT NORTH WEST BARRY

6.81 Land at North West Barry is allocated for a residential development of up to 376 dwellings and public open space. The site is in a sustainable location on the edge of the Barry, a key settlement, in a location that is well served by services and facilities, including a major supermarket, GP surgery, community centre, three primary schools (English Medium, Welsh Medium and Church in Wales) and two high schools (English and Welsh Medium) all located in reasonable walking distance. There is an active travel route along Port Road West, bus stops in close proximity providing buses to Llantwit Major, Cardiff and the centre of Barry. Barry station is 1.3 miles from the site entrance.

6.82 The site is located to the south of the A4226 Port Road West and west of residential development on Pontypridd Road and the housing estate of Nant Talwg Way. To the north east of the site, fronting Port Road West is a small number of agricultural and residential buildings, together with a pub/restaurant and hotel. The western boundary of the site is Cwm-Ciddy Lane, a single-track lane bordered by robust hedgerows, leading to the listed Cwm Ciddy Farm complex. The lane continues as a public right of way into Porthkerry Country Park. The southern boundary of the site is a broadleaved woodland known as Mill Wood. This is identified as part of a Site of Importance for Nature Conservation (SINC, North East of Knock Man Down Wood) and is also part of Porthkerry Country Park.

6.83 The site is identified as low-grade agricultural land (Grade 3b/4) comprising six field parcels bounded predominately by hedgerows with open or gated access between fields.

6.84 Dwr Cymru Welsh Water have advised that Hydraulic Modelling Assessments (HMA) will be required to establish the impact of the proposal on the existing water network and sewerage network and potential developers would be expected to fund investigations during pre-planning stages.

6.85 The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.

## HG1 KS1 - LAND AT NORTH WEST BARRY

**Land at North West Barry, as shown on the Proposals Map, is allocated as a key housing site. The 18.7 Ha site will deliver up to 376 homes over the plan period.**

**The development of the site must adhere to the Placemaking Principles set out in Policy SP4 Placemaking and the criteria in Policy PGD1 Creating Well Designed Places. In addition, the site must comply with the following requirements:**

**Affordable Housing**

- The provision of a minimum of 113 affordable housing units (30%) with a unit mix reflecting the requirements of the latest Local Housing Market Assessment and the Council's waiting list data. In order to deliver a greater social mix, the affordable units should be dispersed across the site in clusters of no more than 10 units, with their delivery being phased across the development trajectory.

**Sustainable Transport and Highways**

- Provision of land across the site frontage to allow for the widening of the A4226 Port Road West and the delivery of an Active Travel route across the frontage of the site as part of the Weycock Cross to Cardiff Airport Active Travel route, as identified in Policy TR1.
- Creation of a new signalised junction on to the A4226 Port Road West, which will need to accommodate controlled pedestrian/cycle crossing facilities.
- A contribution towards off-site improvements to the capacity and flow of Weycock Cross roundabout and other junctions on the strategic highways network where necessary.
- A contribution towards off-site sustainable transport measures in the area
- Connection to the public right of way to Porthkerry Country Park via Cwm Ciddy Lane.

**Heritage**

- The development should consider and respond positively to the setting of the four grade II listed buildings at Cwm-Ciddy Farm, which are in close proximity to the site boundary.

**Community Infrastructure**

- An off-site financial contribution towards the delivery of additional school places in accordance with capacity requirements within the catchment area.

## HG1 KS1 - LAND AT NORTH WEST BARRY

- An off-site financial contribution towards the provision or enhancement of community facilities in the area.
- The provision of public art on site, or alternatively a financial contribution for off-site provision of public art.

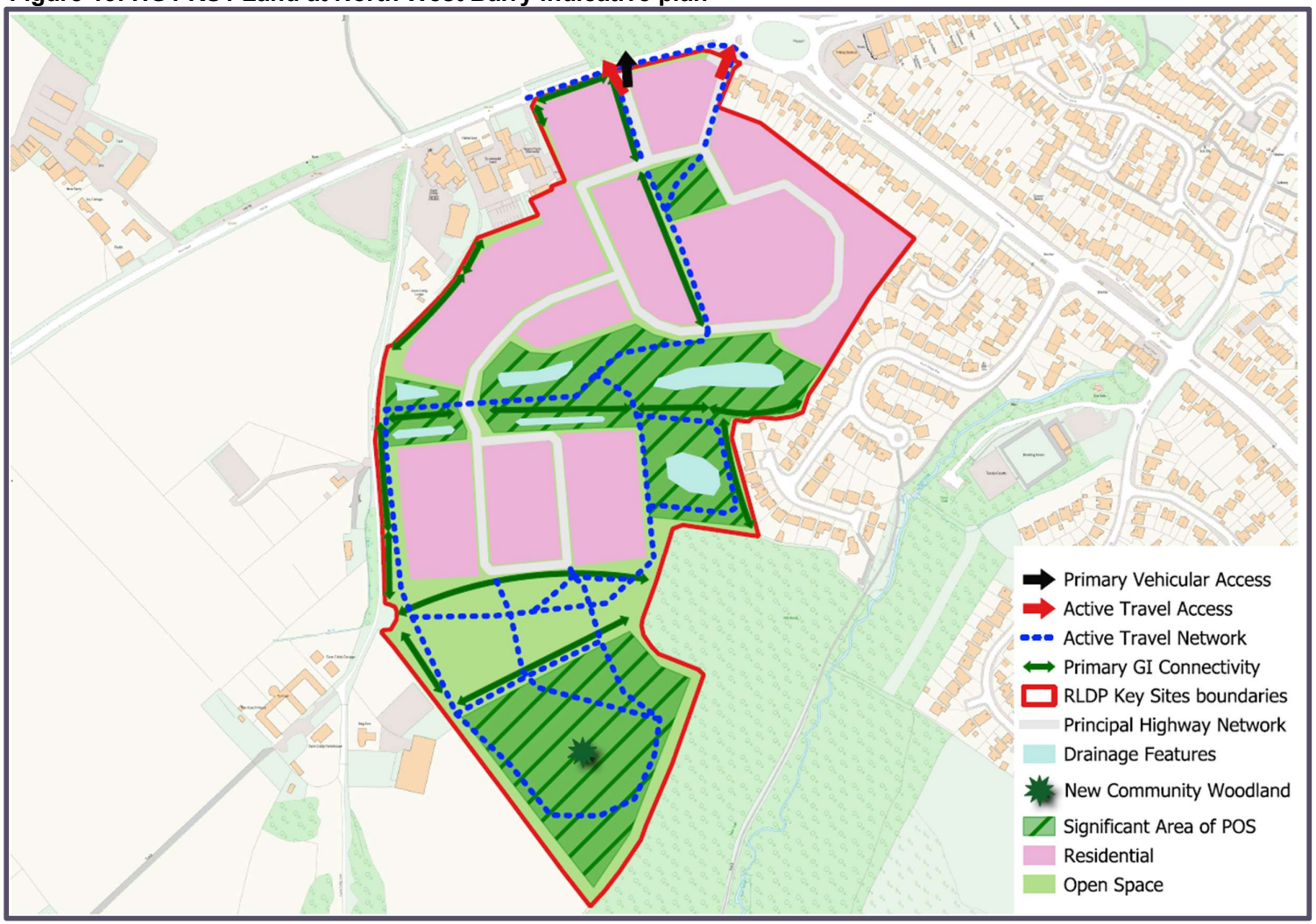
**Green Infrastructure, Recreation Spaces and Biodiversity**

- The provision of a key area of open space (minimum 2.3 ha) to the south of the site adjoining Porthkerry Country Park which will serve as a buffer to the adjoining SINC at Mill Wood and offer opportunities for significant biodiversity enhancements. The ownership of this area should be transferred to the Vale of Glamorgan Council, together with an appropriate financial contribution, for management as part of Porthkerry Country Park.
- In addition, the site must include a number of other well-designed areas of useable open space, including informal and equipped play spaces, with appropriate green infrastructure connections between them. Where the requirements cannot be met fully on site, an off-site contribution will be required.
- Hedgerows and other green infrastructure assets on the site boundary and within the site should be retained and included as part of green infrastructure corridors through the site wherever possible. Where this cannot be achieved, for example at the entrance to the site, appropriate compensatory planting will be required.
- The enhancement of existing planting will be required along the boundary with Nant Talwg Way, St James Crescent and Pontypridd Road to reduce the impact of the development.
- The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site. Green space design must consider any emerging guidance for Suitable Alternate Natural Greenspace (SANG) to reduce recreational pressure on the features of the Estuary.

**Flood Risk and Sustainable Drainage**

- The site must incorporate appropriate high quality sustainable drainage systems (SuDS) which integrate the surface water drainage function with open space and provide opportunities to deliver biodiversity.
- No built development will be permitted within the central east-west corridor of the site, which is within a surface water and small watercourses flood zone. This area should be retained as a wetland park, which will incorporate appropriate sustainable drainage features to serve the site.

**Figure 13: HG1 KS1 Land at North West Barry indicative plan**



## LAND TO THE NORTH OF DINAS POWYS

6.86 A key residential allocation is identified to the north of the Eastbrook area of Dinas Powys, which is identified as primary settlement. Dinas Powys is well served by public transport, with two train stations (Eastbrook and Dinas Powys) and regular bus services to Cardiff and Barry. Dinas Powys has a good range of facilities and services, including primary schools, community halls, a GP surgery and community library.

6.87 The site comprises open agricultural fields (Grade 3b) with hedgerows and tree belts bordering each field. The site is directly north of an existing housing estate with Cardiff Road forming the eastern boundary. To the west, outside the site boundary, is Seel Park woodland, play area and playing field and north west is Mill Farm, comprising a complex of farm buildings. Further north a series of fields extend to the primary settlement of Llandough, some 600m north.

6.88 Dwr Cymru Welsh Water have advised that a Hydraulic Modelling Assessment (HMA) will be required to establish the impact of the proposal on the existing water network and potential developers would be expected to fund investigations during pre-planning stages.

6.89 The public sewerage network is expected to be able to accommodate foul flows from this site. The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.

## HG1 KS2- LAND TO THE NORTH OF DINAS POWYS

**Land North of Dinas Powys, as shown on the Proposals Map, is allocated as a key housing site. The 13.3 Ha site will deliver up to 250 homes over the plan period.**

**The development of the site must adhere to the Placemaking Principles set out in Policy SP4 Placemaking and the criteria in Policy PGD1 Creating Well Designed Places. In addition, the site must comply with the following requirements:**

**Affordable Housing**

- The provision of a minimum of 100 affordable housing units (40%) with a unit mix reflecting the requirements of the latest Local Housing Market Assessment and the Council's waiting list data. In order to deliver a greater social mix, the affordable units should be dispersed across the site in clusters of no more than 10 units, with their delivery being phased across the development trajectory.

**Sustainable Transport and Highways**

- A contribution towards off-site improvements to the capacity and flow of key junctions in the area.
- The inclusion of walking and cycling links between the development and Seel Park and George's Row.
- Creation of a new signalised junction on to the A4055 Cardiff Road to serve as the primary access with a secondary access closer for emergencies as well as pedestrians and cycling.
- A contribution towards off-site sustainable transport measures in the area.

**Community Infrastructure**

- An off-site financial contribution towards the delivery of additional school places in accordance with capacity requirements within the catchment area.
- An off-site financial contribution towards the provision or enhancement of community facilities in the area.

## HG1 KS2- LAND TO THE NORTH OF DINAS POWYS

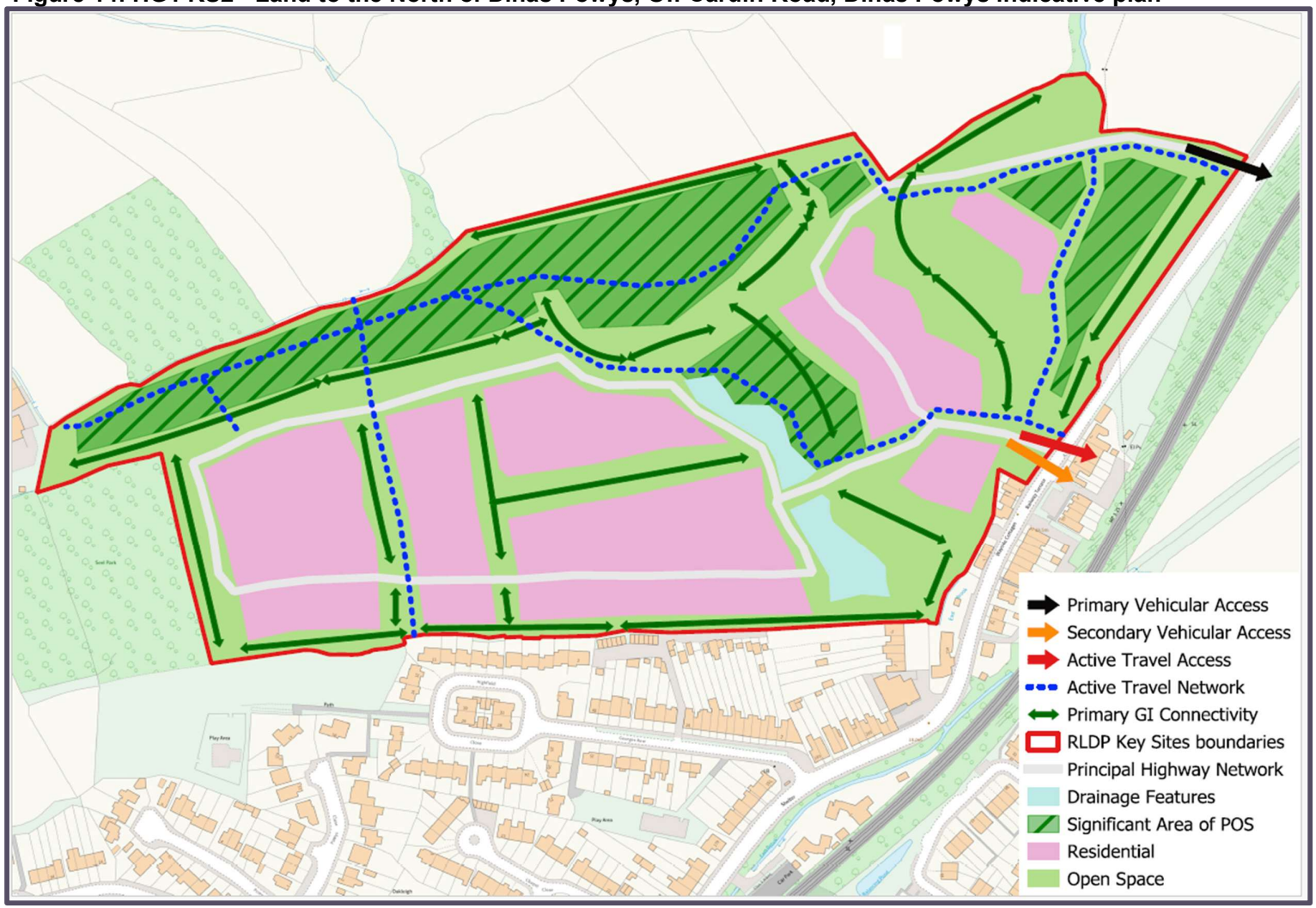
**Green Infrastructure, Recreation Spaces and Biodiversity**

- The provision of a key area of open space at the entrance to the site fronting Cardiff Road and a linear green park across the northern edge of the site boundary.
- In addition, the site must include a number of other well-designed areas of useable open space, including informal and equipped play spaces, with appropriate green infrastructure connections between them. Where the requirements cannot be met fully on site, an off-site contribution will be required.
- Hedgerows and other green infrastructure assets on the site boundary and within the site should be retained and included as part of green infrastructure corridors through the site wherever possible. Where this cannot be achieved, for example at the entrance to the site, appropriate compensatory planting will be required.
- The enhancement of existing planting will be required along the boundary with Highfield Close
- The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site. Green space design must consider any emerging guidance for Suitable Alternate Natural Greenspace (SANG) to reduce recreational pressure on the features of the Estuary.

**Flood Risk and Sustainable Drainage**

- The site must incorporate appropriate high quality sustainable drainage systems (SuDS) which integrate the surface water drainage function with open space and provide opportunities to deliver biodiversity.
- No built development will be permitted within 8m of the watercourses that cross the site.

**Figure 14: HG1 KS2 - Land to the North of Dinas Powys, Off Cardiff Road, Dinas Powys indicative plan**



## LAND AT READERS WAY, RHOOSE

6.90 Land at Readers Way is identified as a key housing led site of up to 520 homes, public open space and small-scale commercial uses. It is located on the northern edge of Rhoose, a primary settlement served by two primary schools, two community centres, a GP surgery and a range of small-scale units offering services and facilities including a post office, pharmacy, small foodstore and community library. Rhoose station, which is served by trains to Bridgend via Llantwit Major and Cardiff via Barry, is 0.6 miles from the site entrance. There is a park and ride facility at the station. There is also a bus link to Llantwit Major and Cardiff via Barry.

6.91 A farm track and bridleway runs north to south through the centre of the site, segregating the site into two areas. The area west of the bridleway comprises five field parcels of flat low grade agricultural land of varying sizes. The extent of the site boundary is level with the pattern of the existing housing estates to the west. There is also an existing housing estate to the south, with Celtic Way Community Centre and playing fields in close proximity to the site boundary. The housing estate to the south comprises a number of cul de sacs that terminate at the site boundary. Vehicular access is proposed from both Celtic Way and Readers Way.

6.92 The part of the site that is located to the east of the bridleway also comprises flat low-grade agricultural land, bordered to the west by a hedgerow, beyond which is a public right of way and the perimeter fence for Cardiff airport. The Highwayman Inn is located directly north, which provides airport parking in addition to a restaurant. There is no vehicular access proposed through the northern end of the site.

6.93 Readers Way pond, designated as a Site of Importance for Nature Conservation (SINC) as the pond supports breeding great crested newts, is located adjacent to the site boundary, to the south east of the site.

6.94 Dwr Cymru Welsh Water have advised that Hydraulic Modelling Assessments (HMA) will be required to establish the impact of the proposal on both the existing water network and public sewerage network and potential developers would be expected to fund investigations during pre-planning stages.

6.95 The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.

## HG1 KS3 - LAND AT READERS WAY RHOOSE

**Land at Readers Way, as shown on the Proposals Map, is allocated as a key housing site. The 29.2 Ha site will deliver up to 520 homes over the plan period.**

**The development of the site must adhere to the Placemaking Principles set out in Policy SP4 Placemaking and the criteria in Policy PGD1 Creating Well Designed Places. In addition, the site must comply with the following requirements:**

**Affordable Housing**

- The provision of a minimum of 182 affordable housing units (30%) with a unit mix reflecting the requirements of the latest Local Housing Market Assessment and the Council's waiting list data. In order to deliver a greater social mix, the affordable units should be dispersed across the site in clusters of no more than 10 units, with their delivery being phased across the development trajectory.

**Sustainable Transport and Highways**

- A contribution towards off-site improvements to the capacity and flow of junctions on the strategic highway network as informed by the Strategic Transport Assessment and site-specific Transport Assessment.
- A contribution towards off-site sustainable transport measures in the area, including improving Active Travel links to Rhoose station and along Fontygary Road and Fonmon Road.

**Community Infrastructure**

- An off-site financial contribution towards the delivery of additional school places in accordance with capacity requirements within the catchment area.
- The provision of a community building on site or an off-site financial contribution towards the provision and enhancement of community facilities in the area.
- Delivery of a commercial unit (A1 or A3) on site to increase the mixed use offer on the site.



## HG1 KS3 - LAND AT READERS WAY RHOOSE

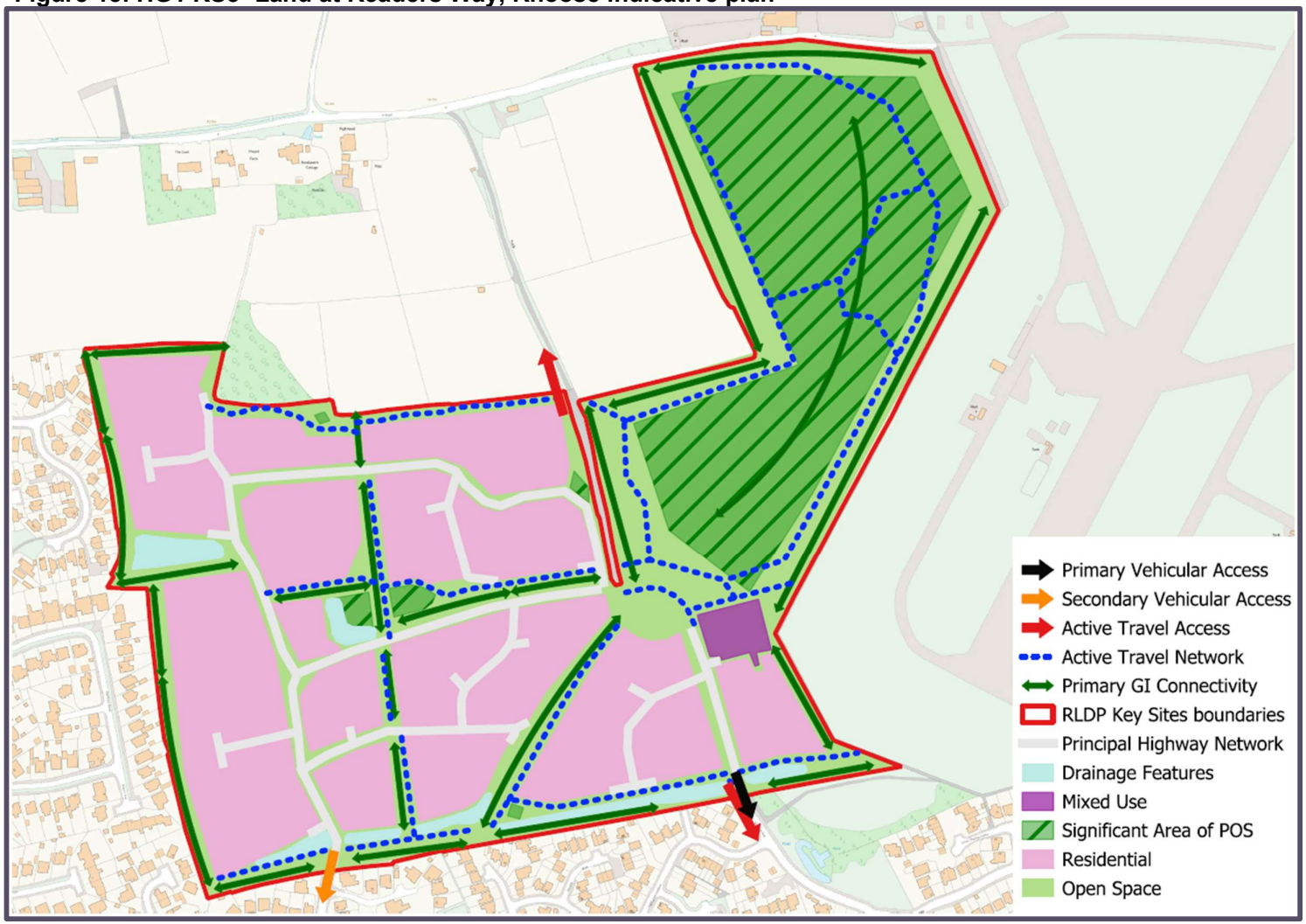
**Green Infrastructure, Recreation Spaces and Biodiversity**

- The provision of a key area of open space to the east of the site which will serve as a buffer to the adjoining Cardiff airport site. This open space must include a minimum of 1.89 Ha of outdoor sports provision, community allotments and amenity greenspace, together with areas for biodiversity enhancements.
- In addition, the site must include a number of other well-designed areas of useable open space, including informal and equipped play spaces, with appropriate green infrastructure connections between them.
- Hedgerows and other green infrastructure assets on the site boundary and within the site should be retained and included as part of green infrastructure corridors through the site wherever possible. Where this cannot be achieved, appropriate compensatory planting will be required.
- The provision of a pond that holds water and connected green infrastructure close to Readers Way Pond is required to provide an appropriate habitat for great crested newts.

**Flood Risk and Sustainable Drainage**

- The site must incorporate appropriate high quality sustainable drainage systems (SuDS) which integrate the surface water drainage function with open space and provide opportunities to deliver biodiversity.

**Figure 15: HG1 KS3- Land at Readers Way, Rhoose indicative plan**



## LAND AT CHURCH FARM, ST ATHAN

6.96 Two key site allocations are identified in St Athan, which would deliver eastern and western extensions to the settlement. St Athan is a primary settlement served by an English medium primary school and other facilities including small scale retail, a post office and other community facilities. In addition, the adjoining Bro Tathan Enterprise Zone provides a range of employment opportunities, with the delivery of a significant number of additional jobs expected over the plan period, ensuring new housing is co-located with employment opportunities. St Athan is served by a bus service linking the settlement to Llantwit Major and Cardiff, via Barry with land also being safeguarded for a station and bus/rail interchange under policies HG1 KS5 and TR1.

6.97 The allocation at Church Farm, which represents the eastern extension to St Athan, comprises two areas, which are anticipated to be developed in a phased manner. The western area, which was a housing allocation in the adopted LDP 2011-2026 comprises two agricultural fields and extends to approximately 8.4 hectares in total. The site is bound to the north by St Athan Primary School, a residential property and farm buildings. The B4265 adjoins the site to the south, beyond which are residential properties, the Vale of Glamorgan railway line, and agricultural land. The Grade II Listed St Athan War Memorial is located to the south-west of the site, adjacent to the junction of Gileston Road and the B4265. Gileston Road bounds the site to the west, beyond which are residential properties and a Co-op foodstore.

6.98 The eastern parcel (16ha) comprises 4 field parcels separated by hedgerows with a farm track and further agricultural land beyond. A petrol station is located just beyond the south eastern boundary of the site, as well as the access road to the Aberthaw Power Station site. The B4265 is also the southern boundary to this parcel of land.

6.99 The majority of the site is low grade agricultural land (Grade 3b), although south eastern corner (approximately 10% of the overall site) is identified as Best and Most Versatile Agricultural Land (Grade 2/3a).

6.100 Access to the western parcel (Phase 1) will be from Gileston Road. A second access point directly on to the B4265 will be delivered as part of the development of the eastern parcel (Phase 2), with an internal road network connecting these two areas together. Phase 1 will deliver 232 units and 1,672 – 1,858 sq m (18,000-20,000 sq ft) Class A1 retail foodstore. Phase 2 is housing, delivering 300 homes.

6.101 The delivery of a foodstore as part of the first phase will increase the services available in St Athan, reducing the need for residents to travel to other settlements for convenience shopping. In line with the sequential approach to the location of retail facilities, the foodstore must be located in the north western corner of the site as this part of the site is in closest proximity to the defined retail centre of St Athan.

6.102 Dwr Cymru Welsh Water have advised that Hydraulic Modelling Assessments (HMA) will be required to establish the impact of the proposal on both the existing water network and public sewerage network and potential developers would be expected to fund investigations during pre-planning stages.

6.103 There is limited capacity in West Aberthaw Waste Water Treatment Works (WwTW). A scheme to upgrade the WwTW is planned as part of the current AMP investment period (2025-2030). If the development wishes to connect in advance of the completion of the AMP scheme, then the developer would need to undertake a Developer Impact Assessment (DIA) to establish the reinforcement works needed at the WwTW to accommodate their site.

## HG1 KS4 - LAND AT CHURCH FARM, ST ATHAN

**Land at Church Farm, as shown on the Proposals Map, is allocated as a key housing-led site. The 24.1 Ha site will deliver 532 homes over the plan period and a class A1 retail foodstore of up to 20,000 sq ft (1,858 sq m) with associated car parking.**

**The development of the site must adhere to the Placemaking Principles set out in Policy SP4 Placemaking and the criteria in Policy PGD1 Creating Well Designed Places. In addition, the site must comply with the following requirements:**

**Affordable Housing**

- The provision of a minimum of 81 affordable housing units on phase 1 and 105 affordable units on phase 2 (35%) with a unit mix reflecting the requirements of the latest Local Housing Market Assessment and the Council's waiting list data. In order to deliver a greater social mix, the affordable units should be dispersed across the site in clusters of no more than 10 units, with their delivery being phased across the development trajectory.

**Sustainable Transport and Highways**

- A contribution towards off-site improvements to the capacity and flow of junctions on the strategic highway network as informed by the Strategic Transport Assessment and site-specific Transport Assessment.
- The provision of an access point off Gileston Road to serve Phase 1 of the development and the foodstore. Gileston Road will require widening utilising land within the site boundary and the provision of an Active Travel route along the boundary of the site fronting Gileston Road and the B4265.
- The junction of Gileston Road and the B4265 must be upgraded to a signalised junction with controlled pedestrian/cycle crossing facilities.
- Phase 2 will require the provision of a suitably designed priority junction on to the B4265, which must connect via a spine link road through to Phase 1 of the development.
- A new access to St Athan Primary through the site to replace the existing sub-standard access to the school from Rock Road.
- The bus stop at the Gileston Road/B4265 junction must be upgraded.

## HG1 KS4 - LAND AT CHURCH FARM, ST ATHAN

**Heritage**

- The development and associated off site highway improvements must respect the setting of the Grade II war memorial located to the south of the site.

**Community Infrastructure**

- The transfer of land to the east of St Athan Primary to the Vale of Glamorgan Council as part of Phase 2 to allow for the redevelopment and expansion of St Athan Primary.
- In addition, an off-site contribution towards the delivery of additional school places in accordance with capacity requirements within the catchment area.
- A contribution towards the provision and enhancement of community facilities in the area.
- A contribution towards training and development for the commercial element of the development on Phase 1.

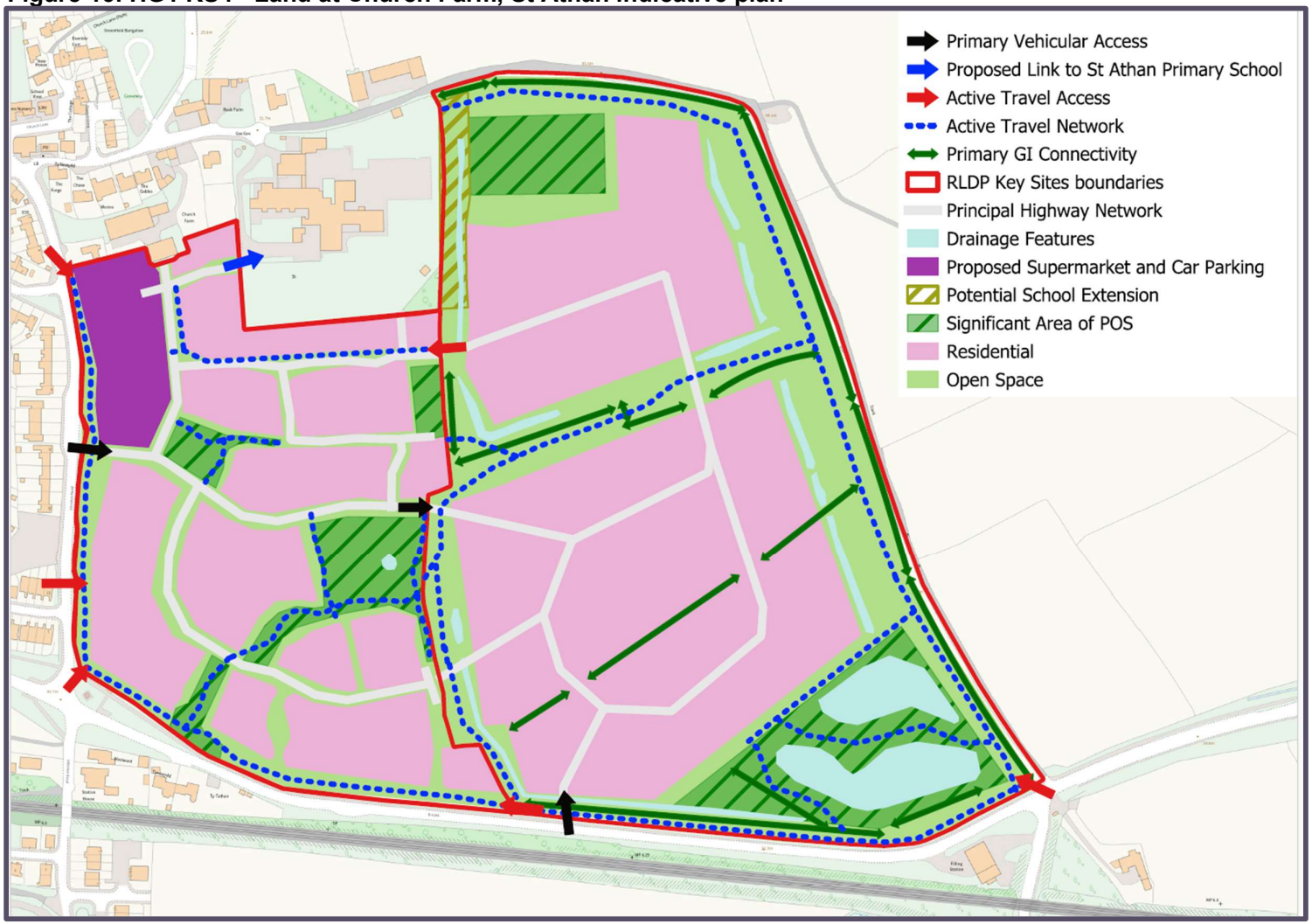
**Green Infrastructure, Recreation Spaces and Biodiversity**

- In accordance with the requirements of Policy CI1, the site must include a number of well-designed areas of useable open space, including informal and equipped play spaces, with appropriate green infrastructure connections between them. A playing pitch will be required as part of the outdoor sports provision requirement on Phase 2 of the development. It is expected that the open space will be delivered proportionately across the two phases of development. Where the requirements cannot be met fully on site, an off-site contribution will be required.
- Hedgerows and other green infrastructure assets on the site boundary and within the site should be retained and included as part of green infrastructure corridors through the site wherever possible. Where this cannot be achieved, for example at the entrance to the site, appropriate compensatory planting will be required.

**Flood Risk and Sustainable Drainage**

- The site must incorporate appropriate high quality sustainable drainage systems (SuDS) which integrate the surface water drainage function with open space and provide opportunities to deliver biodiversity.

**Figure 16: HG1 KS4 - Land at Church Farm, St Athan indicative plan**



## LAND TO THE WEST OF ST ATHAN

6.104 Land west of St Athan is a key site comprising two parcels of land on the edge of the primary settlement of St Athan. The larger of the two parcels is 28.1 Ha and the smaller area, on the opposite side of the B4265, is 1.5 Ha.

6.105 The larger area comprises low quality (Grade 3b) agricultural land divided into a number of large irregular shaped field parcels, which are used for grazing, separated by hedgerows. A small number of derelict structures and buildings are located throughout the site.

6.106 The northern boundary of this site is formed by Llantwit Road, with an isolated dwelling in the north west corner of the site and a row of detached residential properties to the north east. A series of utilitarian industrial buildings associated with the Bro Tathan Enterprise Zone are located further to the north. To the east of the site is the settlement of St Athan with land immediately to the east, including Paul Lewis St Athan Community Centre with associated sports pitches, and both equipped and non-equipped public open space. Housing is located on the eastern side of the community centre. The site's southern boundary is formed by the Vale of Glamorgan Railway Line which runs westwards to Bridgend and eastwards to Cardiff with an approximately 120m section of the site's southeastern boundary formed by the B4265. Vegetation, of varying width and density runs along both of these boundaries. An unnamed road which connects Llantwit Road to the B4265 and runs over the railway line forms the site's western boundary.

6.107 The smaller parcel consists of a single field which is used for the grazing of animals. It is also low grade agricultural land (Grade 3b). It is bound to the north and west by the B4265. The southern boundary is the railway line, and to the east, separated by a hedgerow are two further agricultural fields.

6.108 The larger parcel is identified for residential led development and the smaller parcel is allocated for a mix of uses which includes the safeguarding of land for the provision of a new station and rail/bus interchange with associated car parking. The mix of uses may also include small scale commercial development, with the potential for above ground floor residential development.

6.109 Dwr Cymru Welsh Water have advised that Hydraulic Modelling Assessments (HMA) will be required to establish the impact of the proposal on both the existing water network and public sewerage network and potential developers would be expected to fund investigations during pre-planning stages.

6.110 There is limited capacity in West Aberthaw Waste Water Treatment Works (WwTW). A scheme to upgrade the WwTW is planned as part of the current AMP investment period (2025-2030). If the development wishes to connect in advance of the completion of the AMP scheme, then the developer would need to undertake a Developer Impact Assessment (DIA) to establish the reinforcement works needed at the WwTW to accommodate their site.

## HG1 KS5 - LAND TO THE WEST OF ST ATHAN

**Land west of St Athan, as shown on the Proposals Map, is allocated as a key mixed use site. The 29.6 Ha site comprises two parcels of land that collectively will deliver 600 homes over the plan period, alongside new community and commercial facilities and land safeguarded for the provision of a new station and bus/train interchange at St Athan.**

**The development of the site must adhere to the Placemaking Principles set out in Policy SP4 Placemaking and the criteria in Policy PGD1 Creating Well Designed Places. In addition, the site must comply with the following requirements:**

**Affordable Housing**

- The provision of a minimum of 210 affordable housing units (35%) with a unit mix reflecting the requirements of the latest Local Housing Market Assessment and the Council's waiting list data. In order to deliver a greater social mix, the affordable units should be dispersed across the site in clusters of no more than 10 units, with their delivery being phased across the development trajectory.

**Sustainable Transport and Highways**

- The provision of an Active Travel route along the B4265 between the site entrance and the Gileston Road junction to the east.
- A contribution towards the delivery of an Active Travel route between St Athan and Llantwit Major.
- The delivery of a signalised junction on to the B4265 with Active Travel crossing points providing access into both parcels within the site allocation.
- Safeguarding of land within the smaller parcel to allow for the delivery of a new rail station at St Athan including appropriate car parking to support the use of the site as a bus/rail interchange.

## HG1 KS5 - LAND TO THE WEST OF ST ATHAN

- A contribution towards off-site improvements to the capacity and flow of junctions on the strategic highway network as informed by the Strategic Transport Assessment and site-specific Transport Assessment.
- Safeguarding of land within the site boundary of the larger site to allow for the provision of a pedestrian and cycle bridge to serve a new education facility on land to the south as identified in Policy CI3 (2) Land south of the railway, St Athan.
- The road layout and width should be of a sufficient width and design to allow for the provision of a loop road to facilitate a bus connection.
- The provision of pedestrian/cycle links to Llantwit Road and pedestrian footway improvements along Llantwit Road.

**Community Infrastructure**

- An off-site contribution towards the delivery of additional school places in accordance with capacity requirements within the catchment area.
- The provision of an on-site community building to serve the development.

**Green Infrastructure, Recreation Spaces and Biodiversity**

- The extension of St Athan Recreation Ground including the provision of an additional sports pitch, areas of equipped play and community allotments.
- In addition, the site must include a number of other well-designed areas of useable open space, including informal and equipped play spaces, with appropriate green infrastructure connections between them.
- Hedgerows and other green infrastructure assets on the site boundary and within the site should be retained and included as part of green infrastructure corridors through the site wherever possible. Where this cannot be achieved, appropriate compensatory planting will be required.

**Flood Risk and Sustainable Drainage**

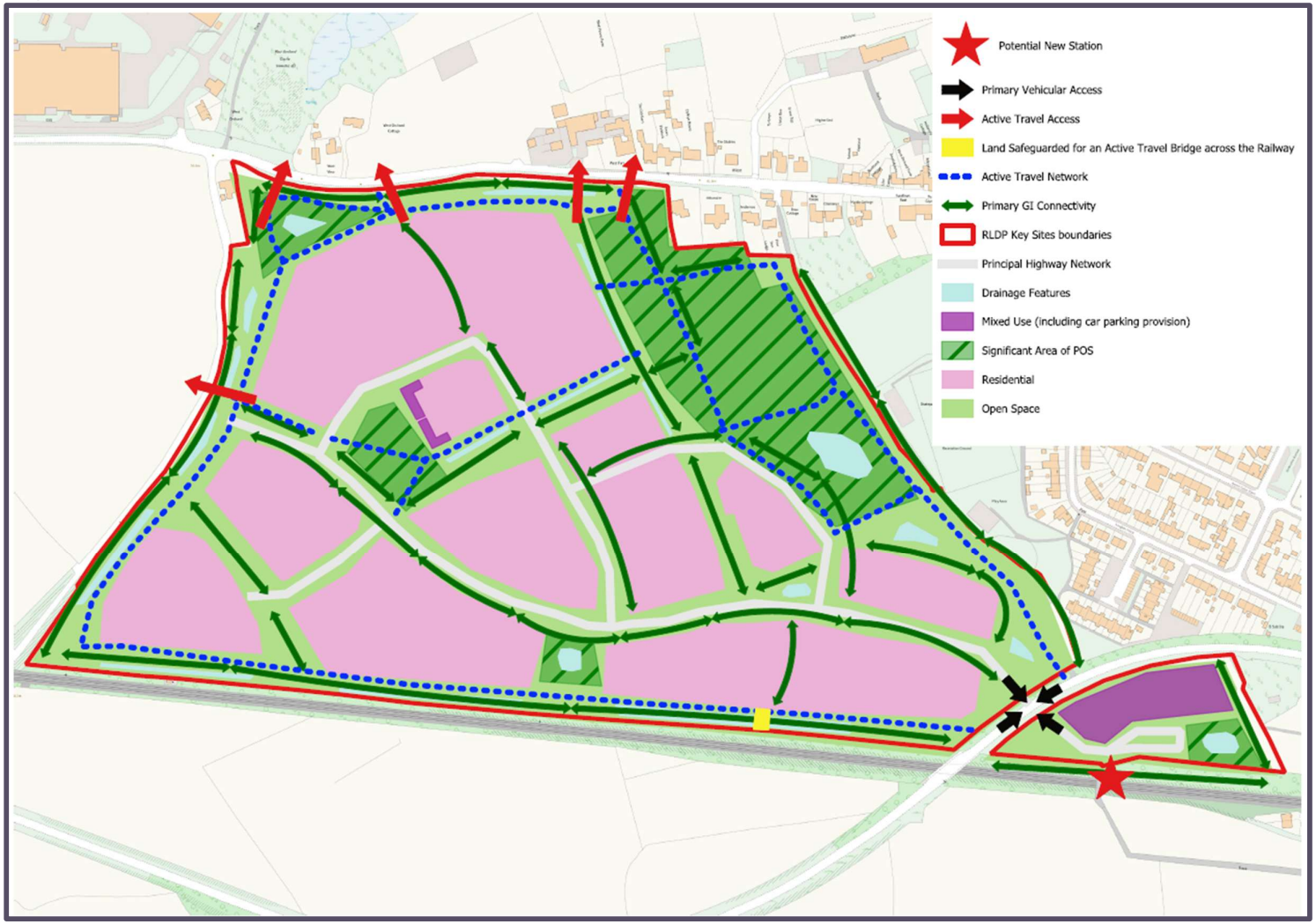
- The site must incorporate appropriate high quality sustainable drainage systems (SuDS) which integrate the surface water drainage function with open space and provide opportunities to deliver biodiversity.
- Built development should avoid the small area of Zone 3 surface water and small watercourses flooding on the eastern periphery of the site.

## HG1 KS5 - LAND TO THE WEST OF ST ATHAN

**Heritage**

- The development should consider and respond positively to the setting of the listed buildings on Llantwit Road, which are in close proximity to the site boundary.

**Figure 17: HG1 KS5- Land to the west of St Athan indicative plan**



## HG3 – HOUSING LED REDEVELOPMENT OPPORTUNITY

**The following site is identified as a long-term redevelopment opportunity:**

| Site Reference | Settlement | Site Name |
|---|---|---|
| HG3 (1) | Llantwit Major | Former Eagleswell Primary School |

6.111 The former Eagleswell Primary School site, located on Eagleswell Road in Llantwit Major, has been redeveloped to provide 90 units of temporary accommodation. This comprises a mix of single and two-storey homes intended as short-term housing for individuals and households in need. The development is subject to a temporary planning permission for a five-year period from 2024, after which the units will be relocated to other sites within the Vale. As the units provide housing in the short to medium term at the Eagleswell site, and will continue to do so in the longer term elsewhere, they have been included within the housing completions for this plan.

6.112 Once the temporary units are relocated by 2029, the site will become available for redevelopment to provide permanent accommodation. As the units have already been counted as completions on this site, any future dwellings delivered through redevelopment will not be included in the housing supply figures. The site is in Council ownership and is expected to be brought forward for an affordable housing-led development. Subject to identified need at the time of redevelopment, there may also be potential for part of the site to accommodate appropriate community uses.

## AFFORDABLE HOUSING

### SP7 – AFFORDABLE HOUSING PROVISION

**The residential requirement identified in Policy SP6 is expected to contribute to the established community housing needs of the Vale of Glamorgan by delivering a minimum of 3,070 affordable residential units over the plan period.**

**In meeting this target, a mix of affordable housing will be required, informed by the Local Housing Market Assessment LHMA, waiting list data and the Older Persons Housing Strategy. This should include a range of tenures, types and sizes of homes, as well as an appropriate balance of general needs and specialist accommodation.**

6.113 The delivery of affordable housing is a key objective of the RLDP Strategy. The relative strength of the Vale of Glamorgan's housing market in recent years has resulted in many local people experiencing difficulties in purchasing suitable housing on the open market.

6.114 The latest Local Housing Market Assessment (LHMA 2023) was approved by Cabinet in May 2024 and submitted to the Welsh Government, who confirmed in June 2025 that they are content for the LHMA to be used as an evidence base for key policies and plans, including the RLDP.

6.115 The headline figure of need in the LHMA - based on the 2018-based Welsh Government principal household projections - is 1,075 units per annum for the first five years of the LHMA period, followed by a further 154 units per annum. If calculated over a 15-year period, this equates to an average annual need of 461 units.

6.116 The LHMA also includes variant projections. If the RLDP household projections are used instead of the 2018-based Welsh Government projections, the identified need increases to 1,114 units per annum for the first five years, and 196 units per annum thereafter, equating to an average of 502 units per annum over 15 years.



6.117 In both scenarios, the tenure split is broadly 65% social rented and 35% intermediate or low-cost home ownership units. The housing need identified using each method is set out below:

**Table 4: LHMA 2023 Affordable Housing Need Figures**

| | Headline Figures (2018 based projections) | RLDP Projection Figures |
|---|---|---|
| Need in first 5 years (per annum) | 1,075 | 1,114 |
| Social rent (first 5 years per annum) | 687 | 715 |
| Intermediate and low-cost home ownership (first 5 years per annum) | 388 | 399 |
| Need for next 10 years (per annum) | 154 | 196 |
| Need if considered over 15 years (per annum) | 461 | 502 |

6.118 The LHMA highlights that the existing backlog of need from people on the housing waiting list is most acute within Barry and Penarth/Llandough, although there are significant people on the waiting list across all areas of the Vale.

6.119 The LHMA indicates that most of the need for affordable housing throughout the Vale is for smaller one and two-bedroom units for social rent, with a shortfall each year of 439 and 170, respectively. The demand for smaller homes reflects recent societal trends in household composition and the high prevalence of single-person households and households comprised of couples with no children.

6.120 To help address the need identified, Policy SP7 anticipates that RLDP will contribute towards delivering a minimum of 3,070 affordable dwellings over the plan period. The target is indicative and relates only to those affordable homes secured through the planning system and will be secured in accordance with the requirements set out under Policy SP8. The figure includes contributions from committed sites, additional affordable housing secured through Section 106 agreements from new allocations, including small scale affordable housing led sites, and from windfall and small sites.

6.121 In calculating the affordable housing target, the Council recognises that the number of affordable homes delivered during the plan period could be lower as a result of site



viability constraints or greater where they are on sites delivered by the Council, Registered Social Landlords or on land owned by the Welsh Government.

| Table 5: Projected Affordable Housing Units by Source | |
|---|---|
| **Source** | **Affordable Dwellings** |
| Number of affordable dwellings delivered April 1st, 2021, to the 31st of March 2025 | 702 |
| Sites with permission and or under construction on April 1st 2025 | 908 |
| Contribution from existing LDP allocations to be carried forward | 222 |
| Contributions from Key Housing Sites and additional housing sites | 952 |
| Contributions from Affordable Housing Led Sites | 62 |
| Contributions from Large Windfall Developments | 224 |
| Total Affordable Units | 3,070 |

6.122 The Council will seek to secure an appropriate level and mix of affordable housing in all proposed residential developments and may include social and intermediate rent and low-cost home ownership, as well as co-operative housing, and those requiring specialist housing, including for older people.

## AFFORDABLE HOUSING REQUIREMENTS

6.123 As part of the preparation of the Deposit RLDP, the Council has undertaken a review of the current adopted Vale of Glamorgan LDP affordable housing policies. Utilising updated land values, build costs (including costs associated with delivering net zero dwellings) and latest house price data, and tested a range of house sizes and development typologies across 5 agreed housing market areas present within the Vale of Glamorgan.

6.124 The review concluded that the Councils' existing affordable housing policies remained financially viable, with new developments have the capability to support on site affordable housing contributions of 30% in the Barry housing market area, 35% in Llantwit Major, Rhoose and St Athan on residential and mixed-use sites resulting in a net gain of 5 dwellings. Within Penarth, Dinas Powys and Sully and within the Primary and Minor Rural Settlements, new development will be required to provide 40% affordable housing generating a net gain of 1 or more dwellings; and developments



involving either the subdivision of existing dwellings or the conversion of existing buildings, where these result in a net gain of 2 or more dwellings. Proposals involving the conversion of existing rural buildings are exempt from the affordable housing requirements.

6.125 Accordingly, Strategic Policy 8 sets out the Council's requirements for the provision of affordable housing in line with the findings of the Vale wide viability appraisal. These requirements shall apply to all proposals within the delineated settlement boundaries of the relevant settlement cited, as shown on the Proposals Map. Further details on the settlements identified as being Primary and Minor Rural Settlements within the policy is set out into SP2 Settlement Hierarchy.

6.126 Outside of the delineated settlement boundaries proposals for additional housing will be strictly controlled and limited to the provision of affordable housing exceptions sites or housing in support of rural enterprises.

**POLICY SP8 - AFFORDABLE HOUSING REQUIREMENTS**

**Residential developments (including mixed use schemes) will be required to contribute to addressing affordable housing need and should meet the levels of affordable housing set out below:**

| Settlements | Affordable Housing Requirement % | Policy Threshold |
|---|---|---|
| Barry | 30% | 5 dwellings net gain |
| Rhoose, St Athan, Llantwit Major | 35% | 5 dwellings net gain |
| Penarth, Dinas Powys, Llandough, Sully, Cowbridge | 40% | 1 dwelling net gain new build. 2 dwelling net gain for conversions of existing buildings |
| Primary and Minor Rural Settlements | 40% | 1 dwelling net gain new build. 2 dwelling net |

**POLICY SP8 - AFFORDABLE HOUSING REQUIREMENTS**

| | | |
|---|---|---|
| outside the strategic growth area | | gain for conversions of existing buildings |
| Affordable housing led allocations | 50% | As per allocation |

**The provision of affordable housing will be negotiated on a site-by-site basis considering the evidenced viability of the development.**

**On sites of 5 dwellings and above, the Council shall require the provision of affordable housing to be provided on site, unless exceptional circumstances are demonstrated, with the requirement being rounded up to the nearest whole number, with the residual amount being provided as an equivalent financial contribution.**

**In circumstance where an off-site financial contribution is made, the monies received will be used to deliver alternative affordable housing in the Vale of Glamorgan.**

**Where developers claim that the target is unviable, a detailed viability assessment must be submitted and independently reviewed.**

**The exact mix of affordable housing required will be considered on a case-by-case basis having regard to the Council's latest needs evidence at the time of the application.**

6.127 Having regard to the findings of the Council's latest LHMA and viability evidence the Council will seek a tenure split of affordable housing to be delivered on site of 65% social rented housing and 35% intermediate housing, which may be either intermediate rented housing or low-cost home ownership (LCHO) housing provided it satisfies the TAN 2 definition of Affordable Housing. However, tenure mix can be considered on a case-by-case basis where evidence suggests that the Council's

preferred mix is not appropriate, or deliverable or local evidence of need indicates an alternative mix would be more appropriate.

6.128 The Council's preference is always for on-site provision of affordable housing but recognises on smaller sites the requirement will often equate to less than whole dwellings. In such circumstances, given the small scale of development, it is appropriate to require a financial contribution proportionate to the residual requirement, which can be pooled and used to enable affordable housing off-site. The Council's approach to financial contributions (commuted sums) is set out in more detail in the adopted Affordable Housing Supplementary Planning Guidance (SPG). Commuted sums will be calculated using the equivalent cost of on-site provision and will be used to assist development of affordable housing to meet identified needs.

6.129 Where it is demonstrated that there are proven economic circumstances that impact upon the delivery of the affordable housing, for example where market circumstances have changed or where existing use values prevent the policy target being achieved, the Council may negotiate the level, type, tenure and nature of on-site provision or where appropriate, off-site provision. In instances where a financial contribution in lieu of affordable housing provision is acceptable, the most appropriate use of this funding will be determined by the Council. This could include the provision of affordable housing on land in ownership of the Council or an RSL or improvements to existing affordable housing, or may allow the Council to use funding to provide affordable housing in areas of greatest need.

6.130 Appropriate planning conditions and/or planning obligations will be utilised to ensure that affordable housing provided through new development will remain affordable in perpetuity. Further detailed guidance on the implementation of this policy is set out in the Council's Affordable Housing SPG.

## RURAL AFFORDABLE HOUSING LED SITES

6.131 In accordance with national planning policy, the RLDP strategy and policies seek to maximise opportunities for the delivery of affordable housing. This includes identifying appropriate affordable housing led sites that will deliver as a minimum 50% affordable housing. Accordingly, Policy HG4 identifies several sites located within Primary Settlements outside of the Strategic Growth Area and Minor Rural Settlements which

have been subject to site specific viability appraisals where it has been shown that the development economics of the site can support 50% affordable housing.

## HG4 - RURAL AFFORDABLE HOUSING LED SITES

**The following sites are allocated as affordable housing led sites where there will be a requirement for the provision of a minimum 50% affordable housing to meet the affordable housing needs of the local community. In addition, the Council will require developers to provide a mix of market housing that will contribute to specific housing market needs of the community.**

| Site Reference | Settlement | Site Name | Number of units |
|---|---|---|---|
| HG4 (1) | Colwinston | Land to the East of Colwinston | 25 |
| HG4 (2) | Aberthin | Land west of Maendy Road | 25 |
| HG4 (3) | Wick | Land at Heol Fain | 50 |
| HG4 (4) | Fferm Goch | Land north of West Winds Business Park | 22 |
| | | **Dwelling Contribution** | **122** |

**Applicants will need to demonstrate how both the market and affordable housing provides for the local housing needs of community in terms of tenure, type and size of dwellings so that a range of housing is delivered to meet the needs of different groups in the local community.**

6.132 Planning Policy Wales highlights that planning authorities should identify sites where interventions may be required to deliver the housing supply. It also emphasises that there must be a sufficient number of sites suitable for the "*full range of housing types to address the identified needs of communities…(and) should promote sustainable residential mixed tenure communities with 'barrier free' housing, for example built to*

*Lifetime Homes standards to enable people to live independently and safely in their own homes for longer* [10]".

6.133 Accordingly, to ensure that new developments respond to the high demand for smaller properties, as identified in the LHMA, priority will be given to affordable homes that are small to medium-sized, typically comprising one to three bedrooms. Representations received from the local community through the RLDP process also highlighted a desire for new housing developments to offer opportunities for accessing smaller market homes. This is particularly relevant in the rural Vale, where housing choices are more limited. Providing smaller, more affordable market homes may assist first-time buyers and enable older residents to downsize to more manageable properties within their local area. Affordable housing-led sites will therefore need to demonstrate that an appropriate range of both affordable and market dwellings has been provided.

6.134 Affordable housing-led sites will be required to deliver a minimum of 50% affordable housing, secured through a Section 106 agreement. Proposals delivering less than 50% affordable housing will not be acceptable, as the allocation of these sites is specifically intended to meet identified needs in rural wards that would otherwise be difficult to address. However, proposals delivering more than 50% affordable housing, including where the site is brought forward by a social housing provide, will be supported. In all cases, affordable housing units on rural affordable housing-led sites will be subject to a local lettings policy to ensure that they are available to residents with a local connection at both initial and subsequent occupations.

## AFFORDABLE HOUSING EXCEPTIONS

6.135 The LHMA highlights that affordable housing need exists across the whole authority, including in rural areas, where there is more limited opportunity to deliver affordable housing within defined settlement boundaries. To assist in meeting this specific rural housing need, the Council will support proposals for affordable local housing in rural areas on land that would not ordinarily be acceptable for housing development where the provisions contained in Policy HG5 are satisfied.

[10] Planning Policy Wales Edition 12, paragraph 4.2.13

## HG5 - AFFORDABLE HOUSING EXCEPTION SITES

**Proposals for 100% small scale affordable housing developments will be permitted outside settlement boundaries where:**

1. **The proposal has a distinct physical or visual relationship with a defined settlement outside of the Strategic Growth Area as set out in Policy SP2 on Settlement Hierarchy.**
2. **The proposal meets an identified local need which cannot be satisfied within identified settlement boundaries;**
3. **The proposal site would represent a logical extension of the settlement and would not require arbitrary subdivision of a larger site;**
4. **The development is of a scale that is compatible with the layout, density, fabric and appearance of the existing settlement;**
5. **The proposed dwelling(s) will be of a size, tenure and design which is commensurate with the identified affordable housing need, taking account of the affordable housing already planned in the housing market area;**
6. **There is no loss of land with significant recreational, amenity, agricultural or natural heritage value; and**
7. **Secure mechanisms are in place to ensure the property shall remain affordable in perpetuity and made available in accordance with the Council's local lettings policy.**

6.136 In seeking to deliver sustainable communities, the RLDP Strategy directs new housing to settlements within the Strategic Growth Area. However, it is recognised that there is a need for affordable housing across the whole authority, including within wards in more rural areas located outside the Strategic Growth Area. This policy allows for small-scale affordable housing development in these areas as 'exceptions' to the general housing policies of the RLDP.

6.137 Policy HG5 applies only to proposals relating to settlements located outside the Strategic Growth Area and specifically identified in the Settlement Hierarchy under

Policy SP2. This includes Minor Rural Settlements and the Primary Settlements of Wenvoe, Culverhouse Cross, and Wick. Exception sites will not be supported in smaller rural settlements or hamlets without a defined settlement boundary, as these locations generally lack the services and facilities necessary to support new development. Exception sites will also not be supported within the Key Settlements, Service Centres, and Primary Settlements located within the Strategic Growth Area, as these larger settlements typically offer more opportunities to deliver affordable housing through allocated sites and windfall developments within defined settlement boundaries.

6.138 Policy HG4 makes provision for affordable housing-led sites in locations outside the Strategic Growth Area. These sites, which are allocated for a minimum of 50% affordable housing, are included within the settlement boundary. Exception sites, however, are located outside the settlement boundary and are expected to deliver 100% affordable housing. Development outside the settlement boundary is only justified in these circumstances based on affordable housing need. Proposals that include market housing as a means of enabling local housing need will therefore not normally be supported, as it is expected that all local needs housing schemes will be delivered without the need for cross-market subsidy.

6.139 This policy applies to the provision of both general needs and specialist affordable housing, such as housing for older people, extra care schemes, or supported living, where it can be demonstrated that the development will remain affordable in perpetuity.

6.140 For the purposes of this policy, ‘small-scale’ will generally mean no more than 10 dwellings on sites adjoining Minor Rural Settlements. In Primary Settlements outside the Strategic Growth Area, proposals for more than 10 dwellings may be acceptable where required to meet a specific need and where the number of dwellings is proportionate to the size of the settlement. In assessing the scale and extent of any proposed local needs housing, consideration should also be given to affordable housing already planned in the ward or nearby area, including sites with existing planning permissions and those allocated in the RLDP. The size and type of affordable housing proposed should reflect the identified local need in the area.

6.141 In considering site suitability, Policy HG5 requires that site boundaries follow existing boundary lines; arbitrary sub-divisions of sites will not be acceptable. Similarly, large sites that are intentionally low in density to meet the definition of small-scale housing

will not be supported. Development densities must align with the minimum requirements set out in Policy PGD2: Residential Development Densities.

6.142 In general, the Council will require affordable housing to be delivered by a Registered Social Landlord (RSL), the Council, or the community itself—for example, via a community land trust. For developments proposed by a private developer, the Council will require the dwelling(s) to remain affordable in perpetuity. This will be secured through a planning condition or legal agreement, which will cap the resale value of the property at an affordable level. This ensures that the dwelling is of a design and scale that remains affordable to the wider community.

6.143 A local lettings policy will be required as part of a legal agreement to ensure that both initial and subsequent occupiers have a local connection to the area, helping to maintain sustainable, integrated communities.

## SPECIALIST HOUSING

### HG6 – PROVISION OF SPECIALIST ACCOMMODATION

**The Council will support the development of specialist accommodation to meet the diverse housing needs of the Vale of Glamorgan's population. Proposals for specialist housing will be supported where:**

1. **The development responds to an identified local need, as evidenced by the latest Local Housing Market Assessment (LHMA), the Older Persons Housing Strategy, or other relevant needs assessments;**
2. **The accommodation is appropriately designed to meet the specific needs of the intended residents, including older people, people with disabilities, those with mental health needs, and other vulnerable groups;**
3. **The development is located in an accessible and sustainable location, with good access to public transport, community facilities, health services, and local amenities;**
4. **The development ensures integration with the wider community and promotes inclusive, mixed communities; and**
5. **It includes appropriate levels of care and support, where required, either on-site or through established local services;**



6.144 The provision of specialist accommodation is essential to ensuring that the housing needs of all residents in the Vale of Glamorgan are met, particularly those who require tailored support due to age, disability, or other vulnerabilities. The population of the Vale is ageing, and the number of residents with complex health and social care needs is increasing.

6.145 Specialist accommodation includes, but is not limited to, extra care housing, supported living schemes, wheelchair-accessible homes, and housing with integrated care services. These forms of housing enable individuals to live independently for longer, reduce pressure on health and social care services, and contribute to the creation of inclusive and resilient communities. The provision of specialist housing for those in need of it will also help to free up general needs housing to other households.

6.146 Locating specialist accommodation in accessible areas with good transport links and proximity to essential services is critical to ensuring residents can maintain independence and participate in community life. The Council's Older Persons Housing Strategy, Creating Homes and Neighbourhoods for Later Life 2022-36, sets out a vision in the Vale of Glamorgan Council which is "*to secure the best quality of life for older people to live as independently as possible in later life. This means delivering a range of accommodation that enables older people to live fulfilling lives and enjoy good health in attractive homes that meet their needs and allow them to retain their independence as they age*". This is reinforced in the Age Friendly Vale Strategy and Action Plan.

6.147 The Council will work in partnership with RSLs, care providers, and other stakeholders to bring forward appropriate schemes. However, this policy would also apply to the provision of any private specialist accommodation schemes. Proposals will be expected to demonstrate how they respond to identified local needs and comply with relevant design and accessibility standards.

## HOUSES IN MULTIPLE OCCUPATION

6.148 Houses in multiple occupation (HMOs) are properties which are occupied by unrelated households that share one or more facilities such as a bathroom or kitchen. HMOs can provide useful accommodation, but in many cases the property and area they are in was not originally designed for such intensive residential use.



6.149 In recent years there has been a growing increase in the number of HMOs in the urban parts of the Vale, particularly in Barry, and it is anticipated numbers will increase further due to the housing crisis and an increased demand for single person accommodation. Over concentration of HMOs in an area can alter its character, population mix and increase demands for facilities and services and impact on residential amenity.

6.150 Accordingly, Policy HG6 seeks manage proposals for the conversion of buildings or the change of use of existing residential properties in a manner that is sustainable and does not lead to harmful concentrations of HMOs, ensuring that residential amenity and the environment is not adversely affected.

**HG7 - HOUSES IN MULTIPLE OCCUPATION (HMOs)**

**Proposals for the change of use from Use Class C3 (dwellinghouse) to C4 (Houses in Multiple Occupation (HMO)) or Sui Generis (a large HMO with more than six people), or the intensification of the use from C4 to Sui Generis, or the development of a new build HMO will only be permitted where:**

1. **HMO properties would not represent 10% or more of residential properties within a 50-metre radius of the application property, or the application property tips the concentration to 10% or more;**
2. **It would not result in any residential property (C3 use) being 'sandwiched' between two HMOs;**
3. **On small streets, proposals will not be supported where it would create a disproportionate over concentration of HMOs;**
4. **The scale and intensity of use would be compatible with the existing building and adjoining and nearby uses.**

**HMO proposals that exceed the thresholds above will only be permitted where there are exceptional circumstances or other material considerations that demonstrably outweigh any concerns over HMO concentrations.**

6.151 Policy HG7 applies to both the change of use of an existing dwelling to either a small HMO of up to six people, which is within Use Class C4 or a large HMO with more than

six people (sui generis). It also applies to existing HMOs where the use intensifies (for example by extending a six person or less HMO to accommodate more than six people, as this would be a change of use from C4 to sui generis). The policy is also relevant to new build HMOs, irrespective of their size.

6.152 The policy defines thresholds above which further concentrations of HMOs would be deemed to be a harmful concentration. This includes the 'sandwich test', which seeks to prevent the development of new HMOs if it would result in a residential property being sandwiched between two adjoining HMOs sharing the same road frontage, and a 'radius test' setting the maximum level of HMOs within a 50-metre radius as 10% of all households. The 50-metre radius is calculated from the central point of the application site and would include any residential property in use class C3, C4 or sui generis (large HMO) whose curtilage is within a 50-metre radius.

6.153 There are some areas comprising small streets where the concentration of HMOs would potentially have a greater harmful impact. On streets of 10 or less dwellings across both sides of the street, it is considered that 2 HMOs is an appropriate limit above which there would be harm caused. On small streets of between 11 and 34 dwellings, HMOs should be limited to no more than 20% of residential properties on the street (across both sides of the street). Proposals on streets exceeding 35 or more properties would only be required to meet criterion 1 and 2.

6.154 The building proposed for conversion must be suitable for use as an HMO without requiring significant extensions or alterations that would change its character or appearance. The conversion must be compatible with both the building and the surrounding area in terms of intensity and scale, as over-crowded buildings can lead to lower living standards. To prevent cramped living conditions, HMO proposals are expected to follow the Space Standards set out in the Shared Regulatory Services' HMO Licensing Fire Safety and Amenity Standards (2014) , regardless of whether the property requires a license under the Housing Act.[11] HMOs must also provide appropriate private amenity space, in accordance with the standards set out in the Council's adopted Residential and Householder Development Supplementary Planning Guidance.

[11] https://www.srs.wales/Documents/Housing/Fire-Safety-and-Amenity-Standards.pdf

6.155 There may be some exceptional circumstances where a proposed HMO exceeds one or more of the identified thresholds but where other considerations outweigh the potential over-concentration, or a more flexible approach may be required. This may include circumstances where a property is a long-term empty property, and it is unlikely that a C3 use would be brought forward by virtue of the nature of the building or viability. In these circumstances a statement setting out a robust justification for the HMO proposal will be required. This should include marketing evidence demonstrating that the property has been advertised for sale as a residential dwelling at a reasonable asking price for a minimum of 12 months.

## CONVERSION AND RENOVATION OF RURAL BUILDINGS

### HG8 - CONVERSION AND RENOVATION OF RURAL BUILDINGS

**Proposals for the conversion or renovation of existing rural buildings for rural enterprise, tourism, community or residential use will be acceptable where:**

**1 Conversion of an existing rural building would not give rise to the need for a replacement building; and**
**2 Reuse can be achieved without substantial reconstruction, extension or alteration that unacceptably affects the appearance and rural character of the building or its setting**

**Proposals for the residential conversion or renovation of existing rural buildings will only be permitted where:**

**3 The building has been appropriately marketed for other alternative uses such as farm diversification, business, community, tourism, or recreational uses and it has been demonstrated that such alternative uses are not viable;**
**4 The building is accessible by regular public transport, and safe Active Travel routes; and**
**5 The location of the building is sustainable in terms of access to local services and community facilities.**



**To ensure that that the character and appearance of the building is preserved in the long term, the Council may seek to withdraw permitted development rights to restrict future extensions or alterations to the property.**

6.156 With changes in farming practice, many rural buildings are no longer required for their original purpose. In the rural Vale, some of these buildings add to the character of the countryside and to local distinctiveness. Where possible the Council wishes to see rural buildings, particularly those of architectural or historic interest, retained. The Council's preference is for these buildings to be developed for alternative uses that contribute positively to Vale of Glamorgan's rural economy in line with national policy.

6.157 To ensure that conversions make a positive contribution to the rural economy, Criterion 3 requires proposals for residential use to be supported by appropriate marketing evidence to demonstrate that the building has been marketed for other alternative uses for at least 12 months by a local property agent. Information from the agent or applicant regarding demand for alternative uses could take the form of a marketing report or correspondence from the relevant property agent. The type of information must include the following:

- The length of time the rural building has not been used for agricultural purposes;
- The types of uses which the rural building has been marketed for, what the marketing strategy involved and its duration; and
- The amount of interest in the rural building during the marketing period – this should detail the number of queries, the type of uses sought, and if known, the reason for not pursuing any initial enquiries.

6.158 Notwithstanding these preferences, the most common proposals in the Vale of Glamorgan are for the conversion of traditional rural buildings to residential use. Such proposals can lead to a dispersed pattern of dwellings which generates new and longer trips to settlements and services and place additional pressure on the Council to provide essential services and facilities often in isolated locations. Criterion 4 therefore states that residential use will only be acceptable in locations which are conveniently served by regular public transport and have safe and accessible pedestrian and cycle routes linking them to local services and facilities. This will ensure that development would not result in occupiers being overly reliant on the private motor vehicle.

6.159 In more isolated rural locations where residential development would otherwise not be acceptable, proposals for residential conversions will be limited to tourist accommodation and occupancy conditions will be imposed to prevent long term residential occupation.

6.160 Not all rural buildings are necessarily suitable for conversion, and the following points should be considered when determining whether to convert a building in the countryside to residential use. This list is not exhaustive.

- Only buildings of sufficient size to accommodate the proposed alternative use will be considered acceptable. For residential conversions, buildings must have a minimum footprint of 40m² and should not require extensions to meet the necessary size requirements.
- Conversions of makeshift or temporary structures will not be permitted.
- Residential conversion of buildings that were granted planning permission as replacement structures for another use will not be permitted, as such permission would have been based on the building continuing the same use as the one it replaced.

6.161 The conversion of rural buildings must be sympathetic to their location and not require any extensions or alterations which would materially alter the character of the building including its setting in the rural landscape. Any major remodelling of either the building itself or its setting in a manner which would not maintain or enhance its existing rural character is unlikely to be considered favourably. Where permission is granted, the Council will withdraw permitted development rights to restrict future extensions or alterations to the property to ensure that that the character and appearance of the building is preserved in the long term.

6.162 The Council has produced Supplementary Planning Guidance on the Conversion of Rural Buildings, setting out the considerations when proposing alternative uses to rural buildings.



## REPLACEMENT DWELLINGS, RESIDENTIAL EXTENSIONS AND ANNEXES IN THE COUNTRYSIDE

6.163 Replacement dwellings, residential extensions and the provision of annexed accommodation account for a substantial proportion of all new development in the Vale. In a countryside location it is important that such proposals are well-designed since excessively large and poorly designed proposals can individually, and cumulatively, damage both the character of the property and the local landscape. Policy HG9 sets out the criteria against which determining such proposals within a countryside setting will be assessed.

### HG9 - REPLACEMENT DWELLINGS, RESIDENTIAL EXTENSIONS AND ANNEXES IN THE COUNTRYSIDE

**Proposals for the replacement of an existing dwelling in the countryside will be permitted where:**

1. **The proposal would comply with the requirements of Policy CC2 - Presumption Against Demolition;**
2. **The dwelling has an established lawful residential use;**
3. **It would not result in the loss of a dwelling which contributes significantly to the rural character of the area, unless it can first be demonstrated that the building is structurally unsound, and repairs are economically unviable;**
4. **The proposal would, by reason of its scale, siting, design, materials, landscaping and external appearance, be compatible with the surrounding built and natural environment and have no materially greater impact on the landscape; and**
5. **The proposed dwelling is within the existing curtilage of the original dwellinghouse and does not necessitate an unacceptable extension to the existing residential curtilage.**

**Extensions to dwellings in the countryside will be permitted if the proposed extension:**



**HG9 - REPLACEMENT DWELLINGS, RESIDENTIAL EXTENSIONS AND ANNEXES IN THE COUNTRYSIDE**

**6 Is not disproportionate in size to the original dwelling;**
**7 Would not unacceptably affect the character of the existing dwelling or its contribution to rural character; and**
**8 Would have no materially greater impact on the landscape.**

**Proposals for residential annexes will be permitted where the annexe:**

**9 Is reliant in part on the main dwelling for facilities;**
**10 Would be capable of reverting to part of the main dwelling once the need for the annexe has ceased;**
**11 Is acceptable in size and scale and clearly ancillary and visually subordinate to the main dwelling;**
**12 Is located within the existing curtilage of the main dwelling and no separate garden area, vehicle access, or segregated car parking area is proposed; and**
**13 Is within the same ownership as the main property with future occupancy tied to the beneficial ownership of the main dwelling by means of a condition, S106 agreement or Unilateral Undertaking.**

6.164 Proposals for replacement dwellings should always be carefully considered. In many cases the existing building will be suitable for retention, extension and modification, and should be retained in line with Policy CC3 on the presumption against demolition. Policy CC3 indicates that a replacement building may be justified on the grounds of structural soundness where it would not be practical or financially viable to reuse the existing building, or where it can be justified that benefits could be achieved in respect of reducing embodied carbon and improving thermal efficiency in comparison to the original dwelling.

6.165 Where a replacement building can be justified under Policy CC3, it must also be demonstrated that the original dwelling has an established use and has not been abandoned. The replacement of a dwelling that cannot demonstrate a continued residential use will be treated as a proposal for a new dwelling. It is expected that any

replacement dwelling will be located within the curtilage of the existing property and must not result in an unacceptable extension of that curtilage.

6.166 The replacement new dwelling will be expected to make a positive contribution to the local environment and have no materially greater impact on the landscape than the dwelling it replaces. In this respect, the replacement dwelling should not be disproportionate in size to the dwelling being replaced, nor be of a scale that would materially affect the residential character of properties in the area. In addition, the exterior design and materials of the new dwelling shall be compatible with the local environment. Additionally, planning conditions may be imposed to restrict permitted development rights in respect of additional extensions and alterations. This is intended to allow the Council to maintain control over future minor extensions and alterations to the new dwelling which need to be sensitive given the rural setting.

6.167 Extensions to existing dwellings in the countryside have the potential to significantly change the character of a dwelling and increase the physical impact of development on the landscape. Such extensions will be strictly controlled in terms of their scale, design and appearance to reflect their rural location, with the policy seeking to retain the rural character of dwellings and mitigate the physical impact of such extensions on the surrounding landscape.

6.168 Residential annexes are generally proposed to allow family members to live with their family, with a degree of independence. This could be an elderly or vulnerable relative or a younger member of the household, wishing to remain at home or return home. Annexes may also provide accommodation for an employee at the dwelling, to offer a degree of independence within the household. In this regard, a residential annex is ancillary to the main dwelling within the residential curtilage, in the same way an extension to the dwelling would be, and as such applicants will need to provide a written statement to explain what the purpose of the annex is, who it will be used by and their relationship with the occupants of the main house.

6.169 The layout, design and physical relationship between the house and the proposed annex will be important considerations in determining proposals, as will the size and scale of the accommodation to be provided. In this respect annexes must be designed and used in a way which ensures that they are ancillary to the existing dwelling and are not able to be used as an independent dwelling; are smaller in scale than the existing dwelling; and must share the same garden, parking, and access as the main dwelling. Ancillary residential accommodation should not have the full range of

facilities or be designed in such a way that would make it capable of being occupied as an independent dwelling. Proposals should be designed to be strictly reflective of the occupant's identified essential needs.

6.170 To ensure that annexes remain as such and are not sold, let or used as independent dwellings, occupation will be limited by way of a condition or planning obligation. The use of such conditions will ensure that annexes are not used as dwellings in locations such as in the countryside where a new dwelling would otherwise be permitted under normal RLDP policy.

## GYPSY AND TRAVELLER ACCOMMODATION (GT)

### SP9 - GYPSY AND TRAVELLER SITE PROVISION

**To meet the identified need for Gypsy and Traveller Accommodation and to allow for the potential future expansion of Gypsy and Traveller households the following Local Authority site is allocated for the provision of 7 pitches:**

**1 Land at Llangan**

6.171 The accommodation needs of Gypsies and Travellers should be considered alongside the housing needs of the whole community. Gypsies and Travellers are protected by the 2010 Equalities Act, and the Council has a duty to seek to eliminate unlawful discrimination and to promote equality of opportunity and good race relations in everything it does.

6.172 The Welsh Housing Act (2014) requires the Council to take account of the accommodation needs of the Gypsy and Traveller community through the preparation of the Gypsy and Traveller Accommodation Assessment (GTAA). Local authorities are subject to a legal duty to exercise their functions to provide mobile home pitches to meet the needs identified within the GTAA.

6.173 The latest GTAA (2022 based), was approved by Welsh Government in June 2024. It identified a need for 9 residential pitches in the five-year period up to 2026 and a further 2 pitches in the remainder of the RLDP plan period, giving a total need of 11 pitches until the end of the plan period.



6.174 Since the publication of the GTAA, planning permission has been granted for the provision of four pitches across two sites that were classed as unauthorised at the time of the GTAA. Furthermore, there has also been a change in ownership on one of the sites, which has resulted in a change in the age profile of children. This has led to a reduction in the need to 7 pitches by the end of the plan period to 2036. The need of 7 pitches is comprised of one household currently living in bricks and mortar housing and future need derived from six children living on existing authorised pitches who will become adults by the end of the plan period and therefore may require their own pitches.

6.175 In carrying out its legal duty of meeting the identified need, Policy SP9 rolls forward the existing LDP site allocation at Llangan. This site is within Council ownership and part of the site is occupied by a long-standing resident from the Gypsy and Traveller community. As an existing allocation, the principle of the site's use as a Gypsy and Traveller site is well established. The 0.76 Ha site has capacity to accommodate 7 pitches in accordance with the standards set out in Welsh Government guidance on Designing Gypsy and Traveller sites. The Welsh Government have periodically offered funding to local authorities for new site development, extensions to local authority sites and refurbishment of existing local authority sites through a Capital Sites Fund. This Fund could be used to deliver additional pitches to meet future need as required.

6.176 In addition to the allocation at Llangan, the Council will support Gypsy and Traveller households to meet their accommodation needs either privately or through community led approaches such as Community Land Trusts where sites accord with the criteria set out in Policy GT1 Gypsy and Traveller Accommodation.

6.177 In respect of transit provision within the Vale of Glamorgan, the GTAA identifies that there is no need to provide a transit site in the Vale based on current evidence. It is considered that transit provision is a regional issue and as such transit provision is actively being considered on a regional basis.

## GT1 - GYPSY AND TRAVELLER ACCOMMODATION

**Proposals for the provision of new or extensions to existing Gypsy and Traveller Sites will be supported where they comply with the following criteria:**

1. **The site is reasonably accessible to essential services and facilities such as healthcare, education, employment, and public transport.**
2. **Safe and appropriate vehicular access can be provided from the highway network, and the site layout affords adequate provision for parking, turning, servicing and emergency vehicles.**
3. **The site is designed in accordance with the relevant Welsh Government Guidance and Circulars.**
4. **The scale of the of the site is proportionate to the evidenced needs of the applicant and to the local surroundings and settings.**
5. **The development would not have adverse impacts on either the amenity of local settled communities or residents of the site.**
6. **Adequate on-site services for water supply, drainage, sewage, power and waste disposal are available on-site or can be suitably provided without causing unacceptable environmental impacts.**
7. **The development will not have an unacceptable impact on the character and appearance of the landscape and is sensitively designed to mitigate any impact on its surroundings.**

**Planning conditions will be used to control the nature and level of non-residential uses on the site.**

6.178 National guidance recognises the need for a criteria-based policy in the development plan to guide the determination of planning applications for Gypsy and Traveller sites. Such policies should adhere to national planning policy set out in Planning Policy Wales and Technical Advice Notes, and be fair, reasonable, realistic and effective in delivering sites.

6.179 Policy GT1 sets out the criteria against which proposals for new Gypsy and Traveller sites and extensions to existing sites will be assessed. The criteria set out in the policy seek to balance the needs of the Gypsy and Traveller community with the interests of the settled community and the environment. Sites located in areas with good access to services and local infrastructure will promote integration and allow access to education, healthcare and employment opportunities.

6.180 The preference is for sites to be brought forward within settlements, but consideration will be given to edge of settlement sites where the proposed development would represent a logical extension to the form and pattern of built development within the settlement boundary. Only where there are no suitable sites within or on the edge of settlements will countryside locations be considered, subject to meeting the policy criteria.

6.181 The Council may impose planning conditions to control business uses and associated buildings on the site to ensure that they remain ancillary to residential use. In this regard and where relevant, planning applications should be accompanied by details of any proposals for the storage of plant and equipment associated with the business activities of those living on the site.

## TRANSPORT (TR)

### SP10 - SUSTAINABLE TRANSPORT

**To help address the RLDP Vision and Objectives, the Plan encourages a modal shift towards sustainable forms of transport and increasing Active Travel opportunities. New development must support an enhanced transport network that increases the proportion of journeys being undertaken by sustainable travel modes.**

**This will be achieved through:**

1. **Siting new developments in sustainable and accessible locations where a range of services and facilities are within walking and cycling distance.**
2. **Ensuring that new development is integrated with existing Active Travel Routes that provide a safe, inclusive, pleasant travelling experience, contributes to their expansion and improves connectivity within and between towns, villages and surrounding rural settlements.**
3. **Ensuring that new developments are designed to encourage walking, cycling and public transport use as alternatives to private car use, as well as encouraging options such as mobility hubs and shared car use.**
4. **Adopting appropriate levels of car and bicycle parking provision, reflecting the plans objectives for reducing car borne journeys in accordance with the Council's adopted parking standards**
5. **Improving accessibility for all and connectivity to sustainable transport facilities.**
6. **Providing new or enhanced transport services and facilities where appropriate.**
7. **Supporting and facilitating the delivery of the South Wales Metro and Regional Transport Plan**
8. **Safeguarding former railway lines for potential reinstatement of services or alternative Active Travel routes.**
9. **Providing the necessary infrastructure for Ultra Low Emission Vehicles in appropriate locations.**



## SP10 - SUSTAINABLE TRANSPORT

**As appropriate, new development proposals will be required to provide Transport Statements, Transport Assessments and Travel Plans to ensure the delivery of travel choice and sustainable opportunities for travel.**

**New developments that are forecast to have an adverse impact on the transport network will be expected to contribute towards capacity and mitigation measures. Proposals that require new transport infrastructure will be required to make a proportionate financial contribution.**

6.182 The Vale is well served by an extensive strategic highways network, linking settlements across the Vale and providing connections to neighbouring local authority areas. However, it is recognised that parts of the strategic highways network experiences congestion at peak hours, leading to delays. In order to alleviate the pressure on the strategic highways network, there is a need for improvements to public transport services and walking and cycling infrastructure to encourage participation in Active Travel (walking and cycling) especially for shorter journeys within and between the Vale's towns and villages.

6.183 A key part of the strategy is to locate development in areas that are or can be made sustainable by encouraging a mix of uses within a development, limiting the need to travel, wherever possible, and offering a genuine choice of sustainable transport modes. By decreasing the reliance on private car use, such land use patterns will also help mitigate the ever-increasing threat of climate change by reducing greenhouse gas emissions.

6.184 In light of the Sustainable Transport Hierarchy outlined in Planning Policy Wales (Edition 12) and the target included in Llwybr Newydd, the Wales Transport Strategy 2021 for 45% of journeys to be made by public transport, walking and cycling by 2040, it is essential for the RLDP to include an ambitious strategic policy that addresses sustainable travel choices in the Vale of Glamorgan. Similarly, the Draft CCR South East Wales Transport Strategy prioritises infrastructure investment into creating an integrated sustainable transport network to facilitate a modal shift from private car use.



6.185 Policy SP10 therefore sets out the plans approach for encouraging sustainable transport use, directing that all new development proposals will be required to contribute to creating an accessible, sustainable, safe, integrated and well-connected transport network. This should be met both within and outside of the development area and proposals should demonstrate that transport provision associated with development schemes will be appropriate, both in terms of modal choice and the capacity of the highway network to accommodate additional trips.

6.186 Active Travel should be the natural first choice for short, everyday journeys. Accordingly, all new development should prioritise walking and cycling from the earliest design stages. Furthermore, development proposals should also consider connectivity by public transport. Proposals must include details on how they connect to existing areas and identify opportunities to enhance Active Travel links and integrate with existing and potential future public transport provision.

6.187 Developers should demonstrate that the transport provision associated with their proposals is appropriate, both in terms of modal choice and the capacity of the highway network to accommodate additional trips across all modes. If new developments are likely to have an adverse impact on the surrounding transportation network, they will be required to contribute towards improved capacity and mitigation measures.

6.188 Where new developments is likely to result in significant transport impacts must be supported by Transport Statements, Transport Assessments and Travel Plans, as appropriate, to ensure the delivery of sustainable opportunities for travel in line with the latest Welsh Government guidance.

6.189 The Council has adopted maximum parking standards, with the guidance recognising that parking provision is a major influence on the choice and means of transport and the pattern of development. Where and how cars are parked can be a major factor in the quality of a place and a design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. In determining the right levels of parking, the Council will consider the anticipated demand from the type of housing proposed, the likely occupiers, the design of the public realm and highway, the proposed parking design solutions and any local restrictions.



## TR1 - TRANSPORT PROPOSALS

**To protect proposed major transport schemes from development that would prevent their implementation, land is safeguarded for the following strategic transport proposals:**

**Active Travel Routes**

1. **Barry to Dinas Powys.**
2. **Sully to Cosmeston.**
3. **Weycock Cross to Cardiff Airport.**

**Public Transport Schemes**

4. **St Athan Transport Interchange.**
5. **Cogan Transport Interchange.**

**Development on safeguarded land will only be permitted if it would not prejudice the provision and expansion of facilities.**

**Highways Improvements**

**To mitigate the impact of development on the highway network, the following strategic highway improvement have been identified:**

6. **Weycock Cross roundabout, Barry.**
7. **Gileston Road junction, St Athan.**
8. **Pen Y Turnpike/Leckwith Road junction, Llandough**

**All highway improvements must also deliver demonstrable enhancements to walking and cycling as part of any scheme.**

**Other highways mitigation work in the form of corridor or junctions may also be required on a site-specific basis.**



6.190 PPW indicates that development plans should identify and where necessary safeguard areas for future transport infrastructure, and where the precise location is not known safeguard the area of land necessary for the proposal.

**Active Travel**

6.191 Three Active Travel schemes aimed at improving walking and cycling connectivity between settlements within the Strategic Growth Area have been identified. All three schemes are included on the Council's Active Travel Network Map.

6.192 The scheme between Biglis Roundabout in Barry and Dinas Powys has reached the final design stage, following public consultation in 2024. A full planning application for a shared pedestrian and cycle route was submitted in 2025.

6.193 A 1.6-mile scheme between Sully and Cosmeston was granted planning approval in October 2025.

6.194 The scheme between Weycock Cross in Barry and the Dragon's Tail Roundabout near Cardiff Airport was subject to public consultation in 2022. The development of HG1 KS1 Land at North West Barry will deliver part of the 1.7-mile route, along the frontage of the site.

**Public Transport**

**St Athan Transport Interchange**

6.195 A preliminary feasibility study was undertaken by the Council in May 2022[12] to understand the potential for a new railway station located on the Vale of Glamorgan Line. This study considered 5 potential locations sited along the line to the south of St Athan with the central location (Section C) being considered the most appropriate location for the station given its the proximity to St Athan (including RLDP housing allocations) and the potential for walking and cycling connectivity. Accordingly, land has been safeguarding to protect the land from development that may prejudice the

[12] https://www.valeofglamorgan.gov.uk/Documents/Living/Transport/Transport-Studies/St-Athan-Train-Station-Feasibility-Study-May-2022.pdf



provision of a new station to serve St Athan, which includes land associated with the Key housing allocation HG1 KS5 Land to the West of St Athan. This area would be the Council's preferred location for a new station providing an opportunity for park and ride facilities and commercial development complimentary to a transport interchange and also includes enhanced walking and cycling connections to St Athan. The transport interchange will need to provide bus bays, taxi parking bays and cycle parking. An access to the site will be provided as part of the signalised junction access arrangements for Land to the West of St Athan (HG1 KS5).

6.196 In addition to the area allocated under Policy HG1 KS5, which will provide the first phase of a transport interchange, land to the east is also safeguarded to allow for the future expansion of park and ride facilities should additional land be required.

**Cogan Transport Interchange**

6.197 Cogan Station has been identified as having potential for an enhanced multi-modal transport interchange, including Active Travel connections and an additional train platform to serve the Penarth rail line. Land is safeguarded adjacent to Cogan station and on the eastern side of Windsor Road adjacent to the Penarth Branch line. The exact location of the additional platform will be determined as part of ongoing feasibility work. The scheme could also include bus priority proposals at Baron's Court junction.

**Highway Improvements**

6.198 A Strategic Transport Assessment (STA) has been prepared to consider the cumulative impact of development proposed as part of the RLDP on the Vale's strategic highway network. The STA utilises Transport for Wales' South East Wales Transport Model (SEWTM) to consider a base position in terms of highway capacity at the current time and as forecast in 2036, and a position where growth from RLDP sites is factored in. The STA identifies that strategic highways mitigation is required where the RLDP has a material impact on overall junction delay. Three junctions are identified for mitigation within the STA and it is expected that sites that have a cumulative impact on these junctions will make a proportionate contribution towards strategic highways mitigation, as set out in the Infrastructure Delivery Plan.

**Weycock Cross Roundabout, Barry**

6.199 Weycock Cross Roundabout forms the intersection between the A4226, B4266, and Weycock Road, providing a key connection between Barry, the A48, and the wider Vale of Glamorgan strategic highway network. There is a need to increase capacity at the roundabout and improve flow. Options that can be considered include the targeted widening of the A4050 and A4226 entries with localised lane marking modifications to improve entry width, provide extended approach lanes, and increase circulatory capacity, or partial or full signalisation. Feasibility drawings show that a new pedestrian and cycle crossing can be incorporated on the southern junction arm and that active travel routes along key desire lines, including the potential future route from the roundabout to Cardiff Airport, can be maintained or enhanced. The improvements will be subject to detailed design, including a road safety audit.

**Gileston Road junction, St Athan**

6.200 This junction is a staggered crossroad located at the intersection of the B4265 and Gileston Road. The junction forms part of the primary route between Llantwit Major and St Athan, providing access to the A4226 and the wider Vale of Glamorgan strategic highway network. The staggered layout connects two minor-arm priority junctions serving Gileston and St Athan, and currently operates under priority control.

6.201 There is a need to increase capacity and improve the safety of the junction as a result of RLDP sites. The preferred option for mitigation is to upgrade the junction to signal controls, including active travel enhancements. Whilst the existing war memorial represents a design constraint, there is scope for entry width widening and increased approach lane lengths within the adopted highway extents and with a strip of land from Land at Church Farm West. The improvements will be subject to detailed design, including a road safety audit.

**Pen Y Turnpike/Leckwith Road junction, Llandough**

6.202 This is a priority T-junction located at the intersection of Leckwith Road and Pen-y-Turnpike Road. It provides a link between western Cardiff and the Vale of Glamorgan and forms part of a local route often used to bypass congestion at the Merrie Harrier and Baron's Court junctions. The junction has been identified for mitigation due to its limited capacity and its role in accommodating traffic to and from Cardiff linked to RLDP sites. Potential mitigation is to convert the priority junction into a signalised

crossroads. Signals would regulate flows and allocate green time more equitably across arms. The feasibility design includes advanced cycle stop line on all approaches. The improvements will be subject to detailed design, including a road safety audit.

## RETAIL, COMMERCIAL AND SERVICE CENTRES (RCS)

### SP11 - RETAIL, COMMERCIAL AND SERVICE CENTRE HIERARCHY

**The hierarchy of Retail, Commercial and Service Centres within the Vale of Glamorgan is as follows:**

**Town Centres - Barry (Holton Road), Penarth, Cowbridge**

**District Centres - Barry High Street, Llantwit Major**

**Local Centres**
**Barry: Main Street, Cadoxton; Vere Street, Cadoxton; Park Crescent; Barry Road, nr. Cadoxton; Upper Holton Road**

**Dinas Powys: Cardiff Road; Dinas Powys Village Centre**
**Penarth: Cornerswell Road**
**Rhoose: Fontygary Road**
**St Athan: The Square**

**Neighbourhood Centres - Barry: Bron-y-Mor; Cwm Talwg; Gibbonsdown Centre; Park Road, Boverton**
**Dinas Powys: Camms Corner; Castle Court/The Parade**
**Llantwit Major: Crawshay Drive**
**Penarth: Pill Street; Tennyson Road**

**The centres identified above are the preferred locations for a range of uses, including retail, leisure, office, visitor accommodation and appropriate**



**SP11 - RETAIL, COMMERCIAL AND SERVICE CENTRE HIERARCHY**

**residential and community facilities. Development proposals must be in keeping with the defined role of each centre.**

**New development within the Retail, Commercial and Service Centres should accord with the defined role of each centre within the hierarchy and support the vitality and viability and increase footfall within the centres.**

6.203 The role of traditional town centres as retail centres is changing and their future regeneration and revival will involve repurposing, creating multi-functional, commercial, and service centres that meet the needs of the communities they serve. To recognise the need to move away from the traditional retail role of Town Centres and in accordance with Future Wales Town Centre First Policy, Policy SP12 adopts a more flexible approach to non-retail uses to create a mix of retail, commercial, leisure, and residential. To maintain the long-term viability and vitality of Vale's retail centres the plan will seek to enable them to evolve into multi-functional centres containing a broad range of retail, leisure and services that function as places and spaces for socialising, working, studying, and enjoying.

6.204 Development proposals in Centres will apply the Placemaking Principles set out in Policy SP4, ensuring that Centres are attractive, safe and welcoming. Centres will be accessible for all and prioritise sustainable transport; they will be well served by Active Travel infrastructure and public transport that connects to surrounding settlements.

6.205 Centres are considered as sustainable places to live and where appropriate could incorporate new small-scale residential development through, for example, the conversion of upper floors. They should also include multifunctional open green spaces to improve amenity, visual quality and provide environmental and health benefits.

6.206 Barry (Holton Road), Penarth and Cowbridge are identified as Town Centres at the top of the retail hierarchy due to their large number and widest range of retail, leisure and services. Town Centres play an important role in the provision of retail and services as they serve surrounding and wider communities, which are well connected by sustainable transport. The range and number of retailing, leisure and services and

the significance of their wider role increases as Centres move up through the hierarchy from Neighbourhood Centres, Village Centres, District Centre and Town Centre.

6.207 There are several other existing out of town and edge of centre retail areas in the Vale of Glamorgan which do not form part of the retail hierarchy. Proposals for new retail development or additional floorspace in these retail areas will be assessed against Policy RSC2.

**SP12 - RETAIL FLOORSPACE PROVISION**

**To ensure the continued vitality, viability and attractiveness of the Vale of Glamorgan's retail, commercial and service centres, the plan will allow for the provision of up to 5,862 sq m (net) of convenience floorspace and up to 679 sq m (net) of comparison floorspace.**

**The following allocations will contribute to delivering the convenience floorspace provision:**

**1 Land at Church Farm, St Athan - up to 1,858 sq m**
**2 Land at Bridge House Farm, Llanmaes, Llantwit Major – 1,251 sq m**

**Any additional convenience and comparison retail floorspace beyond that provided by the identified sites should be directed towards the town and district centres outlined in Policy SP11. The inclusion of retail floorspace as part of a mix of uses on allocated sites will also be supported.**

6.208 Retail provision within the Vale of Glamorgan is largely concentrated within Barry town centre and Penarth, Cowbridge and Llantwit Major district centres. These retail areas are characterised by a range of local and national retailers and serve relatively wide catchment areas. In addition, local and neighbourhood centres provide an important local service for their immediate catchment area and provide opportunities for reducing journeys by car.

6.209 The latest Vale of Glamorgan Retail and Leisure Study (June 2023) provides an updated quantitative need and qualitative assessment of both convenience (food),



comparison goods (clothing, electronic items etc.) and town centre leisure uses such as bars, cafes, and restaurants across the authority. The study identified that over the plan period to 2036, there is qualitative capacity for between 4,282 and 5,862 sqm net of convenience food retail floorspace, depending on the type of convenience goods provider. There is also capacity for between 432 sqm net and 679 sqm net of comparison floorspace, depending on the nature of the comparison goods. Spatially, the study identifies the potential for additional convenience food retailing within the retail centres of Barry, Penarth and Llantwit Major. The report recommends that this would lead to improvements in the vitality and viability of these centres, whilst also recognising a general qualitative need for encouraging a diverse range of uses within the Vale's main town and district retail centres.

6.210 Since this study was undertaken, an application for 1,251 sqm of new convenience floorspace has been submitted for a class A1 foodstore at Bridge House Farm, Llanmaes, adjacent to Llantwit Major. There was a planning committee resolution to approve, subject to the approval of a Section 106 agreement, but has been called in for determination by Welsh Ministers. In addition, up to 1,858 sq m of additional convenience floorspace is allocated as part of the mixed used residential led allocation at Church Farm, St Athan (Policy HG1 KS4 refers). This provision of additional retail floorspace close to St Athan Local Centre will reduce the need for existing and new residents to travel to other settlements to serve their needs.

6.211 The remaining convenience floorspace, together with comparison retail provision, should be delivered through opportunities within existing town and district centres, including regeneration schemes, in accordance with the Town Centre First policy.

6.212 The integration of retail floorspace within mixed-use developments on allocated sites is also encouraged in line with placemaking principles. Retail provision can enhance the functionality and attractiveness of a site by providing accessible services and amenities for residents, reducing the need for people to travel. Retail uses should be designed to complement the wider mix of uses and respond be at an appropriate scale to support local needs.

## RCS1 - RESILIENT RETAIL, COMMERCIAL AND SERVICE CENTRES

**Development proposals, including those identified through Placemaking Plans, that enhance the vitality, vibrancy, and attractiveness of Retail, Commercial, and Service Centres will be supported.**

**Proposals involving the change of use at ground floor level uses from A1 retail use will permitted where the proposal would:**

1. **Support the vitality and vibrancy of the town centre by generating footfall and economic activity;**
2. **Be compatible with surrounding uses and the commercial character of the centre;**
3. **Not result in adverse amenity impacts;**
4. **Provide an active frontage; and**
5. **Avoid an over-concentration of non-retail uses that would undermine the retail function of the centre.**

**Proposals for A3 Hot Food Takeaways must also comply with Policy RCS3.**

**Residential and other complementary town centre uses above ground floor level will be supported, provided they do not result in unacceptable impacts on the operation of ground floor uses or the amenity of existing and/or proposed occupiers.**

6.213 The Vale's Retail, Commercial and Service Centres are more than designated retail areas; the Centres remain important focal points of communities and are increasingly becoming places to live, centres of community and cultural activity, a focus for public services such as health and education, and the location of co-working spaces. However, issues faced by the retail sector have impacted on these places and it is clear a new approach is required. The requirement for a renewed approach is viewed as an opportunity to reshape the Vale's Centres to be more robust, dynamic and attractive destinations. Policy RCS1 seeks to create centres that host a mix of complementary uses, are underpinned by Placemaking principles and deliver on the Town Centre First methodology.



6.214 At ground floor, appropriate uses for Retail, Commercial and Service Centres will be those that support their vitality, vibrancy and attractiveness. These uses would complement the character of the existing centre, maintain attractive frontages and generate pedestrian activity and may include shops (A1), financial and professional services (A2), certain types of food and drink (A3), offices (B1), hotels (C1), educational and other non-residential establishments (D1) and leisure (D2). If required to facilitate an appropriate use, it is considered that the amalgamation or part division of a building would be permissible under this policy. The Vale of Glamorgan Council have committed to producing a series of Placemaking Plans for its towns. The purpose of these is for the Council to collaboratively work with communities. Where Placemaking Plans include development proposals that assist in sustainably improving their relevant locality, these proposals would also be supported. This policy does not apply to hot food takeaways, which are covered by Policy RCS2.

6.215 Changes of use class in Retail, Commercial and Service Centres must be justified by evidence that the property has been affected by a sustained period of long-term vacancy and that proactive marketing has been undertaken by a property agent for a minimum of 12 months in an effort to secure tenants. The marketing report should include:

- Details of the existing use or previous use if vacant;
- The length of time the unit has been vacant, if applicable;
- The type of use which the unit has been marketed for, what the marketing strategy involved and its duration;
- The amount of interest in the unit during the marketing period – this should detail the number of queries, the type of uses sought, and if known, the reason for not pursuing any initial enquiries.

6.216 Residential uses in Retail, Commercial and Service Centres may in some instances assist in improving the overall sustainability and viability of a centre, however the loss of units at ground floor level to residential uses can fragment a centre, impact its attractiveness and reduce daytime activity. Consequently, residential uses will only be supported above ground level where this is acceptable in amenity terms.

## RCS2 – EDGE OF CENTRE AND OUT OF TOWN RETAILING

**Existing edge of centre and out of town retail areas have been identified at the following locations:**

**Edge of Centre:**

1. **Barry Waterfront, Barry;**
2. **Dockside, Barry;**
3. **Palmerston, Barry;**
4. **Pencoedtre, Barry;**
5. **Highlight Park, Barry;**
6. **Terra Nova Way, Penarth;**

**Out of Town:**

7. **Culverhouse Retail Park, Culverhouse Cross**
8. **Brooklands Terrace Retail Park, Culverhouse Cross**
9. **Valegate Retail Park Culverhouse Cross**
10. **Penarth Road Retail Park**

**Proposals for new A1, A2 or A3 uses on new sites or existing retail areas in edge of centre and out of town locations, including changes of use, extensions, the merger or subdivision of existing units or amendments to existing planning conditions relating to the sale of goods will only be permitted where:**

1. **It can be demonstrated that there is an additional need for the proposal which cannot be provided within an existing retail, commercial and service centre; and**
2. **The proposal would not either individually or cumulatively with other recent or proposed consented developments have an unacceptable impact on the trade, turnover, vitality and viability of the retail, commercial and service centres.**
3. **The proposal would serve local needs in a neighbourhood or rural village.**



6.217 The Vale of Glamorgan's Retail, Commercial and Service Centre hierarchy comprises the town, district, local and neighbourhood centres identified within Policy SP11 and excludes any existing edge of centre or out of town retail parks within the Vale of Glamorgan. Policy RCS2 Edge of Centre and Out of Town Retailing therefore applies to development proposals in these centres.

6.218 Proposals for new retail and commercial developments in edge of centre and out of town retailing areas will be strictly controlled in accordance with national policy, to support existing established centres in the Retail, Commercial and Service Centre hierarchy.

6.219 Policy RCS2 sets out the criteria by which proposals for new retail and commercial development in edge and out of town locations will be assessed in line with national policy. The policy applies to all proposals that create additional floor space for retail (A1) financial and professional services (A2), food and drink (A3). It also applies to all applications, including changes of use, extensions, the subdivision / merger of existing units, mezzanine floors and variations to relevant planning conditions. The aim of the policy is to preserve and enhance the vitality, viability and attractiveness of existing town, district, local and neighbourhood centres as well as promoting sustainable communities and sustainable travel patterns.

6.220 Proposals for new retail or commercial development outside of the centres contained within the hierarchy will need to demonstrate that they have satisfied the sequential test referred to in national planning policy. Developers will need to demonstrate that all potential town centre options have been thoroughly assessed using the sequential approach before edge and out of centre sites are considered for key town centre uses. This approach requires developers and retailers to be flexible and innovative about the format, design and scale of the proposed development and the amount of car parking provided, tailoring these to fit local circumstances.

6.221 It is recognised that small-scale proposals, such as a small shop serving a local neighbourhood or rural village, or a small farm shop, will not be detrimental to the vitality and viability of Retail, Commercial and Service Centres. Such proposals will be supported under the policy as they will help sustain communities and reduce the need for residents to travel to other areas and settlements for basic amenities.

6.222 Where planning permission is granted for new edge and out-of-centre retail or commercial development conditions may be imposed to control the nature and scale

of the retail or commercial activity and to minimise any potential impact on the existing centres within the Retail, Commercial and Service Centre hierarchy.

## HOT FOOD TAKEAWAYS

### RCS3 - HOT FOOD TAKEAWAYS

**To promote healthier communities and protect the viability and attractiveness of retail, commercial and service centres and local neighbourhoods, proposals for new A3 Hot Food Takeaways will only be permitted where:**

**1 The proposal is within a defined retail, commercial and service centre, edge of centre or out of centre retail park and does not cause or exacerbate an over-concentration of A3 hot food takeaway uses in that centre. An over-concentration is defined as exceeding the specific proportion of units that will be permitted as hot food takeaways in each defined retail centre as follows:**

- **Town and District Centres – 6%**
- **All other retail centre types with over 20 total units– 10%**
- **All other retail centre types with between 10 - 20 total units – 20%**
- **All other retail centre types with under 10 total units – 30%**

**2 The proposal does not result in the unacceptable clustering of hot food takeaways, defined as no more than two adjacent takeaway units and at least 3 non A3 takeaway units separating clusters.**

**3 The proposal does not harm the amenity, character, viability or attractiveness of the surrounding area and neighbourhood.**

**Proposals for new A3 Hot Food Takeaways outside of the above defined retail areas will not be acceptable.**



6.223 It is recognised that a proliferation of hot food takeaway establishments selling foods that are high in fat, salt and sugar has the potential to impact on the health of residents, contrary to Objective 2 of the RLDP to improve mental and physical health. Limiting the number and location of these establishments can assist in improving meal choices and the general health of the population. An over-concentration of A3 hot food takeaway uses within defined centres can also significantly damage the centre's vibrancy, viability and attractiveness.

6.224 Hot food takeaways can harm the amenity and attractiveness of areas both within and outside of retail centres, often producing odours, litter and noise during evening hours as well as impacting on parking and highway safety.

6.225 The Council's Hot Food Takeaway Background Paper has identified a significant number of hot food takeaways located in the Vale of Glamorgan, primarily within the Retail, Commercial and Service. Hot food takeaways are also more frequently found within the larger settlements, with specific concentrations in Barry, particularly in areas identified as within the 20% most deprived communities in the Welsh Index of Multiple Deprivation (WIMD).

6.226 There is evidence of existing clusters of hot food takeaways in settlements in the Vale of Glamorgan and it is important that hot food takeaways are controlled in a manner that does not damage the vibrancy of the area. The town and district centres referred to in the Policy are those centres specified within Policy SP11 - Retail, Commercial and Service Centres Hierarchy.

6.227 Supplementary Planning Guidance will be prepared which sets out further clarification on how A3 hot food takeaways will be defined and how this policy will apply in practice.

## COMMUNITY INFRASTRUCTURE (CI)

### SP13 - COMMUNITY INFRASTRUCTURE AND PLANNING OBLIGATIONS

**Where appropriate and having regard to development viability, the Council will secure new and improved community infrastructure, facilities, and services appropriate to the scale, type, and location of proposed developments using planning obligations. Community infrastructure may include the provision, improvement and long-term maintenance of:**

- **Affordable and specialist housing.**
- **Educational provision and facilities.**
- **Welsh language facilities.**
- **Transport infrastructure and facilities for pedestrians, cyclists, public transport, and vehicular traffic.**
- **Public open space.**
- **Community Growing Spaces such as allotments**
- **Green infrastructure.**
- **Public art.**
- **Leisure, sport, and recreational facilities.**
- **Biodiversity Enhancement.**
- **Community facilities.**
- **Healthcare facilities.**
- **Service and utilities infrastructure, including digital infrastructure.**
- **Environmental protection and enhancement such as flood prevention, town centre regeneration, pollution management or historic renovation.**
- **Recycling and waste management facilities; and**
- **Employment opportunities and complementary facilities including training and working hubs.**
- **Mitigation of Severn Estuary Recreational Pressure.**



## SP13 - COMMUNITY INFRASTRUCTURE AND PLANNING OBLIGATIONS

**The delivery of new or improved infrastructure must be undertaken in a timely and coordinated manner to meet the needs of existing and planned communities prior to, or from the commencement of, the relevant phases of development.**

6.228 New developments can place additional demands on services and facilities which could affect their ability to meet the needs of the community. The provision of new infrastructure, as well as safeguarding, improvement, long-term maintenance and efficient use of existing infrastructure is central to ensuring that all new development proposed within the Plan period contributes to achieving the Plan's vision of creating sustainable communities. Timely delivery of necessary infrastructure that supports and mitigates the impact of new development is therefore essential.

6.229 The quality, accessibility, and range of community infrastructure available to meet the needs of new developments is vital to the creation of sustainable communities. Policy SP13 sets out the requirements for ensuring 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. This may be through enhancements to existing facilities or the provision of new infrastructure.

6.230 When considering the infrastructure needs generated from development, this will be considered against the type of development proposed, the local circumstances and needs arising from the development and what it is reasonable to expect the developer to provide considering the relevant national and local planning policies. Further information will be set out in the Council's Supplementary Planning Guidance on Planning Obligations.

6.231 In most cases, the Council will encourage developers to provide facilities and infrastructure on site to serve the future occupiers of the development. Where this is the case, these 'contributions will be considered when calculating the amount of any off-site contributions. Where a development is considered to meet all its needs on site and mitigate its impacts through sufficient on-site contributions, it is unlikely that any additional financial contributions will be sought.

6.232 Where they satisfy the policy tests, (i.e., are necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise and reasonable in all other



respects), the Council will use planning conditions rather than Planning Obligations to secure the necessary community infrastructure required as a result of the development (Planning Policy Wales and Circular 16/2014 'The Use of Conditions for Development Management').

6.233 Section 106 agreements are voluntary and require the cooperation of the developer to be delivered. However, where a developer fails to show they can adequately mitigate the impacts of their development, either through planning obligations or other measures, it is likely that the application will be refused.

## OPEN SPACE AND RECREATION

### CI1 – OPEN SPACE PROVISION

**All new residential development with a net gain of 10 or more dwellings will be required to provide well-designed, accessible useable open space provision in accordance with the following benchmark open space minimum standards per 1000 population:**

- **0.55 Ha of play space (12.4m2 per dwelling)**
- **2.2 Ha of additional open space including community growing spaces, outdoor sports and informal open space provision (49.8m2 per dwelling)**

**For major commercial developments (1ha or more or a floorspace of 1,000m2), provision should be made of 6m2 per full time equivalent employee.**

**Areas of open space will normally be required to be provided on-site as part of new development proposals. Where it is not practical to make provision on-site, appropriate off-site provision or financial contributions for improvements to existing facilities will be required in lieu of on-site play, outdoor sports provision or amenity greenspace.**

**An Open Space Strategy will be required to be submitted for all housing and commercial developments that meet the thresholds.**



6.234 New residential development in the Vale of Glamorgan will be expected to provide appropriate levels for formal and informal open space, in accordance with identified standards. The Council has adopted the widely accepted Fields in Trust (FIT) Standards for the provision of play space. For other open spaces, which may include outdoor sports provision, formal and informal greenspace and community growing areas, a combined target is identified based on the FIT Standards for other types of open space. On site provision should be design led rather than standards led and the type of provision to meet this target must respond to the local context and address identified local needs for specific types of open space, having regard to the findings of the Open Space Background Paper.

6.235 The application of these standards will ensure that new development will provide sufficient open space for future residents and will not place an additional burden on existing levels of provision. The standards will be applied to all new residential developments with a net gain of 10 or more dwellings, including new build residential developments, redevelopment schemes, conversions and mixed-use developments containing housing.

6.236 Open spaces should also be designed to be inclusive, safe and welcoming for all ages and backgrounds, including older residents, and women and girls, and should be designed in a manner that fosters community cohesion and reduces the potential for crime and anti-social behaviour. Guidance on how to implement this approach will be set out within Supplementary Planning Guidance on Open Space Provision.

6.237 Major commercial developments will also be required to provide appropriate levels of public open space to contribute to employee wellbeing and local amenity.

6.238 Provision will normally be required to be provided on-site to serve those new residents and employees that will generate the increased demand. Where it is not possible to provide additional facilities on-site, for example due to site constraints or the nature of the development proposed, off-site provision or financial contributions towards improving or maintaining existing facilities or access to existing facilities within the vicinity may be appropriate. Any alternative off-site provision agreed must be suitably located within easy, safe walking distance of the proposed development. The Council will work with developers to agree the most appropriate way of meeting the accepted standards and maintaining a satisfactory level and balance of provision should such circumstances arise.



6.239 The future maintenance of open spaces and formal recreation facilities is essential to ensuring that high quality, safe facilities are available for local users in the long term. The Council will secure appropriate future maintenance arrangements through planning conditions or obligations through a section 106 agreement to ensure that all facilities provided are appropriately maintained.

6.240 In the case of residential developments, appropriate provision must also be made for private amenity space such as gardens, roof terraces and balconies, to meet the immediate needs of residents for storage, clothes drying and incidental private enjoyment of their property. Further detail on Amenity Space provision is provided in the Residential and Householder Developments Supplementary Planning Guidance, and details on the application of the open space standards will be provided in the Planning Obligations Supplementary Planning Guidance.

**CI2 - PROTECTION OF EXISTING OPEN SPACES**

**Proposals for development on areas of open space within settlements will only be permitted where:**

**1 The amount of open space remaining in the neighbourhood would still be adequate to serve local needs; and**

**2 The site has no significant value as a recreational resource, an area of visual amenity a green infrastructure asset.**

6.241 Public open spaces are an important part of the distinctive character of communities within the Vale, providing areas for a range of recreational activities as well as making areas attractive to live, and supporting physical and mental well-being. Increasingly, open spaces within existing settlements are under pressure from development and it is important that, where appropriate, those open spaces that have significant recreational or visual amenity value are safeguarded, particularly in areas where there is a deficit of open space when compared to the FIT standards for open space provision.

6.242 Policy CI3 applies to all open spaces on unallocated sites within a defined settlement boundary. The open space typologies to which it applies are defined in TAN 16: Sport, Recreation and Open Space, with this including formal facilities such as public parks and gardens, allotments, outdoor sports facilities and provision for children and young



people, as well as more informal open space such as amenity greenspace and natural and semi natural greenspace.

## COMMUNITY FACILITIES

6.243 Community facilities such as community halls, libraries, schools and leisure centres are essential to the social and physical well-being of residents and are key components in maintaining the vitality and viability of community life in both urban and rural settlements.

### CI3 – NEW COMMUNITY FACILITIES

**Land is allocated for the development of new community facilities at:**

1. **Land at Clare Gardens, Cowbridge (Education)**
2. **St Athan Primary School, St Athan (Education)**
3. **St Richard Gwyn Catholic School, Barry (Education)**
4. **Lower Cosmeston Farm, Penarth (Education)**
5. **Upper Cosmeston Farm, Penarth (Education, Community Space)**

**In addition, land is safeguarded for potential community use at the following site:**

6. **Land south of the railway, St Athan**

6.244 Policy CI3 allocates land for the provision of new and enhanced education facilities in Cowbridge, St Athan, Barry, and Cosmeston, in response to increased demand for school places in these communities.

6.245 Land at Clare Gardens, Cowbridge, is allocated for the relocation and expansion of Ysgol Iolo Morganwg, a Welsh-medium primary school currently located in a Victorian building on a constrained site in Cowbridge. The existing school offers up to 210 places; however, the new campus is earmarked to double capacity to 420 pupils, alongside an increase in nursery provision.

6.246 To meet growing demand for school places in St Athan and to improve existing facilities, St Athan Primary School is allocated for redevelopment and expansion on the site of the existing school. A small area of additional land may be required from



the Key Site allocation at Church Farm, St Athan (HG1 KS4), to facilitate delivery of the school. Improved access may also be necessary.

6.247 Planning permission was granted in April 2024 for the redevelopment of St Richard Gwyn Catholic High School, aimed at modernising facilities and increasing capacity. The redevelopment, which will take place on the existing site, will increase student places from 813 to 1,050.

6.248 Land is also allocated for a new Additional Learning Needs (ALN) school at Lower Cosmeston Farm near Penarth, which will serve as a second site for Ysgol y Deri special school. The new school, to be known as Ysgol Llyn Derw, received planning approval in 2023, and construction has commenced.

6.249 As part of the development of the adjoining Upper Cosmeston Farm, provision is made for a primary school and community space within the outline planning permission for a 576-unit residential development, as referenced in Policy HG1 (10). The outline planning permission has been approved, subject to the signing of a Section 106 agreement. This agreement will require the land to be transferred to the Council in a clean condition during the early stages of development, along with a financial contribution towards the provision of additional school places. The retention of an existing farm building complex on site for community use is also required.

6.250 The Vale of Glamorgan Welsh in Education Strategic Plan (WESP) 2022–2032 identifies a forecasted increase in demand for Welsh-medium secondary school places, resulting from expanded capacity at the Welsh-medium primary level. Welsh Medium secondary school provision would need to be considered following an evaluation of the sufficiency of demand. Any forecasted development is subject to Cabinet and business case and Strategic outline programme approval. The RLDP has safeguarded land for additional community facilities on land to the south of the railway in St Athan, which may include new Welsh-medium school provision. All new community facilities will require improvements to active travel connections, including the introduction of a pedestrian and cyclist footbridge across the railway line, and improved connections to nearby settlements.

6.251 The list of new community facilities in Policy CI3 relates to major new-build schools and other community infrastructure. This list is not exhaustive, and there will also be a need for extensions and enhancements to existing schools and community buildings as a result of new development. Where such proposals are linked to development and

increased capacity requirements, they will be partly funded through Section 106 agreements in accordance with Policy SP13 and the Planning Obligations SPG.

## CI4 - PROTECTING AND ENHANCING EXISTING COMMUNITY FACILITIES

**Proposals for new community facilities or proposals which seek to retain, enhance or maintain existing community facilities will be supported. This includes the provision of multi-use community facilities, including the co-location of healthcare, schools, libraries and leisure facilities.**

**Proposals that would result in the loss of community facilities (including sites last used for such activities) will only be permitted if it is demonstrated that:**

1. **The facility is surplus to the needs of the community; or**
2. **An alternative facility of at least equal quality and scale to meet community needs will be provided within the local area; or**
3. **It is no longer economically viable, feasible or practicable to retain the building or site for alternative community uses; and**
4. **All reasonable efforts have been made to retain the facility, including evidence to confirm that the property or site has been actively and positively marketed for a minimum 12-month period with reasonable commercial terms, and that there is no realistic interest in its retention for the current use or an alternative community use.**

**Proposals that seek to retain, improve, or re-use community facilities and services, including appropriate supporting development which may make such provision economically viable, will be supported.**

6.252 Community facilities play an important role in bringing the community together and support health, social and cultural wellbeing. As such it is important that community facilities are safeguarded against the unnecessary loss of valued facilities and services, particularly where this would reduce any community's ability to meet its day-to-day needs.



6.253 For the purposes of this policy, community services and facilities include, but are not limited to:

- Community centres and village halls
- Education and children's facilities
- Cultural facilities; including arts provision, museums, concert venues and theatres
- Commercial leisure; including cinemas and pubs
- Places of worship, cemeteries and crematoriums
- Other public services such as libraries, post offices, household waste and recycling centres
- Voluntary and Community sector (VCS) spaces and informal spaces for activity

6.254 Given the provision of community services and facilities is an important part of the Council's vision for maintaining sustainable communities' policy CI4 seeks to ensure that the permanent loss of a community facility only occurs where they are either no longer required, economically unviable, or where they are satisfactorily replaced.

6.255 There may also be circumstances where the loss of a community facility is a part of a wider proposal to rationalise or improve the provision of local services. The Council will normally support proposals that involve the disposal of surplus land or buildings where it is demonstrated to be essential to fund a new or enhanced community facility elsewhere within the local area. In such cases, proposals must be supported by evidence to illustrate that the loss of the facility would not negatively affect the quantity and quality or accessibility of existing facilities.

6.256 The Council shall also support the development of multi-use community facilities that offer a range of accessible community-based services such as leisure, health care, education, community meeting space and other essential community services. Such facilities can assist in reducing travel demand, promote sustainable communities, and facilitate the effective delivery of community facilities by several organisations.

6.257 The Council will work positively with local communities and voluntary organisations, to support proposals that retain, improve or re-use social and community infrastructure, and any appropriate supporting development that may make such provision economically viable. This may include the diversification of existing facilities



to improve accessibility of services to the community or increase long-term viability, for example by locating a shop or post office in the local pub to provide a dual service to the community, where this can prevent the loss of a facility.

6.258 Where the loss of a facility is proposed on the grounds of financial viability, this will need to be supported by financial records of the business, normally for the preceding 3 years. Appropriate marketing evidence illustrating that reasonable attempts have been made to actively market the property at existing use value for a minimum of 12 consecutive months prior to the application being made will be required. An independent professional valuation will be required where it is considered that the facility has been marketed at an over inflated or inappropriate price. Applicants will need to provide evidence of the enquiries resulting from advertising, resulting offers and why they were dismissed.

6.259 In all instances where there is a proposal for the loss of a community facility and service the evidence submitted to support the application must include details of consultation with the local community and relevant community groups.

**CI5 - CEMETERY AND CREMATORIUM PROVISION**

**Land is safeguarded for the extension of Porthkerry Cemetery, Barry, as shown on the Proposals Map.**

**Proposals for the provision of additional burial land or crematoriums will be supported where:**

**1 There is a proven need for additional facilities within the town or community council area.**
**2 The site is located close to public transport routes and provides sufficient on-site car parking to meet peak demand.**
**3 It is demonstrated that the proposal would not adversely affect ground water sources or flood risk and that any potential sources of contamination can be mitigated.**
**4 The proposal does not have an unacceptable adverse impact on the Best and Most Versatile agricultural land (Grades 1, 2 and 3a), or on areas of importance for biodiversity, landscape, archaeology and geology; and**



**CI5 - CEMETERY AND CREMATORIUM PROVISION**

**5 The proposal would not have an adverse effect on the amenities of neighbouring occupiers by reason of noise, pollution, privacy and visual obtrusiveness, and would not impact on highway safety.**

**Proposals for a new crematorium will be expected to meet the requirements of Section 5 the Cremation Act 1902 with regards to the siting of the crematorium.**

6.260 Proposals for new cemetery or crematorium facilities should be situated within a sustainable location. While locations outside of a defined settlement boundary would be acceptable in principle, sites should have good access to the road network as well as public transport routes, to enable ease of access for mourners and visitors.

6.261 As well the potential impact on amenity of neighbouring uses, schemes must ensure that proposals for cemeteries, including the extension of existing facilities, give specific consideration to flood risk, groundwater contamination issues, any existing land contamination, and (as appropriate) the requirements of the Cremation Act 1902.

## PRODUCTIVE AND ENTERPRISING PLACES

## ECONOMIC GROWTH AND EMPLOYMENT (EMP)



6.262 The LDP seeks to adapt to changing economic circumstances in the Vale of Glamorgan and the changing nature of employment over time through the provision of a diverse range of new employment sites and the safeguarding of existing employment areas.

6.263 To ensure that sufficient land is available to meet local employment needs, the Council commissioned an Employment Land Study (ELS) (2022), to provide an assessment of the existing supply of employment land and employment areas, and to identify future employment land needs over the plan period within the context of the wider South East Wales region.

6.264 The study highlighted that the Vale's economic activity is primarily within the industrial and manufacturing sectors, which is focused spatially around the 3 market areas of Barry, Cardiff Airport and Bro Tathan (St Athan) and the Rural Vale (primarily Llantwit Major, Cowbridge, Llandow and smaller rural diversification schemes).

6.265 In terms of future employment land need, the study has identified a need for 67.8ha of employment land over the plan period. The study concluded that there is sufficient employment land to meet employment need over the plan period, and that this provision has the potential to support approximately 5,338 additional jobs.

6.266 To meet the projected employment land need of 67.8 net hectares, Policy SP14 Employment Growth makes provision for 182 net hectares of land, which reflects the existing available employment land supply that is realistically likely to be developed within the plan period. A large proportion of the existing supply is concentrated in the Cardiff Airport and Bro Tathan Enterprise Zones and at Junction 34 of the M4, with additional land identified at local employment areas at Barry and Llandow.

**SP14 - EMPLOYMENT GROWTH**

**To support job growth and economic prosperity across the Vale of Glamorgan over the plan period and to meet the projected employment land needs of 67.8 hectares of employment land, and the delivery of up to 5,338 jobs, provision of**



**182 net hectares of employment land for B1 (Office and Light Industry), B2 (General Industries) and B8 (Distribution and Storage) employment uses is provided at the following major and local employment locations:**

**Major Employment Allocations*:**

1. **Land east of Cardiff Airport, Rhoose (16.4 ha net)**
2. **Land south of Port Road (Model Farm), Rhoose (44.75 ha net)**
3. **Bro Tathan Aerospace and Business Park (66.7 ha net)**
4. **Land to the South of Junction 34 of the M4, Hensol (36.23ha net)**

5. **Local Employment Allocations:**
6. **Atlantic Trading Estate, Barry (1.59 ha net)**
7. **Windmill Park, Hayes Road, Barry (3.6 ha net)**
8. **Vale Business Park, Llandow (10.9 ha net)**
9. **Land at Llandow Trading Estate (1.85 ha net)**

***Complimentary ancillary non-B uses maybe permissible where these would provide supporting services for existing and future businesses and employees.**

6.267 Policy SP14 sets out the spatial employment land provision for the Vale of Glamorgan over the plan period, which consists of a hierarchy of strategic and local employment sites that are well located to the 3 key employment market areas identified within the ELS, and which provide for flexibility and choice to meet the Vale's employment land requirements over the Plan period.

**Major Employment Allocations**

6.268 The employment land hierarchy contains four strategic sites at Bro Tathan Aerospace and Business Park, land east of Cardiff Airport Business Park and land south of Port Road (Model Farm) which together make up the Cardiff and St Athan Enterprise Zones and Land to the South of Junction 34 of the M4. Their position as major

employment sites within the employment hierarchy reflects their importance as key areas of investment and employment opportunities within the Vale.

6.269 **Cardiff Airport and Bro Tathan** are seen to offer significant opportunities for the development of aerospace and advance manufacturing, research and development and innovation within the Vale of Glamorgan. Building on the existing skills base of Cardiff Airport, British Airways Maintenance Cardiff, and more recent developments at Bro Tathan Enterprise Zone, their importance to the wider region is recognised in Future Wales, the National Plan, which identifies Cardiff Airport as one of four Strategic Gateways to Wales (Policy 10 – Internal Connectivity), stating that:

> "Cardiff Airport is an essential part of Wales's 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" (Future Wales, page 82)

6.270 **Land east of Cardiff Airport** is owned primarily by the Welsh Government and the Vale of Glamorgan Council. The site is allocated for mixed-use employment. Cardiff and Vale College have been granted planning permission for a college campus on 2.7ha of land to the south-east of the existing Airport Business Park. The Council are preparing a Masterplan for the use of the remainder of the site as a business park.

6.271 **Land south of Port Road (Model Farm) Rhoose** is currently subject to an appeal for non-determination of an outline planning application for a B1, B2, B8 use. If the appeal is allowed, the site is anticipated to deliver 1.7 million sq. ft of Class B1, B2 and B8 offices, light industrial and warehousing and distribution units, alongside car parking, landscaping, drainage infrastructure and biodiversity enhancement works which include land for expansion of Porthkerry Country Park to the south. The site's proximity to Cardiff Airport and Bro Tathan alongside the Cardiff and Vale College development the opportunity to develop the area into a high-quality business cluster.

6.272 **Bro Tathan (St Athan)** is in the ownership of Welsh Government. The site comprises a number of development zones with direct access to an operational runway with airside support. The whole site is protected as an existing employment site under

Policy EMP3 (4), as parts of the site have been redeveloped for employment use. In addition, there remain a number of parcels available for development across the wider site. The whole site is 338 Ha but it is anticipated that 66.7 Ha is anticipated to be developed within the plan period, reflecting areas with planning permission and an application for 48.5 ha of net employment land at the eastern zone, which is currently awaiting determination. The Council's ELS indicated an absence of ancillary facilities available to those employed at Bro Tathan, accordingly Policy SP14 allows for the provision of complimentary ancillary uses to support those employed at the major employment sites.

6.273 **Land South of Junction 34 of the M4** is occupied by Renishaw PLC, who acquired the site in 2011. The existing Renishaw premises are protected as an existing employment site under Policy EMP3 (6). There is additional land to the north and east which is allocated for new employment Its strategic position adjoining the M4 motorway presents the Vale of Glamorgan with the opportunity for development of strategic scale industrial and logistics businesses. Outline planning consent was granted in 2016 for 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; alongside 30.5 ha of green infrastructure and an application to vary the condition to extend the time for the submission of reserved matters is currently awaiting determination

**Local Employment Allocations**

6.274 Local employment allocations comprise a further 17.9 hectares (net) of land for B1, B2 and B8 uses and are allocated to ensure that an appropriate range and choice of land is available to support local economic growth. These sites are generally located within or adjoining existing employment areas that support a variety of employment uses, and provide opportunities for local small enterprises and start-ups, enable established business to expand and are attractive areas for local business investment.

6.275 The maintenance of a land bank of sites, particularly where growth sectors can be accommodated, is vital to the success of the areas' economic development initiatives and investment. Therefore, to protect their status as important employment sites, proposals for alternative uses on the strategic and local employment site allocations identified in Policy SP14 for non-employment purposes will not be permitted.

## EMP1 - EMPLOYMENT REGENERATION OPPORTUNITY AREAS

**Proposals for redevelopment and enhancement of existing land and premises for B1, B2 and B8 and Low and Zero Carbon related employment and infrastructure proposals will be supported at:**

1 **Former Aberthaw Power Station**

2 **Land at the Port of Barry**

6.276 Policy EMP1 identifies two Employment Regeneration Opportunity Areas at the Former Aberthaw Power Station and the Operational Port of Barry Docks, which the plan considers as important areas for supporting the RLDP objectives of addressing climate change and greening the Vale's economy, facilitating the growth in renewable and low carbon energy production and businesses.

6.277 Land at the **former Aberthaw Power Station** is allocated for a Green Energy, Employment and Innovation Park to support industrial de-carbonisation and innovation. The site is of regional significance with a strategic role in the economic development of the Cardiff Capital Region, identified as the Cardiff, Newport and the Valleys National Growth Area. The site will establish the Vale of Glamorgan as a regional hub for innovation in renewable and green energy and zero carbon manufacturing. The Green Energy, Employment and Innovation Park will serve as an important regeneration opportunity, enabling delivery of high-quality skilled jobs, training, and education purposes, alongside making a significant contribution toward mitigating climate change. Development of the site will enable opportunities for landscape enhancements, green infrastructure networks, net benefit in biodiversity and regenerative design.

6.278 The redevelopment will include a range of energy and employment uses, including:

- Uses which support the production of renewable and green energy generation and innovation (including potential for tidal, solar and hydrogen innovations), and supporting electricity infrastructure;
- Employment uses (B1, B2 and B8 uses) such as a high-value and zero carbon manufacturing;
- Long term energy storage and battery storage facilities to support renewable and green energy generation and innovation;



- Green energy innovation centre to promote innovation, growth, knowledge and community interaction with the zero-carbon future of Wales;
- Bio-diverse ecology park and a visitor centre, providing amenities to the local community;
- Small-scale ancillary facilities and services to support visitors and workers at the site; and
- Contribution towards the circular economy including recycling.

6.279 The site will be delivered on a phased basis, and it is anticipated that a first phase will be developed within the plan period, with appropriate remediation and flood mitigation. However, it is recognised that flexibility in the scale and phasing of delivery is required in order to respond to market demands as they emerge and to capitalise on the opportunities Aberthaw presents to attract regional investment.

6.280 The masterplanning of the site must be informed by stakeholder engagement with local businesses, the community and regulatory authorities including Natural Resources Wales.

6.281 An indicative masterplan for the site as a whole should be prepared in conjunction with a planning application for any first phase of end use development to demonstrate a comprehensive approach to the site.

6.282 Development at the site must accord with the following masterplanning principles, which are considered instrumental to achieving successful regeneration of the former industrial site to a hub of green energy, employment and innovation:

- Layout, scale and design should provide a high-quality context and environment for the site, adjacent residential communities including East Aberthaw and St Athan, and users of the Glamorgan Heritage Coast.
- Development should demonstrate how the adjacent East Aberthaw Coast SSSI is safeguarded, supported or where possible enhanced. Development should include an appropriate buffer between built development and the SSSI.
- Development should develop a site layout that considers the site's existing infrastructure and environment, including but not limited to the PFA mound, rail loop and electrical substations.
- A Biodiversity/Ecology Strategy should maintain and enhance ecosystem connectivity and deliver net benefit for biodiversity.

- Flood risk must be assessed and appropriate mitigation measures delivered to support each phase of development coming forward, in line with a Flood Consequence Assessment.
- Development should create an efficient layout that maximises the use of available land and creates clear definitions between private and public spaces.
- Due to its past industrial use, the site must be remediated to the standard required in advance of each phase of development coming forward.
- A high-quality landscape and public realm strategy should be created to support biodiversity, sustainable transport and respond to the surrounding landscape character and setting of the site.
- Development should maximise opportunities for sustainable transport access including utilising the existing rail loop, if feasible.
- Development should integrate a green infrastructure (GI) network which incorporates flood risk mitigation measures / sustainable drainage systems (SuDS) throughout the site and provides a network of private and public areas of green space and recreational areas.
- Development should respond to the outcomes of stakeholder and community engagement.

6.283 **The Port of Barry,** which is owned by Associate British Ports (ABP) is also identified as an Employment Regeneration Opportunity Area. Port facilities are an important regional infrastructure and economic asset within the South East Wales region and are acknowledged as such within Future Wales which states that *"Local Development Plans should consider the role of the ports locally, regionally and nationally and establish frameworks to support their operation and potential expansion"*. In the Vale, the Port of Barry provides a valuable source of local employment and has been the focus of regeneration for Barry with the redevelopment of Barry Waterfront for housing, retail, and recreation.

6.284 The plans for the Port of Barry represent the next stage in the regeneration of Barry Docks and focusses on enhancing the docks' future economic role. The identification of the area as an Employment Regeneration Opportunity Area reflects the vision and aspirations of ABP contained within its long-term strategy *Future Ports: Barry*. This sets out the employment areas and operational port land at No2 Dock to 2035 and



focuses on developing the port around low and zero carbon sectors alongside traditional marine related industrial uses.

6.285 The Port of Barry Employment Regeneration Opportunity Area will comprise B1, B2, B8 uses, renewable energy generation and emerging clean growth infrastructure. Potential uses on the Port may include chemical manufacturing, green energy production, carbon capture facilities, hydrogen production, PV generation and on-Port wind turbines. To adapt to climate change, new development in the port will also need to incorporate the necessary measures to address flood risk.

6.286 It is hoped that the growth in the renewables sector at Aberthaw and Barry Docks will create new highly skilled jobs and significantly boost the economy. Accordingly, Policy SP14 supports the growth of these sectors alongside B1, B2 and B8 employment.

**EMP2 - MOD ST ATHAN**

**New development within or adjoining MOD St Athan that is demonstrated to be required for operational defence and security purposes, and helps enhance or sustain their operational capability, will be supported in principle.**

**Proposals for non-military or non-defence related development within or in the areas around the MOD site will not be supported where it would adversely affect military operations or capability, unless it can be demonstrated that there is no longer a defence or military need for the site.**

6.287 Policy EMP2 supports development within MOD St Athan where it is required for operational purposes, as defined on the Policies Map. Similarly, proposals within or on land immediately adjacent to MOD St Athan will only be permitted where these proposals would not adversely affect or prejudice the use of the area for its operational purposes.

6.288 A statutory safeguarding zone associated with MOD St Athan is identified on the constraints map. This safeguarding zone is designed to preserve operational capability by ensuring that development that might compromise or constrain the operation of technical equipment fundamental to air traffic services are subject to consultation.



6.289 Technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing, and materials used to finish a development may all be factors in assessing the impact of a given scheme. Developments that incorporate renewable energy systems may be of particular concern given their potential to provide large expanses of metal at height, for example where proposals include a wind turbine or roof mounted solar PV system.

6.290 Where a safeguarded MoD site or asset is no longer operational, and the MoD confirms there is no longer a defence need, the safeguarding designation may be reviewed. Until such confirmation is received, safeguarding constraints will remain in force.

## PROTECTION OF EXISTING EMPLOYMENT SITES AND PREMISES

### EMP3 - PROTECTION OF EXISTING EMPLOYMENT SITES AND PREMISES

**The following hierarchy of existing employment sites are safeguarded for B1, B2 and B8 employment uses, and will be protected from development which would compromise their role and function.**

**Major Employment Sites**

**1 Operational Port, Barry Docks, Barry**
**2 The Chemical Complex, Barry**
**3 Cardiff Airport Business Park, Rhoose**
**4 Bro Tathan Aerospace Business Park, St Athan**
**5 Aberthaw Cement Works**
**6 Renishaw, Junction 34, M4**

**Secondary Employment Sites**

**7 Atlantic Trading Estate, Barry**
**8 Ty Verlon Industrial Estate, Barry**
**9 Llandough Trading Estate, Llandough (Penarth)**
**10 West Point Industrial Estate, Llandough (Penarth)**



**EMP3 - PROTECTION OF EXISTING EMPLOYMENT SITES AND PREMISES**

**11 Vale Business Park, Llandow**

**Key Local Employment Sites**

**12 Palmerston Trading Estate, Barry**
**13 Sully Moors Road Industrial Estate, Barry**
**14 Cardiff Road Business Park, Barry**
**15 St Hilary Court, Culverhouse Cross**
**16 Heritage Business Park, Llantwit Major**
**17 Llandow Trading Estate, Llandow**
**18 Dyffryn Business Park, Llandow**
**19 West Winds Industrial Estate, Llangan**
**20 Llandow South, Llandow**

6.291 Policy EMP3 identifies the Vale of Glamorgan hierarchy of existing employment sites which has been established through the assessment of employment sites detailed within the Council's Employment Land Study (ELS) (2023). This hierarchy reflects the role and function of each employment area within the local and wider economy. Whilst the ELS focused on existing employment areas the study also acknowledged the role of employment premises elsewhere in the Vale and as such this is reflected within the RLDP employment sites hierarchy, the role and function of each category is defined below:

- **Major Employment Sites** - these are key development areas of a sufficient scale and location attracting individuals and investment from a wide catchment area and are typically occupied by large renowned companies that are features of the national/international markets.

- **Secondary Employment Sites** - these typically have a variety of employment uses and tend to draw individuals and investment from within the Vale of Glamorgan. There may also be a small presence of national companies within these estates however established larger local businesses tend to predominate.

- **Key Local Employment Sites** - these offer important local employment opportunities typified by local small – medium enterprises and startup businesses, often providing space to allow these businesses to grow and expand in the short-medium term.

- **Neighbourhood Employment Sites** – these provide employment opportunities for members of the surrounding communities. These sites are typically small in scale and tend to serve the immediate area.

- **Other Premises in Employment Use** Outside of the main employment areas there are many existing businesses located across the authority. These include offices premises within retail centres, workshops, studios, and small rural businesses which make a valuable contribution to the Vale's economy.

6.292 The Council will seek to ensure that the primary function of the sites as an important employment area for local employment and inward investment are protected, and that non-employment or ancillary uses are carefully controlled as set out in Policy EMP3.

**EMP4 - NON-EMPLOYMENT PROPOSALS ON EXISTING EMPLOYMENT AREAS AND PREMISES**

**Development proposals on existing employment sites and premises identified in Policy EMP2 will be subject to the following restrictions:**

**On Major Employment Sites and Employment Regeneration Opportunity Areas:**



## EMP4 - NON-EMPLOYMENT PROPOSALS ON EXISTING EMPLOYMENT AREAS AND PREMISES

**Non B1, B2 and B8 uses will be restricted to ancillary services or facilities associated with an existing or proposed employment use that would serve employees on the wider employment site where:**

1 **It can be clearly demonstrated that the proposed use is ancillary to the main operations of an existing or proposed business; or**
2 **The use would be complimentary to neighbouring uses, the role and functioning of the employment site, and is of a scale that would support the existing businesses/ location;**
3 **The proposal would not have an unacceptable impact on amenity or the environment; and**
4 **The scale or type of ancillary use will not affect the vitality or viability of existing town centres.**

**On Secondary, Key and Neighbourhood Employment Sites and Other Sites and Premises in Employment Use:**

**Proposals for non B1, B2 and B8 employment uses will only be supported in circumstances where all of the following criteria can be satisfied:**

5 **The proposal is for an ancillary or sui generis use and satisfies criteria A1-A4 above, or**
6 **It is evidenced that there is no reasonable or realistic demand for the retention of the existing land or premises for B1, B2 and B8 employment uses; or**
7 **There will be a significant community benefit which outweighs the loss of the employment site/premises, for example through improved amenity to neighbouring uses or environmental enhancements, and**
8 **The proposal would not singular or cumulatively lead to a material change in the nature of the employment site, or prejudice the operations of existing**

**EMP4 - NON-EMPLOYMENT PROPOSALS ON EXISTING EMPLOYMENT AREAS AND PREMISES**

**or neighbouring uses, and would not have an unacceptable impact on amenity or the environment.**

6.293 The Council's Employment Land Study (2023) highlighted that market conditions within the Vale of Glamorgan for employment land are evolving, identifying there to be strong demand within existing employment areas for industrial premises, with demand for small to medium units. The study also identified increasing growth in rural B1/B2/B8 employment schemes and a potential shortage of freehold office space within the authority. In view of the study findings the Council considers it essential to ensure that the wellbeing of the local and wider economy is secure for the long term.

6.294 Accordingly, Policy EMP4 seeks to protect the role and function of existing employment sites and premises against loss and the gradual erosion of their employment function through the encroachment of non-employment uses. The approach set out in this policy applies equally to existing or vacant business premises either in or last in employment use where the use falls within Use Class B1, B2 and B8 of the Use Classes Order.

6.295 Where proposals for non-employment uses are proposed, consideration shall be given to the role and function of the employment site within the employment hierarchy, the cumulative impact of existing non-employment uses on the role and function of the employment site, and/or neighbouring amenity as set out below:

**Major Employment Sites and Employment Regeneration Opportunity Areas**

6.296 Whilst the change of use to non-B class uses on major sites will be resisted, it is recognised that there are a limited number of non B1, B2 and B8 uses which could be considered as acceptable on major employment sites as they would provide a service to employees and their clients and contribute to the efficiency of the employment site. These are genuine ancillary may include trade counters, gyms, small cafés, childcare nurseries, or training centres, which provide a service to the local employees or users of the existing employment site.

6.297 When considering planning applications for ancillary proposals on major employment sites and regeneration opportunity area, applicants will be required to demonstrate

that the proposal satisfies criteria 1-4 of Policy EMP4. In all instances the Council shall consider whether the proposal would provide a complimentary benefit to the employment area and support the needs of the employees and would not conflict with the operation of the site as a major employment area and general amenity.

**Secondary Employment Sites, Key Local Employment Sites and Neighbourhood Employment Sites and Other Premises in Business Use**

6.298 Whilst the priority for the Council is to safeguard the loss of employment uses, it is recognised that in addition to appropriate ancillary uses, there may be cases where it might be appropriate to allow re-development or change of use to a non-B class business. Under such circumstances the Council will consider proposals in accordance with criteria 5-8 of Policy EMP4, the primary consideration will always be to ensure that the proposed non-B use would not undermine the role and function of the employment site or premises. This may include proposals which would either make beneficial use of vacant premises or sites that would enable alternative employment opportunities, or where a change of use would provide improved amenity or environmental benefits over the existing business use.

6.299 In such circumstances the Council will require applicants to provide evidence for the justification for alternative uses as set out under Policy EMP4. The type of evidence required will vary depending on the use and individual circumstances but may include details of why the land or premises is no longer in use and evidence to show that appropriate and reasonable efforts have been made to market it for sale or lease for its existing use.

6.300 Where non-B Class uses are proposed the Council will require the applicants to demonstrate that:

- The site/premises are no longer suitable or reasonably capable of being redeveloped for employment purposes,
- The site/premises have been proactively marketed for employment purposes for a reasonable period (e.g., a minimum of 12 months) at a reasonable market rate (i.e., rent, or capital value) as supported through a documented formal marketing strategy and campaign, or
- There will be a significant community benefit which outweighs the impact of losing the employment site/premises such as improved amenity to neighbouring uses or environmental enhancements.



6.301 Information from the agent or applicant regarding demand could take the form of a marketing report or correspondence from the relevant property agent. The type of information could include the following:

- Details of existing occupiers, if any.
- If appropriate, the length of time a property or site has been vacant.
- The type of use which the property/site has been marketed for, and what the marketing strategy involved and its duration.
- The amount of interest in the site during the marketing period - this should detail the number of queries, the type of use sought, and if known, the reason for not pursuing the initial query; and,
- Whether the relocation of existing occupiers to other suitable accommodation will be facilitated

6.302 Additionally, there may also be occasions for an existing or proposed business to operate an ancillary sales outlet such as trade counters or factory outlets serving the wider public. Such proposals will only be permitted where the operations are directly related to the existing or proposed business and are of a scale and type appropriate to the business. Where proposals are for factory shop outlets all goods sold will be restricted to those manufactured on the premises. Proposals which do not satisfy these conditions will be determined against normal retail proposals and assessed in accordance with the retail policies of the plan.

**EMP5 - NEW EMPLOYMENT PROPOSALS WITHIN SETTLEMENTS**

**Proposals for new employment uses outside of allocated or existing employment areas identified in Policy EMP2 will only be permitted where:**



1 **The proposal is within an existing settlement and type of employment use is complementary to its location and neighbouring uses;**
2 **The proposed development cannot be accommodated on an allocated or existing employment site;**
3 **There are no significant adverse impacts on the surrounding area, highway network and residential amenity.**

**Proposals for office related development within an existing retail, commercial or service centre identified in Policy SP11 will be supported where the development accords with Policy RCS1.**

6.303 Policy EMP3 identifies a hierarchy of employment sites of both regional and local importance, which the Council considers will provide for flexibility of choice, to meet Vale's employment needs over the Plan period. The sites are well located to existing employment bases and are primarily the areas where new employment development has historically taken place.

6.304 The Plan recognises that there are occasions where it may not be appropriate for new employment proposals to be accommodated on existing employment sites, such as homeworking and small-scale business. Policy EMP5 supports opportunities that enable new businesses to develop on non-allocated sites within existing settlement boundaries.

## RURAL EMPLOYMENT AND DIVERSIFICATION



**EMP6 - NEW RURAL DIVERSIFICATION AND EMPLOYMENT USES IN THE COUNTRYSIDE**

**Proposals for new rural diversification, including tourism facilities, and B1, B2 and B8 employment uses within the countryside outside of defined settlement boundaries or employment areas identified in Policy EMP3 may be appropriate where the proposal is for:**

- **The re-use or adaptation of an existing rural building in association with a rural enterprise or farm diversification scheme;**
- **Small scale new building employment premises that are well related to a rural settlement, or lie within or immediately adjacent to an existing farm building complex;**
- **Employment uses where a countryside location is essential for the operational requirements that cannot be met on an existing employment area;**
- **Sustainable low impact tourism and leisure proposals.**

**Proposals for the above uses will only be permitted where:**

1 **There is a proven need for the development in a rural location;**
2 **The proposal is at an appropriate scale for the setting;**
3 **The proposal would not harm the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design, and appearance)**
**or prejudice highway safety either on its own or cumulatively with other developments; and**
4 **The design of any new building for employment purposes must be appropriate to its intended function.**

6.305 The Employment Land Study (2023) highlights that there is a strong demand for B1, B2 and B8 premises within the rural Vale beyond the traditional rural enterprise and diversification of existing agricultural businesses. Policy EMP6 therefore seeks to

facilitate opportunities for new rural employment development and enable existing rural businesses to expand and adapt to create sustainable and diverse rural economies.

6.306 Accordingly, employment development (B Use classes) within the countryside will be supported where these involve either the conversion of existing rural buildings, or are well located to an existing rural settlement, or where the proposal involves the extension or relocation of an existing business, and where the scale and type of business uses are commensurate to a rural setting.

6.307 In considering development proposals for farm diversification and rural business uses, consideration should be given in the first instance to the reuse of existing buildings. If this is not possible, a sensitively designed new building within the existing farm complex may be considered. For proposals involving the conversion of existing rural buildings, buildings should be capable of accommodating the proposed business use and as such applications will be considered against Policy HG8 Conversion and Renovation of Rural Buildings and associated supplementary planning guidance.

6.308 Where the proposal is for one of the uses set out in the first part of the policy, applicants must provide evidence of a genuine need for the development in a rural location, including justification of why it cannot be accommodated within defined settlements or employment areas from either an operational or locational perspective.

6.309 The scale of development must be proportionate to its setting, avoiding over-development or intensification that would be harmful to the rural character. Accordingly, the scale of rural business proposals should be restricted to that which is necessary for the proposed use. This will be assessed in terms of size (including floor space but also volume and massing) and applicants should explain why proposed buildings are required as proposed. Proposals must not result in unacceptable harm to the amenity of nearby residents or the character of the landscape. This includes consideration of visual impact, noise, odour, and design. Highway safety must also be maintained, and cumulative impacts with other developments will be assessed.

6.310 New buildings must be designed to suit their intended use while respecting the rural context. This includes appropriate siting, materials, and form that reflect local character and minimise visual intrusion.



6.311 The Council acknowledges that there are industries that, due to the nature of their activities, need to be located away from established general employment areas and some distance from residential areas to avoid negative impacts. Several of the existing employment sites are free from such locational constraints, including Atlantic Trading Estate, the Operational Port at Barry Docks and Llandow Industrial Estate, and available land within these areas should be investigated in the first instance. In accordance with the sequential test advocated in TAN 23 Economic Development (2014), for such proposals the Council will need to be satisfied that a sequential approach has been taken to the identification of the site and all potential options have been explored which demonstrates that the proposed location is justified and is an appropriate option when considering the potential benefits of the proposal and the needs of the business proposed.

## TOURISM

### SP15 - SUSTAINABLE TOURISM

**Proposals which promote the Vale of Glamorgan as a destination for Sustainable Tourism will be favoured. Development proposals should contribute to the positive image of the Vale as an attractive and sustainable tourist destination by:**

1. **Promoting opportunities for visitors to engage in forms of tourism that have a low impact on the environment;**
2. **Protecting and enhancing existing tourism attractions and leisure facilities;**
3. **Enhancing the visitor economy, attracting local investment, providing local employment opportunities and contributing to rural diversification;**
4. **Recognising and protecting the Vale's distinct local identity, built and natural environment as assets to tourism;**
5. **Providing a variety of tourism opportunities, particularly through all year-round facilities and a range of appropriately located visitor accommodation; and**
6. **Encouraging tourism visits to be made by active and sustainable transport modes.**



## SP15 - SUSTAINABLE TOURISM

6.312 The Vale's coastal and rural setting, along with its rich culture and historic environment, are valuable assets for tourism and leisure. Attractions such as the Glamorgan Heritage Coast, Whitmore Bay, Barry Island and Penarth, as well as its location within the South East Wales region make the Vale of Glamorgan an attractive destination for day visitors, as well as those wishing to stay for longer.

6.313 The Vale's tourism assets provide a valuable source of local employment, employing almost 3,000 people and generating some £327 million of visitor expenditure both directly and indirectly.

6.314 Policy SP15 seeks to support the provision of new and enhanced tourism facilities, while emphasising the importance for this to be undertaken in a sustainable manner, so that the natural and built tourism assets are maintained for the enjoyment of future generations. The RLDP will provide a policy framework which encourages new investment in appropriately located tourism, leisure and recreation facilities, and seeks to protect and enhance existing facilities, for the benefit of residents, visitors and the local economy.

# CLIMATE CHANGE AND TRANSITION TOWARDS NET ZERO (CC)

## SP16 - CLIMATE CHANGE MITIGATION AND ADAPTATION

**All development proposals should address the causes of climate change by:**

1. **Contributing to decarbonisation and the efficient use of land in their siting, design, construction, mix of uses and, by following placemaking principles;**
2. **Promoting the principles of a circular economy by prioritising the reuse of existing buildings and the construction of adaptable and durable buildings;**
3. **Maximising resource efficiency and sustainable construction techniques, including sourcing materials locally;**



**SP16 - CLIMATE CHANGE MITIGATION AND ADAPTATION**

**4 Employing sustainable building design principles, and in the case of new residential development achieving operational net-zero emissions;**
**5 Maximising the opportunities for carbon sequestration from green infrastructure;**
**6 Maximising the opportunities for renewable energy development, specifically in local search areas;**
**7 Promoting the optimisation of energy supply and distribution options, including the provision of district heat networks;**
**8 Promoting urban shading and cooling through the provision of green infrastructure;**
**9 Maximising water efficiency and minimise adverse impacts upon quality of water resource; and**
**10 Directing development away from areas identified as being at risk of flooding and/or coastal erosion and ensure that new development suitably controls surface water run-off through the application of sustainable drainage systems and nature-based solutions.**

6.315 The Vale of Glamorgan Council has declared a climate emergency. While the planning system alone cannot address all the impacts of climate change, the RLDP can make a meaningful contribution to mitigating its causes. This can be achieved through the placemaking process and by promoting development that reduces emissions both directly and indirectly. The effects of climate change, such as sea level rise, a warmer climate, changing weather patterns, and more frequent extreme weather event, must also be considered and addressed through thoughtful design.

6.316 Policy SP16, along with its supporting policies, identifies the key areas where the planning system can help mitigate the causes of climate change and support adaptation to its impacts. However, responses to climate change are wide-ranging and intersect with multiple areas of planning policy, including green infrastructure, sustainable transport, and placemaking. Accordingly, the RLDP provides detailed policies throughout that, taken together, ensure climate change considerations are fully integrated into the planning process. This is particularly important in promoting modal shift, locating new development in areas that reduce the need to travel, and



lowering transport-related emissions, all of which are central to delivering the RLDP Strategy. The specific issues addressed by Policy SP16 are expanded upon below.

6.317 New development will have to consider the following to mitigate and adapt to the impacts of climate change:

- **Mitigation:** Ensuring the scope of development proposals, and resultant design and construction minimises carbon emissions, including through taking measures to reduce energy consumption; and
- **Adaptation:** Ensuring development is resilient to projected changes to weather patterns, including more extreme weather events. This would include locating development away from areas of flood risk and considering overheating.

6.318 Criteria 2 and 3 seek to ensure resource intensity in redevelopment and new development. Criterion B prioritises the reuse of existing buildings to account for their embodied carbon. However, it is recognised that this is not always the most effective means of limiting carbon emissions, especially where a new building could have significantly greater sustainability credentials. Criterion 3 is underpinned by the need to limit carbon in new development. More detail on the requirements of both criteria is provided in Policy CC1, which limits carbon emissions for new dwellings and seeks Whole Life Carbon Assessments[13] to make carbon a consideration when assessing the replacement of existing buildings.

6.319 Net-zero is required for new residential development by Policy CC2. This policy is accompanied by an evidence base that demonstrates that this is economically viable and technically feasible. This intervention ensures that key priorities of the RLDP are met; much needed housing is delivered and impacts to the climate are mitigated.

6.320 Policy 17 of Future Wales sets out that significant weight needs to be given to the need to generate 70% of Wales' electricity from renewable sources by 2030 and since the publication of Future Wales, the Welsh Government has set a target of 100% by 2035. The Vale of Glamorgan has a role to play in achieving these targets. To assist

[13] The RICS Whole life carbon assessment for the built environment: how, why and what next? | Journals | RICS



in facilitating the deployment of renewable energy, a Renewable Energy Assessment has been completed, which includes an identification of specific areas of search in the Vale of Glamorgan, where solar and wind are least constrained.

6.321 Policy CC5 provides detailed policy for assessing solar and wind developments. In accordance with the hierarchy of national planning policy, Developments of National Significance (DNS) will be permitted subject to Policies 17 and 18 of Future Wales. Currently, renewable energy developments producing 10-350MW would qualify as DNS[14].

6.322 The feasibility of heat networks have been considered as part of the preparation of the RLDP and through work on the Local Area Energy Plan (LAEP). Whilst no heat networks exist at present, it is likely that proposals may be identified during the RLDP Plan period. Any new heat network would rely upon new development to provide connections, and these may assist the case, or provide the impetus for developing a heat network. Therefore, SP14 supports the principle of developing heat networks and Policy CC6 provides detailed requirements, ensuring that opportunities to facilitate or connect to heat networks are not overlooked.

6.323 Areas within the Vale are at risk of flooding from both sea and rivers, and a Strategic Flood Consequences Assessment has been undertaken in collaboration with other authorities in the region to provide a comprehensive overview of flood risk within South East Wales. Development proposals will have to ensure compliance with TAN15 (2025), to ensure development is not granted in locations where there is an unacceptable level of flood risk.

6.324 Flood risk from rivers affects several communities in the Vale, in both rural areas and parts of the larger settlements of Cowbridge, Dinas Powys and eastern Barry. Only some of these areas benefit from being within TAN15 Defended Zones, and there are other areas with no significant protection. Eastern Barry is also at risk from sea flooding.

6.325 Parts of Barry Docks and Aberthaw Power Station are at risk from tidal and fluvial flooding and are not located within identified TAN15 Defended Zones. Therefore,

[14] For onshore wind there is no upper threshold (i.e. 350MW for all other forms of renewable energy development).



further consideration will have to be given to the implications of flooding in these locations for development to be acceptable.

## NET ZERO CARBON DEVELOPMENTS

### CC1 - Residential Operational Net Zero Carbon Development

**Proposals for one or more new dwellings will be required to achieve net-zero carbon operational emissions by:**

**1 Following the principles of the Energy Hierarchy for Planning, prioritising a reduction in energy demand and improved energy efficiency.**

**2 Achieving the following standards in individual dwellings as calculated using an identified energy performance model:**
**From RLDP adoption to 31st March 2030**

**i. Space heating demand less than or equal to 40kWh/m$^2$/year;**

**ii. Energy use intensity less than or equal to 75kWh/m$^2$/year; and**

**From 1st April 2030 onwards**

**i. Space heating demand less than or equal to 15kWh/m2/year;**
**ii. Energy use intensity less than or equal to 40kWh/m2/year; and**

**3 Providing on-site renewable electricity generation with an output equivalent to at least the annual energy consumption of the development, as calculated using an energy performance model.**

**Where the use of onsite renewable energy generation to match total energy consumption is demonstrated to not be technically feasible the following hierarchy should be followed:**

- **Renewable energy generation should be maximised as much as possible; and/or**
- **Connection made to an existing or proposed low carbon district energy network (in compliance with Policy CC5); or**

**CC1 - Residential Operational Net Zero Carbon Development**

- **Where this is not possible the residual energy (the amount by which total energy demand exceeds the renewable energy generation) is to be offset by a contribution to the Council's Project Zero fund as far as economic viability allows.**

**Compliance will be evidenced within an Energy Report.**

6.326 In response to the climate emergency declared in the Vale of Glamorgan, the RLDP sets policy that exceeds current Building Regulations and will deliver homes that are net zero in operation. The approach to delivering this should accord with the Energy Hierarchy for Planning, which requires the improvement of fabric standards, energy efficiency and minimising space heating requirements, before installing renewable energy and then offsetting residual energy if required. This is the most sustainable approach and will make an important contribution to addressing fuel poverty and improving social equity.

6.327 To comply with the policy, each dwelling will need to meet two metrics. The first is 'space heating demand,' which is the amount of heat energy needed to heat a home or building over a year and is expressed in kWh/m2/year. It is a measure of the thermal efficiency of the building and its latent requirement to consume heat energy before the efficiency of the heating system is applied. The second metric is Energy Use Intensity (EUI), which measures all energy consumed by a building, calculated by dividing the total energy consumption of the building by its floorspace.

6.328 A phased approach is identified for the targets for space heating demand and energy use intensity to allow the development industry to upskill and for supply chains to respond to the policy direction. The maximum targets in the period up to 1st April 2030 are equivalent to the AECB CarbonLite New Build Standard (space heating demand less than or equal to 40kWh/m2/year and EUI of less than or equal to 75kWh/m2/year) and are also reflective of the Tai Ar Y Cyd net zero building baseline standard, which the Vale of Glamorgan Council and a number of RSLs have signed up to as a minimum standard for the delivery of net zero affordable homes in Wales.

6.329 The space heating demand and EUI targets will become more stringent for applications for new dwellings validated from 1st April 2030. At this point, new



dwellings will need to meet Low Energy Transformation Initiative (LETI) standards (space heating demand less than or equal to 15kWh/m2/year and EUI of less than or equal to 40kWh/m2/year).

6.330 The policy will apply to all applications for new build dwellings, but not conversions.

6.331 To determine compliance with the policy, operational energy use must be calculated using a suitable energy performance model endorsed by RICS within the latest version of Whole Life Carbon Assessment for the Built Environment. Further detail on this will be contained in supporting Net Zero Buildings Supplementary Planning Guidance.

6.332 New buildings should contribute to the significant increase in renewable energy generation required between now and 2050. The most robust way to deliver the overall objective to balance total energy use and total renewable energy generation is for new developments to seek to achieve this balance at the site level. This also has the advantage of generating 'free' electricity close to its point of use, helping to deliver significant energy cost savings for residents and building occupiers. Solar PVs are one of the most effective means of generating onsite renewable energy. When combined with battery energy storage systems, solar PVs can also reduce peak demand on the electricity grid, by allowing energy to be stored and released when demand is highest.

6.333 In accordance with Criterion 3, there may be some circumstances where it is not technically feasible to generate sufficient energy to offset the energy consumption. This may be the case in certain flatted developments with limited roof space. Where it has been robustly demonstrated that it is not possible to provide a policy compliant level of renewable energy on site, it will be necessary to offset this thorough an appropriate contribution to the Council's Project Zero Fund to fund other appropriate decarbonisation activities. Further details will be provided in the Supplementary Planning Guidance.

**CC2 - Presumption Against Demolition**

**Proposals for the demolition and replacement of a standalone building will only be acceptable where it is demonstrated that:**



**1 The building proposed for demolition is structurally unsound to the extent that it is not practical or viable to be repaired, refurbished, re-used, or re-purposed; or**

**2 There are significant public benefits which could not be delivered through repairing, refurbishing, re-using, or re-purposing; or**

**3 Repairing, refurbishing, re-using, or re-purposing the building would likely result in equal or higher newly generated embodied carbon than if the building is demolished and a new building is constructed; or**

**4 Repairing, refurbishing, re-using, or re-purposing the building would create a building with such poor thermal efficiency that on a whole life cycle basis would mean a lower net carbon solution would arise from demolition and re-build.**

**Compliance with Criteria 1 and 2 should be justified within a Demolition Statement. Compliance with Criteria 3 and 4 should be justified within the site's Energy Report.**

**Where demolition is justified replacement development should recover and reuse waste material from the demolition on sites wherever possible.**

6.334 To avoid the wastage of embodied carbon in existing buildings and avoid the creation of new embodied carbon in replacement buildings, there is a presumption in favour of repairing, refurbishing, re-using and re-purposing existing buildings over their demolition. Proposals that result in the demolition of a building (in whole or a significant part) should be accompanied by a full justification for the demolition. This policy applies to standalone buildings and not ancillary buildings within the curtilage of larger buildings, such as a detached garage.

6.335 A strong justification must be submitted in displaying compliance with Criterion 1. This must include detailed information on the building's condition and evidenced claims that the building's condition would not be suitable for repair, refurbishment, re-use or re-purposing. Compliance with Criterion 2 would only be achievable where there is significant justification for a development. For example, if a small disused building was

sited in a highly sustainable location that if demolished would provide the opportunity for large scale regeneration or affordable housing development.

6.336 In evidencing compliance with Criterion 3 and 4 Whole Life Carbon Assessments (WLCA) that are calculated through nationally recognised WLCA methodologies should be submitted. These should compare the anticipated lifecycle carbon of the building to be replaced and the replacement building. Inherently, the replacement building should be low carbon. The policy applies when demolition is proposed for buildings of any proposed or existing use.

6.337 To limit carbon in sourcing materials, and follow circular economy principles, replacement buildings should reuse materials recovered from any demolition that is permitted.

## RENEWABLE AND LOW CARBON ENERGY DEVELOPMENT

### CC3 - Renewable Energy Local Search Areas

**Local search areas for solar and wind energy are identified on the Proposals Map. In these areas, proposals for renewable energy generation that fall below the threshold for Developments of National Significance will be permitted subject to compliance with the criterion set out in Policy CC4 - Renewable, Low and Zero Carbon Energy Generation.**

6.338 The Council's Renewable Energy Assessment (2023) (REA) provides an assessment of renewable energy potential within the Vale of Glamorgan in accordance with the Welsh Government Planning for Renewable and Low Carbon Energy – Toolkit for planners (September 2015).

6.339 It provides a high-level assessment of wind and solar energy resource within the Vale of Glamorgan and identifies several sites, known as 'search areas' where the potential for development is greatest, which are displayed on the Proposals Map. This exercise has recognised significant wind and solar resource and 20 of the largest sites for both wind and solar are identified. Across these sites, 783 MW of renewable energy could

feasibly be produced from solar energy generation and 104 MW from wind energy generation.

6.340 When combined with the installed renewable energy capacity deployed at the time of the REA, this would amount to 993MW being deployed in the Vale. The REA subjects the wind sites to a Red, Amber, Green Assessment, due to the constraints associated with the deployment of wind. The REA did not consider biomass or any other standalone technologies as they are not considered deployable at scale within the Vale.

6.341 The deployment of wind and solar on the identified land would have the potential to reduce $CO_2$ generation by between 171,700-187,937 $tCO_2e$ (with a 16,237 $tCO_2e$ difference created by variances in the size of wind turbine proposed). At the lower end, this amount of $CO_2$ is comparable to the amount produced by 23,000 homes or roughly the whole of Barry. So, there is the potential for significant reductions in carbon by developing the least constrained areas alone.

6.342 As broad areas of search, the identified areas provide only an indication of renewable energy potential rather than specific areas of safeguarded land for development. The search areas have been identified by mapping the potential energy resource (based on land elevation and orientation) and by removing areas with key constraints to renewable energy development, such as SSSIs, flooding and BMV Land.

6.343 Within the identified 'local search areas' further refinement will be required to identify specific opportunities for detailed development proposals and to consider their acceptability and deliverable renewable energy capacity. Detailed proposals will need to demonstrate that they have no unacceptable effects on adjoining land in terms of their impact on amenity, heritage assets and the wider environment. Proposals will also need to comply with the requirements of other relevant policies of the Plan, specifically Policy CC4 (Renewable, Low and Zero Carbon Energy Generation).

**Targets for Renewable Energy Deployment**

6.344 By considering national policy on decarbonisation, existing deployment, and predicted electricity consumption the REA makes recommendations on targets for renewable

energy deployment in the Vale up to 2036. These are considered ambitious but achievable targets in the context within which they are made. The REA makes a prediction on the amount of electricity the Vale would consume as a proportion of the Welsh population and aims to make 70% of this from renewable energy, in line with national targets. The result is that in 2036 it is anticipated that the electricity demand of the Vale would be 837.09 GWh, and 70% of this would be 585.964 GWh. At the time of the REA there was 127.6 GWh of renewable energy either deployed or advanced in the process of being developed. Therefore, a target of **458.4 GWh** has been set to ensure that the 70% of the anticipated 2036 consumption is met. It is important to note that this target is a minimum and deployment that exceeds this will be necessary to reach net-zero ambitions.

**CC4 - Renewable, Low AND Zero Carbon Energy Generation**

**Proposals for the generation of non-domestic renewable, low and zero carbon energy, and their associated infrastructure, including energy storage systems, will be permitted where it can be demonstrated that:**

1. **A sequential approach to site selection has been followed to demonstrate that any reasonable, less harmful, alternatives have been considered;**
2. **There are no unacceptable cumulative impacts in combination with existing or consented development;**
3. **Proposals make provision for the appropriate restoration and after care of the land for its beneficial future re-use; and**
4. **There are no unacceptable impacts on the interests of:**
   - **Best and most versatile agricultural land;**
   - **Aviation safeguarding;**
   - **Electrical, radio or other communication systems;**
   - **Landscape importance;**
   - **Natural and cultural heritage;**
   - **Nature conservation;**
   - **Glamorgan Heritage Coast;**
   - **Residential amenity; and**
   - **Soil conservation.**

## CC4 - Renewable, Low AND Zero Carbon Energy Generation

**Favourable consideration will be given to proposals that provide opportunities for renewable and low carbon energy and / or heat generation to be utilised within the local community.**

6.345 Proposal for large scale energy development are classed as Development of National Significance and are determined by Welsh Ministers. Large scale energy developments include:

- All onshore wind generation over 10 megawatts; and
- Other renewable energy generation sites with generating power between 10 megawatts and 350 megawatts.

6.346 Future Wales' spatial priority is for large scale wind energy developments to be directed towards Pre-Assessed Areas for Wind Energy (as shown on associated Map within Future Wales). There are no Pre-Assessed Areas for Wind Energy identified within the Vale.

6.347 Proposals below the threshold for Development of National Significance are determined by local planning authorities, and Policy CC4 would be applicable alongside other Plan policy and relevant national policy in determining whether development is acceptable. Policy CC4 (and supporting development management policies) will assist the Council in its transition to a low carbon, decentralized energy system that works for its individuals, communities and businesses by encouraging renewable and low and zero carbon energy projects, whilst protecting the Vale's most important assets.

6.348 Ensuring that renewable development is deployed in the best locations is important for maximising generation and limiting harm. Thus, a sequential approach is required. The search sites should be identified as a starting point as they are the least constrained, and development outside of these should be justified, with grid capacity being a potential factor. Beyond these areas, the least constrained areas, and locations with the least landscape impact, should be prioritised.

6.349 In areas of high landscape value such as Special Landscape Areas, individual wind turbines or solar farms may be acceptable where they are sited to reduce environmental impacts. Over time the cumulative effects of these structures may have unacceptable impacts on the visual quality of the wider area. Accordingly, proposers



of developments with significant landscape impacts will normally be required to undertake a Landscape and Visual Impact Assessment to demonstrate how they have considered these impacts, including any cumulative landscape impacts with existing or permitted developments. The need for Assessments should be established early in the process, and the requirement for one would be at the Council's discretion.

6.350 Energy storage technologies, including battery storage systems, allow surplus electricity to be stored and used when needed, facilitating the replacement of fossil fuels with renewable energy. Proposals for should look to make best use of existing infrastructure, where possible, and engage with appropriate infrastructure providers at an early stage in the design of such schemes.

6.351 At all scales, careful consideration will need to be given to likely adverse effects that may arise from the proposal. In terms of mitigation, schemes need to be well designed, reflect local circumstances and demonstrate how any environmental, social, resource and economic impacts have been minimised through careful site selection, design, construction, operation and other measures. In this respect, in considering the impact on the interests of those features and constraints listed in Policy CC4, renewable energy proposals will also need to have due regard to the requirements of wider Plan policies, particularly those relating to green infrastructure, landscape and biodiversity.

**CC5 - Promoting Heat Networks**

**The Council is committed to establishing heat networks and development proposals that promote them will be favoured, permitting compliance with wider Plan policy. Where required, heat networks must be considered in accordance with the following criterion.**

**Supply of Heat**

**1 New development that is likely to produce waste heat must consider the feasibility of becoming a heat source for a heat network.**

**Demand for Heat**

**2 Where heat networks exist, development proposals for any new building must fully consider connection to it. A decision to not connect**

**CC5 - Promoting Heat Networks**

**must be fully justified, communicating the technical feasibility or viability issues that prohibit connection.**

**3 Where heat networks do not exist, development proposals for over 100 dwellings or 10,000sqm must consider the technical feasibility and financial viability of creating a network.**

**Futureproofing Priority Area**

**4 Within Barry, sites with a major heat load (for example, schools, colleges, healthcare centres) must futureproof themselves so as not to prejudice any future connection.**

**Where required by this Policy, heat networks must be considered within Energy Statements.**

6.352 The Welsh Heat Strategy[15] identifies heat networks as an efficient and affordable means of decarbonising heat, and Future Wales sets out that the Welsh Government supports heat networks in principle wherever viable. The LAEP identifies that in the modelled future energy system heat networks will provide 7% of the Vale's heat by 2050. This would amount to 97 GWh, which could be reflected through two medium sized networks or one large one.

6.353 The policy sets out that in principle, heat networks and their supporting infrastructure are supported throughout the Vale. However, any heat network would have to be compliant with wider Plan policy, particularly relating to impact on surrounding uses. Where development is proposed that may result in waste heat, such as data centres or industrial buildings, the policy seeks to ensure that the prospects of creating a supply for a heat network are considered. This residual heat is of no benefit alone but could be exported through a heat network for additional revenue and simultaneously facilitate a heat network. To assist in facilitating demand for heat networks, the policy also seeks to ensure connection or the creation of one is considered where

[15] Heat strategy for Wales (gov.wales)

developments are proposed that will have a large heat load. Liaison with the Council to understand the status of any heat network(s), and whether opportunities for connection or creation exist, is integral to considering the technical feasibility or a network.

6.354 Future Wales identifies Barry as a priority area for the deployment of a heat network as the town possesses characteristics that could facilitate a heat network. Barry has several potential heat sources from industrial uses, and opportunities using water from the Docks may also exist. It also is a very dense settlement with a significant heat load, including several larger buildings clustered at the western end of Holton Road and surrounding the Waterfront To ensure that the case for a heat network in Barry is only improved, and that opportunities for future connection are not missed, the policy seeks to ensure that new buildings that have a high heat load such as colleges, schools and supermarkets would not prejudice any future connection.

**CC6 - Coastal Defences and Shoreline Management**

**Proposals for new coastal defences, or the maintenance or enhancement of existing coastal defences will be supported where they:**

**1 Maintain or improve the structural integrity and performance of existing defences against coastal erosion and flooding;**
**2 Are consistent with the objectives of the relevant Shoreline Management Plan (SMP) and local flood risk management strategies;**
**3 Avoid significant adverse effects on designated habitats, species, and landscape character;**
**4 Use environmentally sensitive techniques and materials where feasible; and**
**5 Incorporate nature-based solutions where appropriate.**

6.355 Shoreline Management Plans (SMPs) are non-statutory documents that guide long-term coastal management decisions, including coastal defences. SMPs assess coastal risks and recommend sustainable approaches for managing flood and erosion risks, informing local authorities and developers on how to plan for coastal change.



6.356 The Vale of Glamorgan is covered by two of the second generation Shoreline Management Plans (SMP2). The Lavernock Point to St Anne's Head SMP2 covers over 460km of coastline from Lavernock Point in the Vale of Glamorgan to St Anne's Head in Pembrokeshire and the Severn Estuary SMP2 which covers the upper reaches of the Severen Estuary on both the Welsh and English sides The SMP identifies general policies and actions for managing change along the coastline and been prepared to consider the potential long-term impact of increased sea levels as a consequence of climate change.

6.357 Policy CC6 reflects the general precautionary approach and advocates that any coastal defence works should accord with the proposals identified within the SMP2s. Proposals for coastal defences or other proposals within coastal location will also be required to incorporate appropriate measures to avoid increasing coastal erosion and mitigate potential flooding risks.

## SUSTAINABLE WASTE MANAGEMENT (WA)

6.358 The major waste streams arising in the Vale of Glamorgan derive from municipal or local authority collected waste (including household); commercial and industrial waste; construction, excavation, and demolition waste; and hazardous waste. Waste management in Wales has changed significantly over the last twenty years with a major decrease in waste being disposed of to landfill and an increase in recycling.

### SP17 - SUSTAINABLE WASTE MANAGEMENT

**The sustainable management of waste will be facilitated by:**

1. **Promoting and supporting additional sustainable waste management facilities, measures, and strategies in accordance with the waste hierarchy and the principles of nearest appropriate installation and self-sufficiency.**
2. **Supporting the circular economy by encouraging the minimisation of the production of waste and the use of reused and recycled materials in the design, construction, and demolition stages of development.**
3. **Ensuring that provision is made for the sustainable management, sorting, storage and collection of waste in all new developments.**



**SP17 - SUSTAINABLE WASTE MANAGEMENT**

**The following locations are considered suitable for the development of in-building waste management solutions:**

- **Atlantic Trading Estate.**
- **The Operational Port of Barry Docks.**
- **Llandow Trading Estate.**
- **On suitable existing and allocated B2 and B8 industrial sites.**

**The provision of open-air sustainable waste management facilities on appropriate Class B2 or B8 industrial sites, operational or non-operational mineral working sites, derelict land or buildings or within or adjoining existing farm complexes will also be acceptable where they do not conflict with existing or proposed neighbouring uses.**

6.359 In line with the national waste strategy 'Towards Zero Waste', the Council will consider proposals in accordance with a 'waste hierarchy,' which ranks waste prevention and management options based on what is best for the environment. The highest priority in the hierarchy is the prevention of waste in the first instance. Following this, if waste is created, priority should then be given to preparing it for re-use, then recycling, then other recovery (e.g., energy), and the final option is disposal (e.g. landfill or incineration without energy recovery).

6.360 Technical Advice Note (TAN) 21 on Waste indicates that consideration should be given to how proposals for waste covered by Article 16 of the revised Waste Framework Directive fit with the 'nearest appropriate installation' principle. This approach requires that waste should be disposed of or recovered in appropriate facilities close to where it is generated to reduce the detrimental environmental impacts associated with its transportation. The provision of an integrated and adequate network of waste management facilities in the Vale and the wider region is critical to this and to ensuring self-sufficiency.

6.361 Consideration must also be given to the circular economy within the context of new development, which aims to keep materials, products and components in use for as



long as possible. This approach facilitates cost savings and accords with the waste hierarchy by reusing, repairing and recycling materials.

6.362 Future Wales identifies waste as a policy area that requires a coordinated approach as part of the Strategic Development Plan (SDP) and consideration will be given to any emerging regional evidence as part of the plan preparation process. TAN 21 acknowledges that the Collections, Infrastructure and Markets Sector Plan provides a strategic assessment of waste, but monitoring will be required on a regional basis. The most recent Waste Planning Monitoring Report for South East Wales (April 2016) concludes that there is currently no need for additional landfill capacity within the region. In addition, the report advises that any new proposals for further residential waste treatment should be carefully assessed to ensure that overprovision does not occur within the region. As such, no specific need for new waste management facilities has currently been identified at a regional level.

6.363 As the Waste Planning Authority, the Council has a statutory responsibility for the collecting and disposing of municipal (household) waste and for land use planning control over waste management. The Vale is a member of Project Gwrydd, a partnership with four other local authorities (Caerphilly, Cardiff, Monmouthshire, and Newport) which have a long-term contract with Viridor Waste Management to treat residual municipal waste at the Trident Park energy from waste facility in Cardiff. There are two Household Waste Recycling Centres (HWRC) in the Vale located at the Atlantic Trading Estate in Barry and at the Llandow Trading Estate in Llandow.

6.364 Atlantic and Llandow Trading Estates, as well as the operational port of Barry Docks, are considered appropriate locations for in-building waste management facilities. Atlantic Trading Estate has seen the recent development of a resource recovery facility, as well as a reuse shop on land adjacent to the existing HWRC. In accordance with the Vale of Glamorgan Recycling and Waste Management Strategy (2022-2032), there are proposals to replace the existing HWRC at Llandow with a new modern facility as well as develop a second reuse shop.

6.365 To provide further flexibility, the policy also identifies existing Class B2 ‘general industrial’ and B8 ‘storage and distribution’ employment sites, as being potentially suitable locations for additional in-building waste management facilities.

6.366 For open air facilities, the plan facilitates their provision through by identifying suitable locations where such facilities may be acceptable and would not conflict with neighbouring uses.

**WA1 - ASSESSMENT OF WASTE MANAGEMENT PROPOSALS**

**Development proposals for waste management facilities will be permitted where:**

**1 The proposal is supported by an appropriate waste planning assessment;**
**2 The proposal has regard to the waste hierarchy and proximity principle;**
**3 It is demonstrated that the development would not result in unacceptable harm to health, the environment or to the amenity of neighbouring land uses; and**
**4 Where the principal road network has adequate capacity, or improvements to ensure adequate capacity can be readily and economically provided, to accommodate the transport movements associated with the proposal.**

**Proposals for waste management facilities that accord with the locations set out in Policy SP16 will be favoured.**

6.367 It is anticipated that applications will come forward within the Plan period for new waste management facilities. Applications are likely to include waste disposal, processing, recycling, and transfer of waste.

6.368 Policy WA1 sets out criteria against which all applications for the treatment, processing, storage, and distribution of waste will be assessed, including those relating to new waste management facilities and extensions to existing operations.

6.369 In accordance with national policy, all applications for waste management facilities will be required to be accompanied by a Waste Planning Assessment (WPA). The information contained within the WPA should be both appropriate and proportionate to the nature and scale of the development proposed and contain all relevant information. Further details regarding Waste Planning Assessments are contained in Annex B of TAN 21 (2014).



6.370 As part of the Waste Planning Assessment, proposals should demonstrate that the treatment process reflects the priority order of the waste hierarchy as far as possible. Consideration of the hierarchy will be set against the wider social, economic and environmental considerations which are relevant to the proposal. In accordance with national policy, regard will also be given to how proposals have considered and comply with the 'Nearest Appropriate Installation' and 'Self Sufficiency' principles.

6.371 Proposals for waste management facilities will need to demonstrate that they will not result in unacceptable harm to people, land, infrastructure, and the natural environment. Proposals for waste management facilities will be required to provide evidence on how the requirements of Policy WA1 have been addressed, alongside the Plan's other relevant policies. In assessing such proposals, consultation will be undertaken with Natural Resources Wales and conditions will be attached to any permissions and/or legal agreements sought to ensure adequate environmental safeguards and controls.

6.372 Policy WA1 requires proposals to have adequate highway capacity to accommodate the transport movements associated with the development. The impact on the highway will therefore need to be established and, where applicable, developers may be required to undertake a Transport Assessment depending on the scale of development proposed.

## MINERAL RESOURCES (MIN)

6.373 National planning requires local planning authorities to make provision for a minimum land bank of 10 years for crushed rock and 7 years for land-based sand and gravel throughout the full 15 years of a development plan period, and to promote the sustainable manage of aggregates.

**SP18 - SUSTAINABLE PROVISION OF MINERALS**

**The local and regional need for the provision of a continuous supply of minerals will be achieved through:**

1 **Maintaining a minimum of 10 years land bank of crushed rock throughout the plan period.**
2 **Favouring proposals which promote the sustainable use of minerals and encourage the use of secondary and alternative resources.**
3 **The safeguarding of known resources of sandstone, limestone, sand and gravel (where these occur outside settlements), from permanent development that would unnecessarily sterilise them or hinder their future extraction; and**
4 **Safeguarding railheads to allow for the potential transportation of minerals by sustainable means and wharf facilities for the landing of marine dredged sand and gravel where appropriate.**

6.374 The 2nd Review of the Minerals Regional Technical Statement for the South Wales area, commonly referred to as RTS2, was published by the South Wales Regional Aggregates Working Party (SWRAWP) in September 2020. Appendix B of the RTS includes specific recommendations and guidance for each Local Planning Authority.

6.375 In November 2021, the Welsh Government's Chief Planning Officer issued a Policy Clarification letter to rectify an arithmetical error within the RTS2. The clarification letter indicated that the apportionment for the Vale of Glamorgan is 17.05 million tonnes of crushed rock over 25 years. There is an existing landbank of 18.73 million tonnes of crushed rock (as of 31st December 2016), all of which relates to Carboniferous Limestone. There is no apportionment and no land bank for land-won sand and gravel. The report concludes that in view of the slight surplus of existing permitted crushed rock reserves and the lack of sand and gravel production in the Vale of Glamorgan, no further allocations are specifically required to be identified within the RLDP.

6.376 The RTS2 requires Statements of Sub-regional Collaboration (SSRC) to be prepared by all constituent LPAs within each RTS sub-region. The Vale of Glamorgan along



with Bridgend, Cardiff, Rhondda Cynon Taf, Merthyr Tydfil, Caerphilly and the Brecon Beacons National Park forms part of the Cardiff City sub-region. The latest position statement for this sub-region (July 2022) indicates that while most authorities in the region, including the Vale of Glamorgan, can meet their apportionment for crushed rock, there is a shortfall of 7.475 million tonnes (Mt) within Cardiff that would require an additional RLDP allocation.

6.377 Although the Wharf at Barry Docks has not been used for landing marine sand and gravel since 2005 it is recognised that this is a potential supply route of sand and gravel resource into the region. The wharf site is therefore safeguarded on the Proposals Map and future proposals will need to consider the potential impact on the landing of marine sand and gravel at Barry Docks. The safeguarding of the wharf does not prevent its use to land other goods and does not affect permitted development rights. Railheads should also be safeguarded to provide a full range of sustainable transport options.

**MIN1 - DEVELOPMENT IN MINERALS SAFEGUARDING AREAS**

**Known mineral resources of sandstone, sand and gravel and limestone are safeguarded on the Proposals Map. New development will only be permitted in an area of known mineral resource where it has first been demonstrated that:**

1. **Any mineral reserves can be economically extracted prior to the commencement of the development; or**
2. **Extraction would have an unacceptable impact on environmental or amenity considerations; or**
3. **The development would have no significant impact on the possible working of the resource by reason of its nature or size; or**
4. **The resource in question is of poor quality / quantity.**

6.378 In accordance with national guidance, the RLDP safeguards finite minerals resources for future generations. These areas are identified on the Proposals Map and are protected from permanent development that could sterilise or hinder their future extraction. The identification of these areas on the Proposals Map should not infer that these areas will ever be worked, and it should also be noted that their identification does not confer any permission/allocation for future extraction.

6.379 The reason for the safeguarded area (i.e. the potential long-term benefit of the resource in question) should be considered relative to the need for development and any short-term economic arguments.

6.380 In addition, small-scale development proposals, for example limited infill, householder development or agricultural development, will often be permissible within safeguarded areas, although they will first need to demonstrate that they would not prejudice future exploitation of the safeguarded resource.

6.381 Further details on the implementation of the Policy are provided within the Council's Minerals Safeguarding Supplementary Planning Guidance.

**MIN2 - QUARRY BUFFER ZONES**

**Buffer zones have been identified around mineral working sites. Within the identified buffer zones proposals for new development will only be permitted where it is demonstrated that:**

1. **The proposal would not constrain the operations of the mineral site; or**
2. **The proposal is located within an existing built-up area which already encroaches into the buffer zone.**

6.382 The operation of minerals workings frequently conflict with other land uses and impacts such as noise, dust and vibration can significantly affect local amenity. Similarly, development near mineral workings can severely constrain the ability of mineral resources to be worked. To provide areas of protection around mineral workings buffer zones have been identified to reduce the conflict between the mineral operation and other sensitive land uses such as residential areas, hospitals, and schools. Within the buffer zone, there should be no new mineral extraction or new sensitive development, except where the site of the new development would be located within an existing built-up area which already encroaches into the buffer zone. Other less sensitive development such as industry or employment may be acceptable where it can be demonstrated that such proposals would not unacceptably impact upon the operations of the mineral working.

6.383 In accordance with MTAN1, the buffer zones for hard rock quarries have been defined by a 200-metre distance boundary from the mineral site and are shown on the Proposals Map. Accordingly, where there is an application for a quarry extension, the quarry buffer zone will normally be considered to extend 200 m from the boundary of the extension, unless otherwise justified as part of the consideration of that proposal.

**MIN3 - DORMANT MINERAL SITES**

**The Council will prevent further mineral extraction at Dormant mineral sites by serving prohibition orders at the following mineral sites where it is satisfied that the resumption of winning and working of minerals or the depositing of mineral waste to any substantial extent is unlikely:**

1. **Beaupre (Long Grove) Quarry, St Hilary;**
2. **Cnap Twt Quarry, Castle upon Alun.**
3. **Cosmeston Quarry, Penarth;**
4. **Cross Common Quarry, Dinas Powys;**
5. **Downswood Quarry, Penarth;**
6. **Ely Brickworks (site shared with Cardiff);**
7. **Lavernock Quarry;**
8. **St. Andrews Quarry, St Andrews Major;**
9. **Southerndown Road Quarry.**

**As the dormant reserves at Argoed Isha, Llansannor have been assessed as having potential to be reworked in the future, the Council will not seek to serve a prohibition order at this site.**

6.384 In addition to active quarry sites, there are several inactive and long dormant mineral sites within the Vale of Glamorgan where no mineral working has occurred for a period in excess of 10 years. These are shown on the Proposals Map.

6.385 Many of the sites have regenerated naturally, have been put to alternative uses or are constrained by nearby development. For example, Cosmeston Quarry flooded to a depth of over 20 metres when quarrying ceased in the 1960s and has since been

incorporated into Cosmeston Lakes Country Park; Lavernock Quarry and Southerndown Road have been used as waste disposal sites; and Ely Brickworks (shared with Cardiff) has been largely covered by the Ely Link Road.

6.386 The Council will seek to prevent further extraction of resources at the sites listed in Policy MIN3 to provide certainty about their future working and will seek to ensure that restoration is undertaken where appropriate, however it is recognised that the majority of the quarries listed have already naturally regenerated or have been put to alternative uses which in most cases will negate the need for any further restoration work. Restoration and after-use will therefore primarily rely on natural regeneration for nature conservation/ecological purposes.

6.387 It is considered that the reserves at Argoed Isha Quarry, Llansannor, could be reworked in the future subject to the approval of a new scheme of workings.

6.388 The quarry at Cnap Twt, Castle upon Alun is a geological SSSI. Section 28G of The Countryside and Rights of Way Act 2000 places a duty on Local Authorities “to take reasonable steps, consistent with the proper exercise of the Authority’s functions, to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.” As the features of interest of the site are in the rock face, it is considered that no restoration should take place unless and until such proposals have been approved by Natural Resources Wales.



## MIN4 – SUSTAINABLE MINERAL WORKING

**Proposals which prioritise the use of recycled material and secondary aggregates before new sources of primary materials are developed will be favoured where this does not have an unacceptable effect on amenity or the environment.**

**Proposals for the extraction of new primary minerals will only be permitted where there is a proven national, regional or local need for the mineral and where:**

1. **Any adverse impacts on the natural environment are avoided or mitigated to an acceptable level, and proposals include, where appropriate, measures to enhance the natural environment.**
2. **The development would not cause adverse impacts on built and cultural heritage are mitigated to an acceptable level and enhanced wherever possible.**
3. **Impacts on the amenity of residents and local communities are not unacceptable regarding noise, health, air quality, vibration, visual impact, access provision and traffic generation.**
4. **Impacts on geology, hydrology and hydrogeology, including land stability and water supplies, are acceptable.**
5. **There is clear evidence that there will be no unacceptable loss of agricultural land of ALC grade 1, 2, and 3a.**
6. **Minerals are transported by the most sustainable means and the potential for minerals to be transported by means other than by road has been adequately assessed.**
7. **There is provision for the land to be progressively and finally restored to a high standard and to a beneficial and sustainable after-use including long term post-closure management; and**
8. **Where opportunities for the re-use and recycling of mineral waste have been considered and where there are no practicable substitute materials that can be provided at less environmental costs.**

6.389 Policy MIN4 will be applied to new workings, extensions to existing workings and reworking or reopening of old workings and will be used to consider applications for the working of all types of minerals.

6.390 In view of the current landbank of reserves with planning permission at existing mineral working sites within the Vale of Glamorgan, there is no requirement for the Plan to allocate additional areas for limestone extraction. However, the Council recognises that the landbank of reserves may change over the life of the RLDP. Sales of crushed rock in the Vale of Glamorgan exceeded the annualised apportionment figure for 2022 however in the South Wales context as a whole, sales were approximately 63% of the total annualised apportionment calculated for the region. Sales of crushed rock in the South East Wales region increased by 310,000 tonnes between 2020 and 2021 but then subsequently decreased by 190,000 tonnes between 2021 and 2022 While an individual figure for the Vale of Glamorgan is not available due to commercial confidentiality, combined figures for Cardiff, Bridgend and the Vale of Glamorgan also showed a drop in sales of 360,000 tonnes between 2021 and 2022. Should output levels return to previous levels and the landbank is depleted more quickly than forecast, this policy allows the Plan to react to such changes in circumstances over the Plan period and provides a framework for the consideration of proposals for new or extended mineral working sites.

6.391 Proposals which prioritise the use of recycled material and secondary aggregates before new sources of primary materials are developed will be favoured. The Council recognises there is a need for a change in the pattern of supply of minerals from primary sources to more sustainable alternatives and that overprovision of primary material as a result of extant permissions and granting new permissions would encourage the unsustainable use of resources. Therefore, the extraction of new primary minerals in addition to the landbank of permitted reserves will normally only be permitted where it can be demonstrated that there is no practicable substitute material which can be provided at less environmental cost and where there is an identified shortfall in reserves which is justified (MTAN1 Paragraph 34).In order to ensure that the disturbance of land is kept to a minimum, phasing of development and progressive restoration will be expected wherever possible although it is recognised that opportunities may be limited for hard rock operations with a long lifespan.

6.392 Where land outside of a defined settlement boundary is allocated for a new use or protected for its existing use, as is the case with a number of employment sites across the Vale, these are not considered to be countryside for the purposes of this policy.

The provision of waste management facilities on appropriate employment sites, mineral working sites, derelict land or farm complexes, as set out in Policy XX, will also be acceptable in principle.

## DISTINCTIVE AND NATURAL PLACES (DNP)

### GREEN INFRASTRUCTURE

6.393 Green infrastructure (GI) is a network of multi-functional green spaces, urban and rural, which can deliver a wide range of environmental and quality of life benefits for local communities. GI is not merely another term for conventional open space. It includes parks, open spaces, playing fields, woodlands but also street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS) and soils. It also includes rivers streams, canals and other water bodies, sometimes called 'blue infrastructure'. GI helps support biodiversity and makes an important contribution to the quality of the environment and has a potentially important role to play in mitigating the impacts of extreme weather events, particularly extended heat waves. Access to attractive, well-maintained green spaces such as parks and gardens, country parks and wildlife areas, supports both physical and mental health and well-being.

**SP19 - GREEN INFRASTRUCTURE**

**Development proposals will incorporate measures that protect and enhance high quality multi-functional green infrastructure provision. To achieve this, development proposals must:**

**1 Incorporate existing green infrastructure into design, taking advantage of opportunities that are presented by existing and potential assets, through following the principles of placemaking;**

**2 Protect and enhance connectivity between existing green infrastructure assets.**

**3 Achieve biodiversity net benefit by employing nature-based solutions, including the Building with Nature Standards, where possible;**

**4 Protect landscapes designated for their geological, natural, visual, historic or cultural significance;**



**SP19 - GREEN INFRASTRUCTURE**

**5 Provide open spaces, including play spaces, amenity greenspace and natural and semi natural greenspace;**
**6 Facilitate environments that promote mental and physical health and well-being;**
**7 Provide urban cooling and shading;**
**8 Integrate green infrastructure provision with sustainable drainage systems; and**
**9 Support the provision of community growing spaces including allotments and community orchards.**

6.394 The wide variety of natural landscapes, biodiversity habitats, green spaces, coastal and rural areas alongside the network of footpaths and bridleways within the area is considered as one of the reasons why the Vale is such an attractive place to live and visit.

6.395 Ensuring the enhancement of biodiversity, the resilience of ecosystems, and maximising green infrastructure provision are crucial in responding to both the declared Climate and Nature Emergencies. Policy SP19 seeks identify where development proposals should protect, enhance, and maintain existing green infrastructure and ensure that green infrastructure provision across the Vale of Glamorgan is holistic and delivers multiple benefits across a wide range of functions.

6.396 A Green Infrastructure Assessment (GIA) has been completed to facilitate a robust and proactive approach to enhancing biodiversity, increasing ecological resilience and improving well-being outcomes. The assessment identifies key strategic opportunities where the restoration, maintenance, creation and connection of green features and functions could deliver the most significant benefits. The GIA has informed the master planning of the Key Site allocations (HG1 KS refers).

6.397 This policy should be considered alongside SP20 on Biodiversity and Ecosystem Resilience, which requires developments to provide onsite net biodiversity benefit, the protection of existing features and increased site connectivity. This will be achieved by retaining existing wildlife corridors and facilitating new linkages by taking advantage of site-specific opportunities. When identify opportunities, a site and its surrounding context are key considerations, alongside the GIA.



6.398 Delivering multifunctional green space is integral to delivering holistic green infrastructure. Provision of multi-functional green infrastructure should create cohesive spaces that: allow for recreation and relaxation; promote physical and mental health and well-being; facilitate learning opportunities; support connectivity and wildlife habitat; manage water resources; mitigate and adapt to climate change; enhance local food production; and support heritage and culture. It can also play a major role in attracting economic growth and investment, increasing land and property benefits, promoting tourism, and increasing business productivity.

6.399 Nature based solutions can be a valuable tool in creating sustainable and resilient developments. Integrating features such as, tree planting, landscaping and accessible natural green spaces, can make a significant contribution to providing green infrastructure, supporting biodiversity, mitigating the effects of climate change and contributing to the creation of more liveable and sustainable communities. In addition, new developments will be required to provide SUDs schemes, and these should also be integrated with other green infrastructure features.

6.400 The Building with Nature Standards[16] provides a framework of best practice standards that collectively defines a benchmark of good green infrastructure and how to deliver it. These standards provide a benchmark of good practice and should be applied to all development as a quality checklist, in a way which is proportionate to the nature and scale of the development proposed.

6.401 In delivering new and enhanced green infrastructure it is vital to co-ordinate infrastructure provision so that resources are used effectively. The Council is currently preparing a Green Infrastructure Plan, which will set out the green infrastructure assets and the various partners involved in green space provision. It will contain a vision, background evidence, recommendations, and an action plan.

6.402 Development will be directed away from areas identified as having high ecological value, and there will be limits to where growth can take place. GI and particularly areas of high ecological value should not be viewed solely as limits that constrain growth. Instead, it should be viewed as an infrastructure asset that can undergo growth itself, with the purpose of accelerating nature recovery. This will be achieved by taking

[16] https://www.buildingwithnature.org.uk/

advantage of the opportunities presented by existing green infrastructure and seeking to influence landowners to strategically manage it with improved provision in mind. The areas of high ecological value identified in the Replacement LDP will form the basis of this and land in proximity to these should be prioritised for maximising provision, in line with the Council's GI Strategy.

## NATURE CONSERVATION AND BIODIVERSITY

6.403 The rich and varied biodiversity of the Vale of Glamorgan supports a wide range of wildlife habitats and species that are highly valued and contribute to the Vale's distinctive character and sense of place. These assets include sites and areas of European, national and local importance, as well as important landscapes, woodlands and an extensive coastline that includes the Vale of Glamorgan Heritage Coast.

### SP20 - BIODIVERSITY AND ECOSYSTEM RESILIENCE

**Biodiversity in the Vale of Glamorgan will be protected, maintained and enhanced. All development proposals must demonstrate how they will contribute to the maintenance and enhancement of biodiversity and the resilience and connectivity of ecosystems. Proposals for new development must:**

1. **Avoid areas of high ecological value.**
2. **Be accompanied by an ecological survey and assessment of the likely impacts of the proposal on the biodiversity and ecosystem resilience of the development site. The survey and assessment to be proportionate to the nature and scale of the ecological value of the site and the nature and scale of the proposed development.**
3. **Demonstrate through the application of the Step-wise approach that there has been an overall net benefit for biodiversity proportionate to the nature and scale of the development.**
4. **Ensure that International and UK protected species and habitats are protected in accordance with statutory requirements.**

**SP20 - BIODIVERSITY AND ECOSYSTEM RESILIENCE**

5 **Protect the integrity of non-statutory locally and regionally designated sites ensuring that they are appropriately protected and managed.**

6 **Incorporate existing green infrastructure at the early stages of design, that protects and enhances existing site features and improves the connectivity of the ecological network.**

7 **Be designed to avoid the introduction or spread of invasive non-native species and where necessary, include proposals to eliminate, minimise, reduce and mitigate the impacts of invasive non-native species on biodiversity and ecosystems. Incorporate nature-based solutions within the development to support biodiversity and build ecosystem resilience within the site and the wider area.**

8 **Make provision for the on-going maintenance and management of existing and newly created nature conservation interests proportionate to the nature and scale of the development.**

**Where development is considered appropriate and the on-site delivery of nature-based solutions is not feasible or sufficient, planning obligations and/or conditions will be used to secure and maintain compensatory off-site habitats and measures that are functionally related to the assets within the site and contribute to the wider local nature recovery priorities.**

6.404 Policy SP20 Biodiversity and Ecosystem Resilience recognises the importance of the Vale of Glamorgan's natural assets and seeks to ensure that they are protected, maintained and enhanced not only for their intrinsic nature conservation value, but also for the wider social, economic and community benefits that they provide.

6.405 The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (Section 6 Duty) on public authorities in Wales. This duty requires that in the exercise of their functions, public authorities in Wales must seek to maintain and enhance biodiversity by ensuring development does not cause



any significant loss of habitats or populations of species and must provide a net benefit for biodiversity and improved ecosystem resilience.

6.406 Development will therefore be required to demonstrate that a net benefit for biodiversity can be achieved. A net benefit for biodiversity can be achieved through a range of actions ranging from habitat creation and/or long-term management arrangements that enhance existing degraded habitats or semi natural habitats and improve the resilience of ecosystems. Benefits must be long term, measurable, demonstrable, and primarily on site. Biodiversity enhancements should be delivered following the stepwise approach of firstly avoiding, then minimising, with mitigation as a last resort for compensating any negative impact. Where it is not possible to achieve on-site mitigation and enhancement, off-site compensation must be provided to ensure a biodiversity net benefit.

6.407 Networks of natural habitats and green infrastructure provide a valuable ecological resource. They connect sites of biodiversity importance and provide stepping stones for the migration, dispersal and genetic exchange of species within the wider environment. To avoid fragmentation and isolation of natural habitats, it is essential that such networks are protected from inappropriate development and, where possible, enhanced. The Council's Green Infrastructure Assessment identifies the green infrastructure provision within the Vale of Glamorgan and contains a vision, recommendations, and action plan of how green infrastructure within the Vale can be extended and enhanced.

6.408 Sensitive design and choice of location of new development can have a positive effect on the Vale's built and natural heritage. Similarly, new development will be required to minimise its impact on natural systems, landscapes, species and habitats and where appropriate provide opportunities for the creation of new habitats or the sensitive enhancement of existing habitats. Consideration should be given to the Vale Nature Partnership's Nature Recovery Action Plan (NRAP) and any opportunities that exist to support the actions identified.

6.409 Where a management plan is required, this should set out the immediate and on-going management proposals for the site, the future monitoring arrangements and the funding mechanisms available to meet the management plan objectives. The plan should include details of the proposed timescale for securing a net benefit for biodiversity within as short a time scale as possible.



6.410 Invasive Non-Native Species (INNS) are alien animals, plants or other organisms that can spread and cause harm to the environment, the economy and health. Development proposals must be designed and implemented to avoid the spread or introduction of INNS and where INNS are known to exist or suspected to be present on a site, planning applications must include a survey and risk assessment undertaken by a competent professional that provides details of how the INNS will be controlled, eradicated or contained both during and after construction.

6.411 Policy SP20 is supported by SP13 Community Infrastructure and Planning Obligations and SP19 Green Infrastructure. These require new development to provide new community infrastructure including Green Infrastructure and features that support net biodiversity benefit and to incorporate Green Infrastructure respectively.

6.412 Some areas in the east of the Vale of Glamorgan lie within 300m of the Severn Estuary SPA/Ramsar, the distance within which material visual and noise disturbance impacts to qualifying birds are likely to occur. As recommended by the RLDP Habitats Regulation Assessment, to minimise the potential for visual and noise disturbance, any construction works on new sites within 300m of the Severn Estuary SPA/Ramsar should be undertaken in the summer months, when qualifying populations in the site will not be present. If this cannot be timed to avoid the non-breeding season, noise impact assessments will need to be undertaken to ensure that noise levels at sensitive receptors will remain non-disturbing. Appropriate screening will be required for construction works within 300m of any established high-tide roosts or key foraging areas within or outside the SPA/Ramsar. If the prevailing habitats are deemed suitable, non-breeding bird surveys of adjoining undeveloped land parcels should be undertaken to establish whether these are functionally linked to the SPA/Ramsar and if concluded to be the case, mitigation measures should also apply to these areas.

## SPECIAL LANDSCAPE AREAS

### DNP1 - SPECIAL LANDSCAPE AREAS

**The following areas are designated as Special Landscape Areas:**

1. **Castle Upon Alun;**
2. **Upper & Lower Thaw Valley;**
3. **Ely Valley & ridge slopes;**



**4 Nant Llancarfan;**
**5 Dyffryn Basin & ridge slopes;**
**6 Cwrt-yr-Ala Basin.**

**Within the Special Landscape Areas identified above, development proposals will be permitted where it is demonstrated they would cause no unacceptable harm to the important landscape character of the area.**

6.413 Special Landscape Areas (SLA) have been designated to protect areas of the Vale of Glamorgan[17] that are important for their geological, natural, visual, historic or cultural significance. These areas have been identified through the utilisation of a methodology devised by the former Countryside Council for Wales (now Natural Resources Wales) in collaboration with a consortium of local authorities in South East Wales[18], which uses LANDMAP data. The process allows information about the landscape to be gathered, organised, and evaluated into a nationally consistent, quality assured data set.

6.414 Details of the identified SLAs are contained within the Vale of Glamorgan Designation of Special Landscape Areas Background Paper.

6.415 The designation of SLAs is not intended to prevent development but to ensure that where development is acceptable careful consideration is given to the design elements of the proposal such as the siting, orientation, layout and landscaping, to ensure that the special qualities and characteristics for which the SLAs have been designated are protected.

6.416 Development proposals within SLAs will be required to fully consider the impact of the proposal on the SLA through the submission of a Landscape and Visual Impact Assessment (LVIA). A LVIA will be required for any development that is likely to have a significant impact upon landscape character or have a significant visual effect within the wider landscape (by virtue of its size or prominence or degree of impact on the

[17] Designation of Special Landscape Areas (April 2008) TACP
[18] Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities (July 2007)

locality) and will be prepared in accordance with the latest Landscape Institute and the Institute of Environmental Management and Assessment guidelines . Where applicable, this should form a key element of a planning application's design and access statement and should demonstrate that the proposal has been designed to remove or reduce any unacceptable impacts on the qualities for which the SLA has been designated. Any cumulative impacts that the proposal may have in relation to existing or planned proposals in the locality should also be considered. This is particularly the case for wind turbines or large structures and large-scale proposals such as solar farms. The level of detail required in each landscape impact assessment should be commensurate with the scale of the proposal.

## GREEN WEDGES

### DNP2 – GREEN WEDGES

**Green wedges have been identified to prevent the coalescence of settlements and to retain the openness of land at the following locations:**

1. **Between Dinas Powys, Penarth and Llandough;**
2. **North West of Sully;**
3. **North of Wenvoe;**
4. **Between Barry and Rhoose;**
5. **South Penarth to Sully; and**
6. **Between Llantwit Major and Llanmaes.**

**Within these areas development which prejudices the open nature of the land will not be permitted.**

6.417 Land on the urban fringe particularly around the Key, Service and Primary Settlements within the South East Zone is vulnerable to speculative development that can blur the boundaries between settlement edges and the open countryside. Unchecked this development would result in the incremental loss of open land and ultimately lead to the coalescence of settlements with a resultant detrimental impact upon agriculture, the landscape and the amenity value of land.



6.418 While other policies of the LDP seek to prevent inappropriate development within the open countryside it is considered that the areas defined by the green wedges are more vulnerable and susceptible to change and require additional protection. Therefore, within the areas defined by the green wedges there will be a presumption against inappropriate development [19]which would contribute to urban coalescence, prejudice the open nature of the land, or have an adverse impact upon the setting of an urban area. In applying this protection, however, it is recognised that individual or small groups of dwellings exist within the designations and that activities such as agriculture, forestry and recreation, occur. Consequently, development associated with existing uses will be limited to minor structures which are strictly ancillary to existing uses. Details of each of the designations are contained within the Green Wedge Background Paper.

## GLAMORGAN HERITAGE COAST

### DNP3 – GLAMORGAN HERITAGE COAST

**The special environmental qualities of the Glamorgan Heritage Coast will be conserved and enhanced. New development will be restricted to:**

1. **Development that is necessary for coastal defence as identified within the Lavernock Point to St Ann's Head Shoreline Management Plan 2;**
2. **Development that is essential for agriculture or nature conservation purposes or supports the local economy;**
3. **Development that supports sustainable recreation and tourism or enhances coastal access for walking, cycling and other low-impact recreational activities. Development within settlement boundaries; or**
4. **Other appropriate and sustainable development that accords with National Policy.**

**Development that has an adverse impact on the special environmental qualities of the Glamorgan Heritage Coast will only be permitted in exceptional circumstances where it has been demonstrated that:**

5. **There is a compelling national need that cannot be met elsewhere.**



**DNP3 – GLAMORGAN HERITAGE COAST**

6. **The benefits outweigh the likely harm.**
7. **Appropriate mitigation measures are in place to minimise adverse impacts.**

**A Landscape and Visual Impact Assessment (LVIA) will be required where development is considered likely to have a significant impact on the surrounding landscape, townscape or seascape character of the site, visual amenity or the special qualities of the Glamorgan Heritage Coast.**

6.419 Development Plans should normally only propose coastal locations for development which needs to be on the coast and provide a management tool for balancing the requirements of conservation and access in the coastal zone.

6.420 The designation of the Glamorgan Heritage Coast recognises its national importance as an area of attractive undeveloped coastline. The objective of the designation is to ensure that the special character and natural beauty of the coastline are protected and improved while enabling and enhancing its enjoyment and facilitating its continued use for agriculture and other established and appropriate economic activities.

6.421 The Council recognises that it is necessary to carefully control development activities within the Glamorgan Heritage Coast to ensure that the natural environmental qualities for which it was designated are conserved and enhanced. However, the Council also recognises that farming is the major activity within the Heritage Coast, helping to maintain the landscape character and playing an important role in supporting the rural economy and this activity should not be unduly restrained when justifiable development proposals are required.

6.422 In seeking to protect the Glamorgan Heritage Coast, the Council acknowledges that there are some built up areas within the boundary, including the Minor Rural Settlement of Ogmore. In addition, the Vale of Glamorgan rail line crosses part of the Heritage Coast designation in the location where a new station at St Athan is proposed. Whilst being mindful of the need to protect the special qualities of the Glamorgan Heritage Coast, the Council accepts that development within these areas is appropriate, subject to relevant policies of the Plan.



6.423 The Glamorgan Heritage Coast is also an important destination for visitors and offers opportunities for informal recreation, low impact tourism and coastal access. Low impact tourism would include interpretation centres, footpaths, and other developments such as camping sites where the impacts on the locality are often small-scale and seasonal. These development proposals should aim to protect or enhance the natural or historic character and landscape of undeveloped coastline or result in adverse impacts on the Dunraven Special Area of Conservation.

6.424 Major development proposals are unlikely to be acceptable within the Glamorgan Heritage Coast unless they are required for coastal defence works. Any proposals for major development will need to demonstrate that a coastal location is essential. Coastal defence works should accord with the proposals identified within the Lavernock Point to St Ann's Head Shoreline Management Plan 2 (2012) which has been prepared to consider the potential long-term impact of increased sea levels as a consequence of climate change. The SMP identifies general policies and actions for managing change along the coastline. Proposals for coastal defence works should consider all potential environmental effects, both on and offshore.

## HISTORIC ENVIRONMENT

### DNP4 - HISTORIC ENVIRONMENT

**Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:**

1. **Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;**
2. **For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses.**
3. **Within designated landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas.**
4. **For sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings.**



6.425 The historic environment embraces many features: buildings, structures, monuments, remains, archaeological sites, gardens, parks, landscapes, and their settings. **Appendix 7** provides details of Listed Buildings, Conservation Areas, Local Listed County Treasures, Parks and Gardens of Special Historic Interest in Wales, Landscapes of Outstanding Interest in Wales and Scheduled Monuments. National legislation and national planning policy indicates that all these facets of the historic environment should be protected. The preservation and enhancement of the historic environment, including the settings of historic assets, is a key aspect of the Council's wider responsibilities, and will constitute a material consideration of significant weight when determining applications affecting such assets.

6.426 In the Vale of Glamorgan, there are 39 Conservation Areas which make a significant contribution to the attractiveness of the Vale, having been designated not on the basis of individual buildings but because of the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces. The Council has prepared detailed appraisals for each of its designated conservation areas, which define their special character and guidelines for development and enhancement schemes, and have been adopted by the Council as Supplementary Planning Guidance in support of the policies of the LDP.

6.427 The Vale of Glamorgan has 744 Listed Buildings, whose special architectural or historic interest is protected by the need to obtain Listed Building Consent under the provisions of the Historic Environment (Wales) Act 2023. The setting of such buildings, however, is often critical to the character of the building, and can be restricted to its immediate site or extend to a much wider area. It is therefore essential that any development proposals demonstrate that they have had regard to the need to preserve or enhance the building and its setting.

6.428 In partnership with the wider Community, the Council has identified buildings and structures within the Vale of Glamorgan considered as having special local architectural or historic interest. These locally listed 'County Treasures' [20] are of significance to the local community and contribute to the environmental and cultural

20 Vale of Glamorgan County Treasures July 2011
https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Conservation/County-Treasures.pdf

heritage of the County. Although not of national importance required to merit statutory listing, their local value deserves preservation, and regard must therefore be given to the need for development proposals to conserve and enhance such assets from insensitive development which individually and cumulatively can harm local character. Further advice on development affecting locally listed County Treasures has been prepared and is set out in a Supplementary Planning Guidance document[21].

6.429 The Vale of Glamorgan has considerable archaeological and historical interest. Heneb: The Trust for Welsh Archaeology curates the authority's Historic Environment Record. Archaeological features can have a considerable bearing on the feasibility of development proposals. Where archaeological remains are known or understood to be present, an archaeological field evaluation should be undertaken at the earliest opportunity and submitted as part of planning application. Where a development proposal affects an important archaeological site or its setting, there will be a presumption in favour of physical preservation of the remains, regardless of whether the site is a Scheduled Monument. Where development is permitted, remains should be preserved and sensitively incorporated into the development scheme or removed for preservation off site, where appropriate, in accordance with advice from Heneb: The Trust for Welsh Archaeology. It is the Council's intention to produce supplementary planning guidance on the protection and enhancement of the Wales Historic Environment.

## ENVIRONMENTAL PROTECTION

### DNP5 – ENVIRONMENTAL PROTECTION

**Development will not be permitted that will result in an unacceptable impact on people, residential amenity, property and/or the natural environment from:**

**1 Pollution of land, surface water, ground water and the air;**
**2 Land contamination;**
**3 Hazardous substances;**
**4 Noise, vibration, odour nuisance and light pollution;**
**5 Flood risk and consequences;**

21 Vale of Glamorgan County Treasures SPG (March 2009)

**6 Coastal erosion or land stability;**
**7 The loss of the best and most versatile agricultural land; or**
**8 Any other identified risk to public health and safety.**

**Where impacts are identified the Council will require applicants to demonstrate that appropriate measures can be taken to minimise the impact identified to an acceptable level. Planning conditions may be imposed, or legal obligation entered into, to secure any necessary mitigation and monitoring processes.**

**In respect of flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of Technical Advice Note 15: Development, Flooding and Coastal Erosion.**

6.430 While many elements of pollution control are outside the remit of the planning system it is important that new development does not lead to unacceptable levels of pollution. If, as a result of consultation with bodies such as Natural Resources Wales and Health and Safety Executive, the Council considers that a development proposal would lead to unacceptable pollution, or make an existing problem worse, then planning permission will not be granted.

6.431 Policy DNP5 follows the precautionary approach, and the Council encourages developers to assess any impact at the earliest stage so that development proposals reduce any impact present to an acceptable level. Where development is permitted conditions will be attached to the approval to minimise any potential pollution levels and where appropriate monitor the effects of the development.

6.432 In accordance with national policy the directs development from areas at risk from river, ordinary watercourse, coastal, surface water flooding or where it would increase the risk of flooding or additional run off from development elsewhere and reflects advice set out in PPW and Technical Advice Note 15: Development, Flood and Coastal Erosion Risk (2025). Avoiding unnecessary flood risk will be achieved by strictly assessing the flood risk implications of development proposals within areas susceptible to tidal or fluvial flooding and preventing development that unacceptably increases risk.

**DNP6 – QUIET AREAS**

**In order to protect areas of tranquillity within urban areas, the following 'Quiet Areas' have been identified on the constraints map:**

**1 Belle Vue Park, Penarth**
**2 Penarth Head Lane, Penarth**
**3 Victoria Playing Fields, Penarth**
**4 Golden Gates, Penarth**
**5 Alexandra Park, Penarth**

**All proposals for new noise-generating development (e.g., commercial uses, transport infrastructure, or large-scale residential schemes) that are likely to affect a designated quiet area must be accompanied by a comprehensive Noise Impact Assessment.**

6.433 The 'Quiet Areas' listed in Policy DNP6 have been designated by the Welsh Government under the Environmental Noise (Wales) Regulations and identified within the Welsh Government Noise and Soundscape Plan (2023-28). These Quiet Areas are public parks located within the urban area of Penarth and have been identified as warranting protection from noise intrusion due to them being relatively quiet by urban standards in actual and perceived terms.

6.434 Policy DNP6 seeks to manage noise pollution and preserve the tranquillity of the designated Quiet Areas, and avoid any significant increases in noise or other impacts from development that would adversely affect the following 5 key characteristics afforded to them:

- Soundscape.
- Presence of nature.
- Visual / aesthetic qualities.
- A sense of personal safety.
- The culture and freedom of the place.

6.435 Accordingly, development proposals within or adjacent to a designated Quiet Area (as shown on the RLDP constraints map) must demonstrate how the proposal will adhere to the 'good soundscape' principle, ensuring the sound environment remains appropriate for its context, as outlined in the Noise and Soundscape Plan for Wales 2023-28. This may involve incorporating natural sound elements into public open spaces, such as water features, or avoiding the introduction of new, unwanted sounds.

6.436 For noise-sensitive developments (e.g. housing, schools, or healthcare facilities) proposed in or near a designated Quiet Area, the design must ensure that the internal and external spaces provide an acceptable acoustic environment for future occupants without compromising the quiet area's integrity and should consider potential noise at all stages of the development, including construction and operation.

**DNP7 – DARK SKIES**

**New development that includes proposals for external lighting (including security lighting, amenity lighting, illuminated advertisements and lighting associated with highways, car parks, sports facilities and commercial and industrial operations) will only be permitted where it has been demonstrated that the lighting proposed:**

**1 Is necessary for the proposed development and is proportionate for the purpose for which it is required;**

**2 Has been designed and sited to prevent light pollution into the surrounding environment;**

**3 Has no adverse impacts on biodiversity and ecological connectivity or visual and landscape character;**

**4 Has no adverse impacts on residential amenity and neighbouring land uses;**

**5 Is energy efficient and uses appropriate technologies to ensure that lighting is only active when it is required;**

**9 Avoids any cumulative or in-combination lighting impacts with other developments whether existing or proposed; and**

**10 Is below 2,700 Kelvins (warm light) except where it can be demonstrated that there is an operational need for a higher rating.**

## DNP7 – DARK SKIES

**Major developments where extensive external lighting is proposed may be required to submit a lighting plan that follows Welsh Government Guidance as set out in Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales (2025). Small scale developments are unlikely to require a lighting plan but should still follow the basic good practice lighting principles of the guidance.**

6.437 External lighting can be a major component of modern developments and provide important benefits such as enhanced public safety and increased security. Appropriate lighting can extend and encourage the use of public and recreational spaces and can improve the aesthetic appeal of a development.

6.438 However, uncontrolled and poorly designed external lighting can cause skyglow, glare and obtrusive light pollution which can have serious adverse effects on ecosystems and landscapes, and on people's physical and mental health and well-being. Light pollution can erode rural character, disrupt residential amenity, adversely affect biodiversity and waste energy.

6.439 The Vale of Glamorgan recognises the importance of preserving the natural darkness of the night sky, both for its intrinsic value and for its environmental, ecological and cultural benefits. While the Vale of Glamorgan does not host a designated dark sky reserve, the Council is committed to minimising light pollution and protecting the quality of the night sky across the county particularly in the countryside.

6.440 Policy DNP7 seeks to strike a balance between the adverse impacts of lighting on the environment, amenity and wildlife with the need to provide security and enable night-time sport and recreation. In line with the Welsh Government's 'Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales', the policy will ensure that lighting associated with new development, particularly new development in the countryside, is well designed and sited, and is no greater than the minimum required to serve the development.

## DNP8 – SEVERN ESTUARY RECREATIONAL PRESSURE

**Development proposals that would result in an increase in visitor pressure on features of the Severn Estuary SAC/SPA/Ramsar site, or Functionally Linked Land will not be supported unless it can be demonstrated that no adverse impact on the integrity of the SAC/SPA/Ramsar will occur.**

6.441 In accordance with the recommendations of the RLDP Habitats Regulations Assessment, Policy DNP8 seeks to protect the Severn Estuary SAC/SPA/Ramsar along the Vale of Glamorgan coast. Evidence from the HRA has demonstrated that a range of recreational activities including those on the shore (walking, dog walking), on the water (such as jet skis, kayaks and paddleboards) and those in the air (drones, paragliders etc.) can have an adverse impact on the features of the Severn Estuary SAC/SPA/Ramsar.

6.442 Development with the potential to impact Functionally Linked Land, could contribute to recreational pressure on the Severn Estuary features. Any development proposals that would increase visitor access to sensitive habitat features in the Severn Estuary SAC/SPA/Ramsar site will not be supported unless no adverse effect on the integrity of the site can be confirmed.

6.443 A Core Recreational Catchment zone of 12.6km has been identified in the HRA to inform the RLDP as a consistent recreational catchment around the European site. This indicates where new development might be required to make financial contribution to fund on-site SAC/SPA/Ramsar conservation measures, as part of strategic mitigation measures. This takes the form of a recreation mitigation and management strategy and would include a mixture of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) measures.

6.444 The provision of SANG must be a key design consideration in developments within 12.6km of the Severn Estuary with housing site allocation policies referring to provision. Supplementary Planning Guidance will provide further information on the mechanisms for delivery.

6.445 The Severn Estuary European Marine Site Regulation 33 Guidance prepared by Natural England and the Countryside Council for Wales (2009) remains the relevant guidance when considering effects on the integrity of the EMS.



VALE OF GLAMORGAN

REPLACEMENT LOCAL DEVELOPMENT PLAN

# DEPOSIT PLAN

2021-2036

LAMORGAN

BRO MORGANNWG

Vale of Glamorgan Council

# Replacement Local Development Plan

2021 – 2036

November 2025



## APPENDICES

**List of Appendices**

Appendix 1 – Housing Trajectory

Appendix 2 – Infrastructure Delivery

Appendix 3 – Monitoring Framework

Appendix 4 – Town and District Centre boundaries

Appendix 5 – Local, Village and Neighbourhood Centre boundaries

Appendix 6 – Out of centre boundaries

Appendix 7 - Sites of Importance for Nature Conservation

Appendix 8 - Historic Environment Designations

Appendix 9 - Glossary of Terms

Appendix 10 – Supporting Documents

# Appendix 1 - Housing Trajectory

Vale of Glamorgan Housing Trajectory Schedule of Sites for Deposit Plan

| SETTLEMENT TIER | RLDP KEY SITES | Site Name | Site Status | Total Units Capacity | Units Not Started 1st April 2025 | UC April 1st 2025 | Time period of pre-application discussions/PAC consultation | Time between submission of planning application and determination | Time taken from planning consent to the discharge of relevant conditions to enable site construction | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Barry: Key Settlement | HG1 KS1 | Land at North West Barry | No planning permission | 376 | 376 | 0 | 4 months | 6 months | 4 months | 0 | 0 | 0 | 30 | 60 | 60 | 60 | 60 | 60 | 46 | 0 |
| Dinas Powys: Primary Settlment | HG1 KS2 | North of Dinas Powys, off Cardiff Road | No planning permission | 250 | 250 | 0 | 4 months | 6 months | 4 months | 0 | 0 | 0 | 30 | 60 | 60 | 60 | 40 | 0 | 0 | 0 |
| Rhoose: Primary Settlement | HG1 KS3 | Land at Readers Way | No planning permission | 520 | 520 | 0 | 4 months | 6 months | 4 months | 0 | 0 | 0 | 25 | 75 | 75 | 75 | 75 | 75 | 75 | 45 |
| St Athan: Primary Settlement | HG1 KS4 | Land at Church Farm | No planning permission | 532 | 532 | 0 | 4 months | 6 months | 4 months | 0 | 0 | 62 | 80 | 80 | 90 | 80 | 80 | 60 | 0 | 0 |
| St Athan: Primary Settlement | HG1 KS5 | Land to the West of St Athan | No planning permission | 600 | 600 | 0 | 4 months | 6 months | 4 months | 0 | 0 | 0 | 40 | 80 | 80 | 80 | 80 | 80 | 80 | 80 |
| | | | Total Key Sites | 2278 | 2278 | 0 | | | | 0 | 0 | 62 | 205 | 355 | 365 | 355 | 335 | 275 | 201 | 125 |

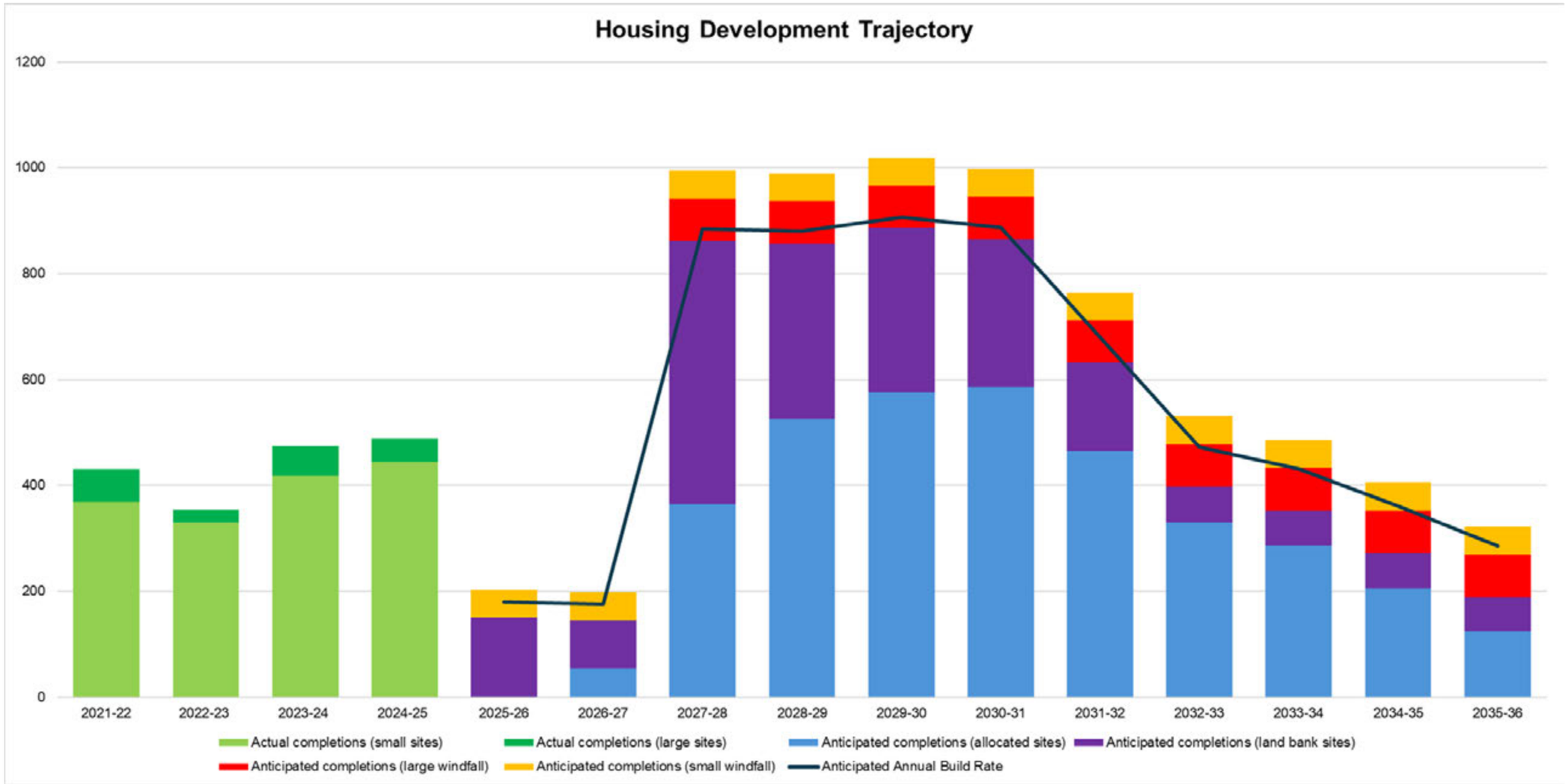
| SETTLEMENT TIER | ADDITIONAL RLDP HOUSING ALLOCATIONS | Site Name | Site Status | Total Units Capacity | Units Not Started 1st April 2025 | UC April 1st 2025 | Time period of pre-application discussions/PAC consultation | Time between submission of planning application and determination | Time taken from planning consent to the discharge of relevant conditions to enable site construction | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Barry : Key Settlement | HG1 (1) | Land to the west of Pencoedtre Lane | No planning permission | 135 | 135 | 0 | 4 months | 6 months | 4 months | 0 | 0 | 15 | 40 | 40 | 40 | 0 | 0 | 0 | 0 | 0 |
| Barry : Key Settlement | HG1 (2) | Land at the Mole | Planning application awaiting determination | 65 | 65 | 0 | NA | Planning application awaiting determination | 4 months | 0 | 0 | 35 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Barry : Key Settlement | HG1 (3) | Land at Hayes Lane | No planning permission | 70 | 70 | 0 | 4 months | 6 months | 4 months | 0 | 0 | 0 | 15 | 25 | 30 | 0 | 0 | 0 | 0 | 0 |
| Barry : Key Settlement | HG1 (4) | Land at Neptune Road | Planning permission under consideration | 40 | 40 | 0 | 4 months | 6 months | 4 months | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Llantwit Major:Primary Settlement | HG1 (5) | Land between the Northern Access Road and Eglwys Brewis Road (Site C - Central Parcel) | No planning permission | 235 | 235 | 0 | 4 months | 6 months | 4 months | 0 | 0 | 0 | 35 | 45 | 45 | 45 | 45 | 20 | 0 | 0 |
| Cowbridge: Service Centre | HG1 (6) | Land adjoining St Athan Road, Cowbridge | Planning application awaiting determination | 105 | 105 | 0 | NA | Planning application awaiting determination | 5 months | 0 | 0 | 5 | 20 | 25 | 25 | 30 | 0 | 0 | 0 | 0 |
| St Athan:Primary Settlement | HG1 (7) | Former Stadium Site, adjacent to Burley Place | Planning application awaiting determination | 80 | 80 | 0 | NA | Planning application awaiting determination | 4 months | 0 | 0 | 30 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St Athan:Primary Settlement | HG1 (8) | Land south of Clive Road | No planning permission | 51 | 51 | 0 | 4 months | 6 months | 4 months | 0 | 0 | 21 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rhoose: Primary Settlement | HG1 (9) | Land north of the Railway Line (East) | Planning application awaiting determination | 339 | 339 | 0 | NA | Planning application awaiting determination | 4 months | 0 | 35 | 60 | 60 | 60 | 60 | 64 | 0 | 0 | 0 | 0 |
| | | | Total Additional Housing Allocations | 1120 | 1120 | 0 | | | | 0 | 35 | 206 | 280 | 195 | 200 | 139 | 45 | 20 | 0 | 0 |

| SETTLEMENT TIER | RLDP MAJOR LANDBANK SITES | Site Name | Site Status | Total Units Capacity | Units Not Started 1st April 2025 | UC April 1st 2025 | Time period of pre-application discussions/PAC consultation | Time between submission of planning application and determination | Time taken from planning consent to the discharge of relevant conditions to enable site construction | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Penarth: Service Centre | HG2 (1) | Land at Upper Cosmeston Farm* | Outlne permission subject to s106 | 576 | 576 | 0 | NA | NA | NA | 0 | 0 | 26 | 45 | 60 | 70 | 75 | 75 | 75 | 75 | 75 |
| Llantwit Major: Service Centre | HG2 (2) | Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western | Outlne permission subject to s106 | 140 | 140 | 0 | NA | NA | NA | 0 | 0 | 0 | 15 | 25 | 50 | 50 | 0 | 0 | 0 | 0 |
| Llantwit Major: Service Centre | HG2 (3) | Land between the Northern Access Road and Eglwys Brewis Road (Site B - Eastern | Outlne permission subject to s106 | 100 | 100 | 0 | NA | NA | NA | 0 | 0 | 0 | 0 | 25 | 35 | 40 | 0 | 0 | 0 | 0 |
| Llandough: Primary Settlement | HG2 (4) | Land south of Llandough Hill / Penarth Road | Full permission subject to | 133 | 133 | 0 | NA | NA | NA | 0 | 0 | 15 | 25 | 40 | 53 | 0 | 0 | 0 | 0 | 0 |
| Sully: Primary Settlement | HG2 (5) | Land West of Swanbridge Road (Phase 2) | Outlne permission- Full permission awaiting | 175 | 175 | 0 | NA | NA | NA | 0 | 0 | 35 | 58 | 58 | 24 | 0 | 0 | 0 | 0 | 0 |
| | | | Total Major Landbank Sites | 1124 | 1124 | 0 | | | | 0 | 0 | 76 | 143 | 208 | 232 | 165 | 75 | 75 | 75 | 75 |

| SETTLEMENT TIER | RLDP AFFORDABLE HOUSING LED SITES | Site Name | Site Status | Total Units Capacity | Units Not Started 1st April 2025 | UC April 1st 2025 | Time period of pre-application discussions/PAC consultation | Time between submission of planning application and determination | Time taken from planning consent to the discharge of relevant conditions to enable site construction | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Colwinston: Minor Rural Settlement | HG4 (1) | Land to the East of Colwinston | No planning permission | 25 | 25 | 0 | 4 months | 4 months | 4 months | 0 | 0 | 0 | 10 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Aberthin: Minor Rural Settlement | HG4 (2) | Land west of Maendy Road | No planning permission | 25 | 25 | 0 | 4 months | 4 months | 4 months | 0 | 0 | 0 | 10 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Wick: Primary Settlement | HG4 (3) | Land at Heol Fain | No planning permission | 50 | 50 | 0 | 4 months | 4 months | 4 months | 0 | 0 | 0 | 20 | 30 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fferm Goch: Minor Rural Settlement | HG4 (4) | Land north of West Winds Business Park | No planning permission | 22 | 22 | 0 | 4 months | 4 months | 4 months | 0 | 0 | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | Total Affordable housing led sites | 122 | 122 | 0 | | | | 0 | 0 | 0 | 0 | 62 | 60 | 0 | 0 | 0 | 0 | 0 |

| SETTLEMENT TIER | OTHER LAND BANK SITES | Site Name | Site Status | Total Units Capacity | Units Not Started 1st April 2025 | UC April 1st 2025 | Time period of pre-application discussions/PAC consultation | Time between submission of planning application and determination | Time taken from planning consent to the discharge of relevant conditions to enable site construction | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Barry: Key Settlement | 2021/00622/FUL | 81-85, Holton Road, Barry - Former Dan Evans | Under construction | 25 | 0 | 25 | NA | NA | NA | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Barry: Key Settlement | 2024/00230/RG3 | Land at Coldbrook Road East, Cadoxton | Under construction | 20 | 0 | 20 | NA | NA | NA | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Barry: Key Settlement | 2024/00230/REG3 | Former Railway Sidings, Ffordd y Mileniwm | Under construction | 56 | 56 | 0 | NA | NA | NA | 0 | 56 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Barry: Key Settlement | 2023/00087/FUL | Crossway Methodist Church, Court Road | Under construction | 15 | 0 | 15 | NA | NA | NA | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Barry: Key Settlement | 2022/0689/REG3 | Olive Tree Lodge, 2, Port Road East | Under construction | 10 | 0 | 10 | NA | NA | NA | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Barry: Key Settlement | 2023/01140/RES | Cadoxton House | Not Started | 13 | 13 | 0 | NA | NA | NA | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cowbridge: Service Centre | 2018/0240/RES | Land to the north and west of Darren Close | Under construction | 475 | 139 | 38 | NA | NA | NA | 0 | 38 | 58 | 58 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cowbridge: Service Centre | 2018/01408/FUL | Cowbridge Comprehensive 6th Form Block, Aberthin Road | Under Construction | 34 | 0 | 34 | NA | NA | NA | 0 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cowbridge: Service Centre | 2023/00826/FUL | Darren Farm, Westgate | Not Started | 50 | 50 | 0 | NA | NA | NA | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cowbridge: Service Centre | 2024/00565/FUL | Cowbridge Police Station | Not Started | 14 | 14 | 0 | NA | NA | NA | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Penarth: Service Centre | 2022/00294/HYB | Land adjacent to Oak Court | Under construction | 102 | 32 | 70 | NA | NA | NA | 0 | 0 | 70 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| Penarth: Service Centre | 2018/01420/FUL | 56a, Windsor Road | Under construction | 21 | 0 | 21 | NA | NA | NA | 0 | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rhoose: Primary Settlement | 2022/00602/RES | Land to the North of Heol Y Pentir | Under construction | 15 | 0 | 15 | NA | NA | NA | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St Athan:Primary Settlement | 2022/00452/RES | St. Athan Boys Village | Not Started | 15 | 15 | 0 | NA | NA | NA | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St Athan: Primary Settlement | 2022/00266/RES | Land at Higher End St Athan (Phase 2) | Not Started | 25 | 25 | 0 | NA | NA | NA | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St Athan: Primary Settlement | 2019/01408/RES | Land to the east of Eglwys Brewis Rd | Under Construction | 253 | 0 | 10 | NA | NA | NA | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sully: Primary Settlement | 2019/00111/RES | Land West of Swanbridge Road, Sully | Under construction | 325 | 0 | 38 | NA | NA | NA | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Wick: Primary Settlement | 2021/01081/FUL | Land at St. Brides Road | Under construction | 17 | 0 | 17 | NA | NA | NA | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bonvilston: Minor Rural Settlement | 2015/00960/FUL | Land to the east of Bonvilston | Site stalled - new developer | 120 | 80 | 0 | NA | NA | NA | 0 | 0 | 25 | 35 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ystradowen: Minor Rural Settlement | 2023/00948/FUL | Land off Sandy Lane (Phase 2) | Not Started | 46 | 46 | 0 | NA | NA | NA | 0 | 0 | 16 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Southerndown: Other Settlement | 2019/00503/FUL | Dunraven Court, Beach Road | UC-minor works commenced | 22 | 22 | 0 | NA | NA | NA | 0 | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hensol: Other Settlement | 2022/01220/FUL | Hensol Castle, Hensol Castle Park | Not Started | 16 | 16 | 0 | NA | NA | NA | 0 | 0 | 0 | 10 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leckwith: Other Settlement | 2020/01218/HYB | Leckwith Quay | Not Started | 228 | 228 | 0 | NA | NA | NA | 0 | 0 | 28 | 50 | 50 | 50 | 50 | 0 | 0 | 0 | 0 |
| | | | | 1917 | 736 | 313 | NA | NA | NA | 150 | 141 | 329 | 198 | 131 | 50 | 50 | 0 | 0 | 0 | 0 |

| ACTUAL COMPLETIONS* | | | | 2021-22* | 2022-23* | 2023-24* | 2024-25* | 2025-26 LDP | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | Allowance 2025-36 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SMALL WINDFALLS | | | | 64 | 23 | 56 | 44 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 583 | 770 |
| LARGE WINDFALL | | | | 82 | 73 | 90 | 30 | 0 | 0 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 720 | 995 |




| YEAR | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | 2021-2036 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Actual completions (small sites) | 369 | 331 | 418 | 444 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1562 |
| Actual completions (large sites) | 62 | 23 | 56 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 185 |
| Anticipated completions (allocated sites) | 0 | 0 | 0 | 0 | 0 | 55 | 365 | 525 | 576 | 586 | 465 | 331 | 286 | 206 | 125 | 3520 |
| Anticipated completions (land bank sites) | 0 | 0 | 0 | 0 | 150 | 90 | 497 | 332 | 310 | 279 | 167 | 67 | 67 | 67 | 64 | 2090 |
| Anticipated completions (large windfall) | 0 | 0 | 0 | 0 | 0 | 0 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 720 |
| Anticipated completions (small windfall) | 0 | 0 | 0 | 0 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 583 |

# Appendix 2 - Infrastructure Delivery Plan

**Site Specific Infrastructure Requirements**

As part of the Council's detailed Infrastructure Planning, assessments have been undertaken in respect of highway impacts, sustainable transport, education facilities, open space and community facilities. All of these detailed assessments have regard to the housing allocations in the Deposit Plan.

The provision of additional infrastructure will be funded through Section 106 planning obligations and appropriate contributions will be sought to ensure that necessary infrastructure is provided by a developer to address the impact of development on infrastructure. Financial contributions may be sought to fund affordable housing, education, sustainable and public transport services and infrastructure, enhancement of community facilities, having regard to the prevailing situation at the time of the application.

The majority of development sites rely on private sector investment and implementation. Where this is the case private sector developers are expected to fund essential utilities infrastructure.

In addition to the wider strategic implications on the highway network, the Plan has considered initial highway and access issues relating to site allocations. Where there are significant constraints and / or highway improvements required, these are referenced alongside other site-specific issues.

Having regard to detailed site assessments, viability appraisals, and infrastructure planning, the following tables provides a general summary of the key issues associated with each housing allocation and provides an overview of the infrastructure requirements associated for each individual allocation the plan which shall be sought at the formal planning application stage. For sites which have secured planning permission, a summary of the planning contributions is provided.

**Planning Application Requirements**

In appraising sites for the inclusion in the RLDP, site promoters have submitted a range of supporting information that evidences the deliverability and viability of sites and has informed the initial planning of sites as detailed within the Deposit RLDP.

Nevertheless, at the formal planning application stage developers shall be required to review this information and update where appropriate. Below is a list of the likely evidence that will be required at the planning application stage.

- Pre Application Consultation Report
- Placemaking Statement
- Illustrative Masterplan

- Preliminary Ecological Appraisal
- Development Viability Appraisal
- Green Infrastructure Statement
- Landscape Assessment.
- Agricultural Land Quality Assessment
- Heritage Statement
- Health Impact Assessment
- Transport Assessment
- Drainage Strategy
- Flood Consequence Assessment
- Noise Assessment.
- Air Quality Assessments- these will be required for developments where vehicle generation is ≥500 annual average daily traffic. The air quality assessment should also include construction impact assessment for construction traffic and dust generation.
- Hydraulic Modelling Assessment.
- Utilities Study.
- Archaeological Desk Based Assessment
- Geoenvironmental and geotechnical desk study.
- Topographical Study

**INFRASTRUCTURE REQUIREMENTS- KEY HOUSING ALLOCATIONS**

<table>
<tr><th colspan="5">Policy: SP4: KS1 North West Barry</th></tr>
<tr><td>Site Area</td><td>Allocation Type</td><td>Status</td><td>Total Homes</td><td>Phasing/delivery period</td></tr>
<tr><td>18.6 hectares</td><td>Residential</td><td>Allocation</td><td>376</td><td>2027-2036</td></tr>
<tr><td colspan="5">Site Description</td></tr>
<tr><td colspan="5">The site is located to the south of the A4226 Port Road West and west of residential development on Pontypridd Road and the housing estate of Nant Talwg Way. To the north east of the site, fronting Port Road West is a small number of agricultural and residential buildings, together with a pub/restaurant and hotel. The western boundary of the site is Cwm Ciddy Lane, a single-track lane bordered by robust hedgerows, leading to the listed Cwm Ciddy Farm complex. The lane continues as a public right of way into Porthkerry Country Park. The southern boundary of the site is a broadleaved woodland known as Mill Wood. This is identified as part of a Site of Importance for Nature Conservation (SINC, North East of Knock Man Down Wood) and is also part of Porthkerry Country Park.</td></tr>
<tr><td colspan="3">Key site issues and constraints</td><td colspan="2">Key policy requirements</td></tr>
<tr><td colspan="3">• An assessment of Barry Nant Talwg Sewage Pumping Station (SPS) may be needed to establish development can be accommodated.<br>• Hydraulic Modelling Assessment (HMA) required for water supply network and public sewerage network.<br>• Access and junction arrangements on to the A4226 and a financial contribution towards strategic highway network enhancements.<br>• Safeguard important hedgerows and archaeological features present within the site<br>• Development to respect setting of listed buildings adjacent to the site at Cwm Ciddy.<br>• Dormice records in locality and potential for otters. Up to date ecological surveys required at planning application stage.</td><td colspan="2">• Placemaking and Site Masterplanning.<br>• Minimum of 30% Affordable housing<br>• Green Infrastructure Strategy.<br>• Net Zero Carbon Homes.<br>• Sustainable/Active Travel.<br>• Net Biodiversity Benefit.</td></tr>
</table>

| | |
|---|---|
| • The central part of the site is crossed by a small watercourse and a Flood Consequences Assessment will be required to support a planning application.<br>• Need for 10m buffers to watercourses and retained habitat features.<br>• The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site.<br>• Previous desk-based assessment and site visits identified that development would have a major impact on five features, including important hedgerows which form historic boundaries. Archaeological features were also identified. | |

**Key Infrastructure requirements (including broad costs where known):**

| Infrastructure | Requirements | Estimated Cost and Funding Sources | Delivery body | Phasing/delivery period | Notes |
|---|---|---|---|---|---|
| Education | Contribution towards additional English Medium secondary and nursery provision, plus Additional Learning Needs provision. | Circa £3,730,000<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment Welsh Medium schools, denominational schools and English Medium primary.<br><br>This will be reviewed at planning application stage. |
| Highways | Provision of land across the site frontage to allow for the | £ TBC | Developer to deliver access | Prior to first occupation. | Detailed design and road safety audit of strategic |

| | | | | | |
|---|---|---|---|---|---|
| | widening of the A4226 Port Road West and the delivery of an Active Travel route across the frontage of the site as part of the Weycock Cross to Cardiff Airport Active Travel route, as identified in Policy TR1.<br><br>Creation of a new signalised junction on to the A4226 Port Road West, which will need to accommodate controlled pedestrian/cycle crossing facilities.<br><br>A contribution towards off-site improvements to the capacity and flow of Weycock Cross roundabout and other junctions on the strategic highways network where necessary. | Developer to provide active travel route on frontage and site access and transfer land for widening to VOGC.<br><br>S106 contribution from developer for off-site improvements. | and Active Travel route.<br><br>VOGC to deliver improvements to junctions on the Strategic Highways Network using s106 contributions. | | highway improvements to be undertaken prior to planning application. |

| | | | | | |
|---|---|---|---|---|---|
| Sustainable Transport/Active Travel | The delivery of an Active Travel route across the frontage of the site along the A4226 Port Road West as part of the Weycock Cross to Cardiff Airport Active Travel route, as identified in Policy TR1<br><br>Connection to the public right of way to Porthkerry Country Park via Cwm Ciddy Lane.<br><br>Contribution towards off-site sustainable transport measures in the area. | £TBC<br><br>Developer to provide Active Travel route and right of way connection.<br><br>S106 contribution from developer for sustainable transport. | Developer to deliver active travel route along frontage.<br><br>VOGC to deliver other off-site sustainable transport improvements using s106 contributions. | Prior to first occupation. | |
| Community Facilities | An off-site financial contribution towards the provision or enhancement of community facilities in the area. | Circa £665,000<br><br>S106 contribution from developer. | VOGC | TBC | Exact level and type of provision will be determined at planning application stage. |
| Recreation and Open Space | To be provided in accordance with the Council's open space requirements, site master planning incorporating measures identified in Policy KS1. | £ TBC<br><br>Developer to provide on site open space. | Developer/ Vale of Glamorgan Council | TBC | Exact level and type of provision will be determined as part of Masterplanning. |

| | | | | | |
|---|---|---|---|---|---|
| | Transfer of a key area of open space adjacent to Porthkerry Park to the Vale of Glamorgan Council, together with an appropriate financial contribution for management as part of Porthkerry Country Park. | S106 contribution from developer for management as part of park. | | | |
| Green Infrastructure | Green infrastructure strategy and specific GI requirements as set out in Policy KS1.<br><br>GI to be provided onsite as part of detailed masterplanning of the Site | £ TBC<br><br>Developer | Developer | TBC | To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. |
| Drainage | FCA required as a small part of the site affected by small watercourses and surface water flooding.<br><br>Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |

| | | | | | |
|---|---|---|---|---|---|
| Water supply/ sewage | HMA required for water supply network and public sewerage network.<br><br>An assessment of Barry Nant Talwg Sewage Pumping Station (SPS) may be needed to establish if development can be accommodated. | £ Cost of HMA £5,000 to £50,000*<br><br>Developer | Developer/ DCWW | TBC | The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site. |

| **Policy: SP4: KS2 Land to the North of Dinas Powys, Off Cardiff Road** | | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 13.3 hectares | Residential | Allocation | 250 | 2027-2036 |
| Site Description | | | | |
| The site is located to the north of Dinas Powys, and directly north of an existing housing estate with Cardiff Road forming the eastern boundary. To the west, outside the site boundary, is Seel Park woodland, play area and playing field and north west is Mill Farm, comprising a complex of farm buildings. Further north a series of fields extend to the primary settlement of Llandough, some 600m north. | | | | |
| Key site issues and constraints | | | Key policy requirements | |
| • Hydraulic Modelling Assessment (HMA) required for water supply network.<br>• The site is crossed by an 18" diameter watermain and 1450mm diameter sewer. Developers need to be aware that an easement width would be required.<br>• Upgrading of highways, pedestrian and cycle access on to Cardiff Road and linkages to local services, including Eastbrook Station.<br>• GCN and bat records in locality and potential for otters. Up to date ecological surveys required at planning application | | | • Placemaking and Site Master planning<br>• Minimum of 40% Affordable housing<br>• Green Infrastructure Strategy<br>• Net Zero Carbon Homes<br>• Sustainable/Active Travel<br>• Net Biodiversity Benefit | |

| | |
|---|---|
| stage. Need for appropriate buffers to watercourses and retained habitat features.<br>• Part of the site is crossed by a small watercourse and a Flood Consequences Assessment will be required to support a planning application.<br>• The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site.<br>• Historic Environment Record identifies evidence of significant prehistoric, Medieval and post-Medieval activity in the immediate vicinity, a desk-based assessment and geophysical survey will be required. | |

**Key Infrastructure requirements (including broad costs where known):**

| Infrastructure | Requirements | Estimated Cost and Funding Sources | Delivery body | Phasing/delivery period | Notes |
|---|---|---|---|---|---|
| Education | Contribution towards additional English Medium primary, secondary and nursery provision, plus CIW and Additional Learning Needs provision. | Circa £4,320,000<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment Welsh Medium schools.<br><br>This will be reviewed at planning application stage. |
| Highways | A contribution towards off-site improvements to the capacity and flow of key junctions in the area. | £ TBC<br><br>Developer | Vale of Glamorgan Council | TBC | Details to be determined through Transport Assessment and Masterplan |

| | | | | | |
|---|---|---|---|---|---|
| | Creation of a new signalised junction on to the A4055 Cardiff Road to serve as the primary access with a secondary access closer for emergencies as well as pedestrians and cycling. | | | | |
| Sustainable Transport/Active Travel | The inclusion of walking and cycling links between the development and Seel Park and George's Row.<br><br>A contribution towards off-site sustainable transport measures in the area. | £ TBC<br><br>S106 contribution from developer. | Vale of Glamorgan Council | TBC | Upgrading of highways, pedestrian and cycle access on to Cardiff Road and linkages to local services, including Eastbrook Station |
| Community Facilities | An off-site financial contribution towards the provision or enhancement of community facilities in the area | Circa £443,000<br><br>S106 contribution from developer. | Vale of Glamorgan Council | TBC | Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies |
| Recreational Open space | To be provided in accordance with the Council's open space requirements, site master planning incorporating | £ TBC<br><br>Developer | Developer | TBC | Exact level and type of provision will be determined as part of Masterplanning. |

| | | | | | |
|---|---|---|---|---|---|
| | measures identified in Policy KS2. | | | | |
| Green Infrastructure | Green infrastructure strategy and specific GI requirements as set out in Policy KS2.<br><br>GI to be provided onsite as part of detailed masterplanning of the Site. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing |
| Drainage | FCA required as a small part of the site affected by small watercourses and surface water flooding.<br><br>Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water Supply/Sewerage | Hydraulic Modelling Assessment (HMA) required for water supply network and public sewerage network. | Cost of HMA £5,000 to £50,000*<br><br>Developer | Developer/ DCWW | TBC | The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the |

| | | | | | |
|---|---|---|---|---|---|
| | | | | | domestic foul flows from this site. |

| **Policy: SP4: KS3 Land at Readers Way, Rhoose** | | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 29.2 hectares | Residential | Allocation | 520 | 2028-2036 |
| Site Description | | | | |
| The site is located on the northern edge of Rhoose. The site is bound to the north by agricultural fields. To the southern and western extent comprises existing residential development and immediately to the east is Cardiff International Airport. To the west, further afield, is Aberthaw Buffer Quarry Zone. Cardiff Airport is located to the west of the location. The site is not within a flood zone, and there are items of archaeological interest to the eastern extent of the site. A Public Right of Way (PROW) runs through the middle of the site. | | | | |
| Key site issues and constraints | | | Key policy requirements | |
| • DCWW has advised that Water and Foul Water Hydraulic Modelling Assessments (HMAs) are required to establish the impact of the proposal on both the existing water network and public sewerage network, and potential developers would be expected to fund investigations during pre-planning stages.<br>• The site is crossed by a 9" diameter watermain and 150mm diameter sewer. Developers need to be aware that an easement width would be required.<br>• Site of Importance for Nature Conservation (SINC) present within the site boundary (SINC41 Readers Way Pond) - appropriate mitigation measure required.<br>• Historic Environment Record identifies evidence of significant Medieval activity in the immediate vicinity, a | | | • Placemaking and Site Master planning<br>• Minimum of 35% Affordable housing<br>• Green Infrastructure Strategy<br>• Net Zero Carbon Homes<br>• Sustainable/Active Travel<br>• Net Biodiversity Benefit | |

| | |
|---|---|
| desk-based assessment and geophysical survey will be required.<br>• Cardiff Airport to the east of the site will require noise mitigation measures through the site design<br>• Provision of two highway access points located off Readers Way and Celtic Way to enable safe vehicle access.<br>• Provision of improved active travel route links to Rhoose Village and Rhoose rail station.<br>• Record of GCN in locality – up to date ecological surveys at planning application stage. | |

**Key Infrastructure requirements (including broad costs where known):**

| Infrastructure | Requirements | Estimated Cost and Funding Sources | Delivery body | Phasing/delivery period | Notes |
|---|---|---|---|---|---|
| Education | Contribution towards additional English Medium primary, secondary and nursery provision, and Additional Learning Needs provision. | £9,000,000<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment Welsh Medium and denominational schools.<br><br>This will be reviewed at planning application stage. |
| Highways | A contribution towards off-site improvements to the capacity and flow of junctions on the strategic highway network as | S106 cost to be confirmed | Developer/Vale of Glamorgan Council | TBC | Details to be determined through Transport Assessment and Masterplan |

| | | | | | |
|---|---|---|---|---|---|
| | informed by the Strategic Transport Assessment and site-specific Transport Assessment. | | | | |
| Sustainable Transport/Active Travel | A contribution towards off-site sustainable transport measures in the area, including improving Active Travel links to Rhoose station and along Fontygary Road and Fonmon Road. | Developer | Developer/Vale of Glamorgan Council | TBC | Active travel routes will be determined at the planning application stage in collaboration with active travel Colleagues.<br><br>Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage |
| Community Facilities | The provision of a community building on site or an off-site financial contribution towards the provision and enhancement of community facilities in the area. | Developer | Developer/Vale of Glamorgan Council | TBC | Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies |

| | | | | | |
|---|---|---|---|---|---|
| | Delivery of a commercial unit (A1 or A3) on site to increase the mixed use offer on the site. | | | | |
| Recreational Open space | To be provided in accordance with the Council's open space requirements, site master planning incorporating measures identified in Policy KS3. | TBC | Developer | TBC | Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies |
| Green Infrastructure | Green infrastructure strategy and specific GI requirements as set out in Policy KS3.<br><br>GI to be provided onsite as part of detailed masterplanning of the Site | Developer | Developer/Vale of Glamorgan Council | TBC | GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing |
| Drainage | Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water supply/ sewage | HMA required for water supply network and public sewerage network. | £ Cost of HMA £5,000 to £50,000* | Developer/ DCWW | TBC | The site falls within the catchment area of Cog Moors Wastewater |

| | | | | | |
|---|---|---|---|---|---|
| | | Developer | | | Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site. |

| **Policy: SP4: KS4 Land at Church Farm** | | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 24.1 hectares | Residential/Mixed Use | Allocation | 532 | 2027-34 |
| Site Description | | | | |
| The allocation at Church Farm, which represents the eastern extension to St Athan, comprises two areas, which are anticipated to be developed in a phased manner. The western area, which was a housing allocation in the adopted LDP 2011-2026 comprises two agricultural fields and extends to approximately 8.4 hectares in total. The site is bound to the north by St Athan Primary School, a residential property and farm buildings. The B4265 adjoins the site to the south, beyond which are residential properties, the Vale of Glamorgan railway line, and agricultural land. The Grade II Listed St Athan War Memorial is located to the south-west of the site, adjacent to the junction of Gileston Road and the B4265. The eastern parcel (16ha) comprises 4 field parcels separated by hedgerows with a farm track and further agricultural land beyond. A petrol station is located just beyond the south eastern boundary of the site, as well as the access road to the Aberthaw Power Station site. The B4265 is also the southern boundary to this parcel of land. | | | | |
| Key site issues and constraints | | | Key policy requirements | |
| • Limited capacity at West Aberthaw WwTW. DCWW has confirmed that upgrades are planned as part of the AMP8 programme 2025 and 2030.<br>• Water and Foul Water Hydraulic Modelling Assessments (HMAs) required.<br>• Historic Environment Record identifies evidence of significant Medieval activity in the immediate vicinity, a | | | • Placemaking and Site Master planning<br>• Minimum of 35% Affordable housing<br>• Green Infrastructure<br>• Net Zero Carbon Homes<br>• Sustainable/Active Travel<br>• Net Biodiversity Benefit | |

| | |
|---|---|
| desk-based assessment and geophysical survey will be required.<br>• Records of GCN, dormice, otter and bats in locality – up to date ecological surveys required at planning application stage.<br>• Historic Environment Record identifies evidence of significant Medieval activity in the immediate vicinity, a desk-based assessment and geophysical survey will be required. | |

Key Infrastructure requirements (including broad costs where known):

| **Infrastructure** | **Requirements** | **Estimated Cost and Funding Sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
|---|---|---|---|---|---|
| Education | Contribution towards additional English Medium primary, secondary and nursery provision, plus Additional Learning Needs provision.<br><br>Provision of land to accommodate an extension to St Athan Primary as part of Phase 2. | Phase 1 £1,100,000.<br><br>Phase 2 £5,800,000 or transfer of land for extension of St Athan Primary, plus contribution<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment Welsh Medium and denominational schools.<br><br>This will be reviewed at planning application stage.<br><br>Phase 1 assumes contribution based on determination against the adopted LDP policy. If an application is determined against the RLDP, this figure will be higher. |

| | | | | | |
|---|---|---|---|---|---|
| Highways | A contribution towards off-site improvements to the capacity and flow of junctions on the strategic highway network as informed by the Strategic Transport Assessment and site-specific Transport Assessment.<br><br>The provision of an access point off Gileston Road to serve Phase 1 of the development and the food store.<br><br>Widening of Gileston Road.<br><br>The junction of Gileston Road and the B4265 must be upgraded to a signalised junction with controlled pedestrian/cycle crossing facilities.<br><br>Phase 2 will require the provision of a suitably designed priority junction | £TBC (Phase 1 and Phase 2 to be considered separately).<br><br>Developer | Vale of Glamorgan Council | TBC | Details to be determined through Transport Assessment and Masterplan |

| | | | | | |
|---|---|---|---|---|---|
| | on to the B4265, which must connect via a spine link road through to Phase 1 of the development.<br><br>A new access to St Athan Primary through the site to replace the existing sub-standard access to the school from Rock Road. | | | | |
| Sustainable Transport/Active Travel | The provision of an Active Travel route along the boundary of the site fronting Gileston Road and the B4265.<br><br>Upgrading of the Gileston Road/B4265 bus stop junction must be upgraded | £TBC (Phase 1 and Phase 2 to be considered separately).<br><br>Developer | Vale of Glamorgan Council | TBC | Cost may be subject to change, to be determined at the planning application stage |
| Community Facilities | An off-site financial contribution towards the provision or enhancement of community facilities in the area | £TBC (Phase 1 and Phase 2 to be considered separately). | Vale of Glamorgan Council | TBC | Exact level and type of provision will be determined as part of Masterplanning and will account for existing local |

| | | | | | |
|---|---|---|---|---|---|
| | | S106 contribution from developer. | | | provision, including any deficiencies |
| Recreational Open space | To be provided in accordance with the Council's open space requirements, site master planning incorporating measures identified in Policy KS4. | TBC | Developer | TBC | Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. |
| Green Infrastructure | Green infrastructure strategy and specific GI requirements as set out in Policy KS4.<br><br>GI to be provided onsite as part of detailed masterplanning of the Site | Developer | Developer/Vale of Glamorgan | TBC | To be provided on site.<br>GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing. |
| Drainage | Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |

| | | | | | |
|---|---|---|---|---|---|
| Water supply/ sewage | HMA required for water supply network and public sewerage network.<br><br>The site falls within the catchment area of West Aberthaw (WwTW) which has limited capacity to accommodate the domestic foul flows from this site. However, improvements are planned as part of the AMP8 Programme 2025 to 2030. | £ Cost of HMA £5,000 to £50,000*<br><br>Developer | Developer/ DCWW | TBC | |

| **Policy: SP4: KS5 Land to the West of St Athan** | | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |

| | | | | |
|---|---|---|---|---|
| 29.6 hectares | Residential | Allocation | 600 | 2027-2036 |

Site Description

Land west of St Athan is a key site comprising two parcels of land on the edge of the primary settlement of St Athan. The larger of the two parcels is 28.1 Ha and the smaller area, on the opposite side of the B4265, is 1.5 Ha. The northern boundary of this site is formed by Llantwit Road, with an isolated dwelling in the north west corner of the site and a row of detached residential properties to the north east. A series of utilitarian industrial buildings associated with the Bro Tathan Enterprise Zone are located further to the north. To the east of the site is the settlement of St Athan with land immediately to the east, including Paul Lewis St Athan Community Centre with associated sports pitches, and both equipped and non-equipped public open space. Housing is located on the eastern side of the community centre. The site's southern boundary is formed by the Vale of Glamorgan Railway Line.

| Key site issues and constraints | Key policy requirements |
|---|---|
| • Limited capacity at West Aberthaw WwTW. DCWW has confirmed that upgrades are planned as part of the AMP8 programme 2025 and 2030.<br>• Water and Foul Water Hydraulic Modelling Assessments (HMAs) required.<br>• Historic Environment Record identifies evidence of significant Medieval activity in the immediate vicinity, a desk-based assessment and geophysical survey will be required.<br>• Land to be safeguarded to facilitate a new rail station and park and ride facility. | • Placemaking and Site Master planning<br>• Minimum of 35% Affordable housing<br>• Green Infrastructure<br>• Net Zero Carbon Homes<br>• Sustainable/Active Travel<br>• Net Biodiversity Benefit |

**Key Infrastructure requirements (including broad costs where known):**

| Infrastructure | Requirements | Estimated Cost and Funding Sources | Delivery body | Phasing/delivery period | Notes |
|---|---|---|---|---|---|
| Education | Contribution towards additional English Medium secondary, primary and nursery provision, plus | £11,600,000 | VOGC to deliver additional school places | TBC | Sufficient capacity projected to be available in catchment Welsh |

| | | | | | |
|---|---|---|---|---|---|
| | Additional Learning Needs provision. | S106 contribution from developer. | using s106 contributions. | | Medium schools and denominational schools.<br><br>This will be reviewed at planning application stage. |
| Highways | The delivery of a signalised junction on to the B4265 with Active Travel crossing points providing access into both parcels within the site allocation.<br><br>A contribution towards off-site improvements to the capacity and flow of junctions on the strategic highway network as informed by the Strategic Transport Assessment and site-specific Transport Assessment.<br><br>The road layout and width should be of a sufficient width and design to allow for the provision of a loop road to facilitate a bus connection. | Developer Costs TBC | Vale of Glamorgan Council | TBC | Details to be determined through Transport Assessment and Masterplan |

| | | | | | |
|---|---|---|---|---|---|
| | The development will be required to upgrade the existing cross roads junction of B4265/Gileston Road to the West. | | | | |
| Sustainable Transport/Active Travel | Safeguarding of land within the smaller parcel to allow for the delivery of a new rail station at St Athan including appropriate car parking to support the use of the site as a bus/rail interchange.<br><br>The provision of an Active Travel route along the B4265 between the site entrance and the Gileston Road junction to the east.<br><br>A contribution towards the delivery of an Active Travel route between St Athan and Llantwit Major<br><br>Safeguarding of land within the site boundary of the larger site to allow for the provision of a pedestrian | Developer Costs TBC | Developer<br><br>Vale of Glamorgan Council<br><br>Network Rail<br><br>Capital City Region | TBC | Active travel routes will be determined at the planning application stage in collaboration with active travel Colleagues.<br><br>Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage<br><br>Delivery of the St Athan Railway Station to be determined by future regional funding and informed by the WelTAG assessments |

| | | | | | |
|---|---|---|---|---|---|
| | and cycle bridge to serve a new education facility on land to the south as identified in Policy CI3 (2) Land south of the railway, St Athan<br><br>The provision of pedestrian/cycle links to Llantwit Road and pedestrian footway improvements along Llantwit Road. | | | | |
| Community Facilities | The provision of an on-site community building to serve the development | Developer Costs TBC | Vale of Glamorgan Council | TBC | Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies. |
| Green Infrastructure | Green infrastructure strategy and specific GI requirements as set out in Policy KS5. | Developer | Developer/Vale of Glamorgan | TBC | To be provided on site. |
| Recreational Open space | The extension of St Athan Recreation Ground including the provision of an additional sports pitch, | TBC | Developer | TBC | Exact level and type of provision will be determined as part of Masterplanning and will |

| | | | | | |
|---|---|---|---|---|---|
| | areas of equipped play and community allotments | | | | account for existing local provision, including any deficiencies. |
| Drainage | FCA required as a small part of the site affected by surface water flooding.<br><br>Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water supply/ sewage | Limited capacity at West Aberthaw WwTW. DCWW has confirmed that upgrades are planned as part of the AMP8 programme 2025 and 2030.<br><br>Water and Foul Water Hydraulic Modelling Assessments (HMAs) required. | £ Cost of HMA £5,000 to £50,000*<br><br>Developer | Developer/ DCWW | TBC | |

**INFRASTRUCTURE REQUIREMENTS- ADDITIONAL HOUSING ALLOCATIONS**

<table>
<tr><th colspan="5">Policy: HG1 (1) Land to the east of Pencoedtre Lane</th></tr>
<tr><td>Site Area</td><td>Allocation Type</td><td>Status</td><td>Total Homes</td><td>Phasing/delivery period</td></tr>
<tr><td>4.45 hectares</td><td>Residential</td><td>Allocation</td><td>135</td><td>2027-2031</td></tr>
<tr><td colspan="5">Site Description</td></tr>
<tr><td colspan="5">This 4.45-hectare site is located to the north west of Pencoedtre, Barry and was previously part of the former Bryn Hafren Comprehensive School (now Pencoedtre High School). The site is owned by the Vale of Glamorgan Council's Housing Department and is earmarked for development as part of the Council's housing development programme.</td></tr>
<tr><td colspan="3">Key site issues and constraints</td><td colspan="2">Key policy requirements</td></tr>
<tr><td colspan="3">• 125mm, 17" and 36" watermains crossing the site<br>• The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site.<br>• The Historic Environment Record identifies sites and features including a quarry and limekiln, Medieval pottery, and potentially former road, farmstead and well. Desk-based assessment and in some areas geophysical survey, prior to any determination of an application would inform mitigation, which may include further pre-determination work.<br>• GCN records in the local area. Potential for dormice. Application will need to be supported by up-to-date ecological survey information.</td><td colspan="2">• Placemaking and Site Master planning<br>• Minimum of 30% Affordable housing<br>• Green Infrastructure<br>• Net Zero Carbon Homes<br>• Sustainable/Active Travel<br>• Net Biodiversity Benefit</td></tr>
<tr><td colspan="5">Key Infrastructure requirements (including broad costs where known):</td></tr>
</table>

| Infrastructure | Requirements | Estimated Cost and Funding Sources | Delivery body | Phasing/delivery period | Notes |
|---|---|---|---|---|---|
| Education | Contribution towards Additional Learning Needs provision. | Circa £92,000<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment English, Welsh Medium and denominational schools.<br><br>This will be reviewed at planning application stage. |
| Highways | A contribution towards off-site improvements to the capacity and flow of key junctions in the area. | £ tbc<br><br>Developer | Vale of Glamorgan Council | TBC | Vale of Glamorgan Council |
| Sustainable Transport/Active Travel | £ TBC<br><br>S106 contribution from developer. | Vale of Glamorgan Council | TBC | Upgrading of highways, pedestrian and cycle access on to Cardiff Road and linkages to local services, including Eastbrook Station | |

| | | | | | |
|---|---|---|---|---|---|
| Community Facilities | An off-site financial contribution towards the provision or enhancement of community facilities in the area | Circa £240,000<br><br>S106 contribution from developer. | Vale of Glamorgan Council | TBC | Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies |
| Recreational Open Space | To be provided in accordance with the Council's open space requirements. | £ TBC | Developer | TBC | Exact level and type of provision will be determined as part of Masterplanning. |
| Green Infrastructure | Green infrastructure strategy and specific GI requirements..<br><br>GI to be provided onsite as part of detailed masterplanning of the Site. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing |
| Drainage | Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |

| | | | | | |
|---|---|---|---|---|---|
| | management and maintenance. | | | | |
| Water supply/ sewage | TBC | TBC | Developer/ DCWW | TBC | The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site. |

| **Policy: HG1 (2) Land at the Mole, Barry Waterfront** | | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 3.1 hectares | Residential/Mixed | Application pending determination | 65 | 2029-30 |
| Site Description | | | | |
| The site which is owned by Associated British Ports is located at Dock No1. Barry Waterfront and consists of a bund pier extending some 390m out into the dock basin, of approximately 3.1 hectares. The site is brownfield comprises former industrial land. Neptune Way forms the western boundary, providing vehicular and pedestrian access to the site. The site forms part of the continued | | | | |

| | | | | | |
|---|---|---|---|---|---|
| regeneration of the former Barry Docks, and in addition to residential development future potential uses include retail, office and recreational leisure uses. | | | | | |
| Key site issues and constraints | | | Key policy requirements | | |
| • The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site.<br>• A Flood Consequences Assessment has been submitted as part of the planning application and food to be acceptable. This may need to be revised should alternative applications be submitted. | | | • Placemaking and Site Masterplanning<br>• Minimum of 30% Affordable housing<br>• Green Infrastructure<br>• Sustainable/Active Travel<br>• Net Biodiversity Benefit | | |
| **Key Infrastructure requirements (including broad costs where known):** | | | | | |
| **Infrastructure** | **Requirements** | **Estimated Cost and Funding Sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
| Education | To be determined as part of current planning application. | £ TBC<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | |
| Highways | To be determined as part of current planning application. | £ TBC<br><br>Developer | Vale of Glamorgan Council | TBC | |
| Sustainable Transport/ Active Travel | To be determined as part of current planning application. | £ TBC<br><br>S106 contribution from developer. | Vale of Glamorgan Council | TBC | |

| | | | | | |
|---|---|---|---|---|---|
| Community Facilities | To be determined as part of current planning application. | £TBC<br><br>S106 contribution from developer. | Vale of Glamorgan Council | TBC | |
| Recreational Open Space | To be determined as part of current planning application. | £ TBC | Developer | TBC | |
| Green Infrastructure | GI to be provided on site as part of detailed masterplanning of the site | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | To be provided on site. |
| Drainage | Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water Supply/Sewerage | TBC | TBC | Developer<br>Dwr Cymru Welsh Water | TBC | The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site. |

| **Policy: HG1 (3)** | **Land at Hayes Lane, Barry** | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 1.92 hectares | Residential | Allocation | 70 | 2028-2031 |
| Site Description | | | | |
| The site lies to the south of Hayeswood Road, Bendricks Barry, adjacent to residential development to the north and adjoins exiting employment uses at Atlantic Industrial Estate to the south and east. The site will be developed by the Vale of Glamorgan Council as part of its housing development programme. | | | | |
| Key site issues and constraints | | | Key policy requirements | |
| • The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site.<br>• A small part of the periphery of the site is affected by surface water flooding a Flood Consequences Assessment will be required to support a planning application. | | | Placemaking and Site Master planning<br>Minimum of 30% Affordable housing<br>Green Infrastructure<br>Net Zero Carbon Homes<br>Sustainable/Active Travel<br>Net Biodiversity Benefit | |

| **Key Infrastructure requirements (including broad costs where known):** | | | | | |
|---|---|---|---|---|---|
| **Infrastructure** | **Requirements** | **Estimated Cost and Funding Sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
| Education | Contribution towards additional English Medium primary, secondary and nursery provision. | Circa £1,220,000<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment Welsh Medium schools.<br><br>This will be reviewed at planning application stage. If site is developed for |

| | | | | | |
|---|---|---|---|---|---|
| | | | | | 100% affordable housing, this figure will be reviewed. |
| Highways | TBC | £ TBC | Vale of Glamorgan Council | TBC | |
| Sustainable Transport/Active Travel | A contribution towards off-site sustainable transport measures in the area. | £145,260 | Vale of Glamorgan Council TBC | | If site is developed for 100% affordable housing, this figure will be reviewed. |
| Community Facilities | An off-site financial contribution towards the provision or enhancement of community facilities in the area | Circa £79,560<br><br>S106 contribution from developer. | Vale of Glamorgan Council | TBC | Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies<br><br>If site is developed for 100% affordable housing, this figure will be reviewed. |
| Recreational Open Space | To be provided in accordance with the Council's open space requirements. | £ TBC | Developer | TBC | Exact level and type of provision will be determined as part of Masterplanning. |

| | | | | | |
|---|---|---|---|---|---|
| Green Infrastructure | GI to be provided on site as part of detailed masterplanning of the site | Developer | Developer/Vale of Glamorgan | | To be provided on site. |
| Drainage | FCA required as a small part of the site affected by surface water flooding. This should consider the potential impacts of offsite flooding on access/egress.<br><br>Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water supply/ sewage | TBC | TBC | Developer/ DCWW | TBC | The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the |

| | | | | | |
|---|---|---|---|---|---|
| | | | | | domestic foul flows from this site. |

| **Policy: HG1 (4)** | **Land at Neptune Road, Barry Waterfront** | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 0.7 hectares | Residential | Allocation | 40 | 2027-2028 |
| Site Description | | | | |
| The site comprises a vacant brownfield land, roughly triangular in shape, located between Neptune Road and Ffordd Y Mileniwm, Barry Waterfront. | | | | |
| Key site issues and constraints | | | Key policy requirements | |
| • The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site.<br>• A small part of the periphery of the site is affected by surface water flooding and a Flood Consequences Assessment will be required to support a planning application. | | | Minimum of 30% Affordable housing<br>Green Infrastructure<br>Net Zero Carbon Homes<br>Sustainable/Active Travel<br>Net Biodiversity Benefit | |
| **Key Infrastructure requirements (including broad costs where known):** | | | | |

| Infrastructure | Requirements | Estimated Cost and Funding Sources | Delivery body | Phasing/delivery period | Notes |
|---|---|---|---|---|---|
| Education | Contribution towards additional English Medium secondary provision. | £228,568<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment Welsh Medium schools and English Medium primary.<br><br>This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed. |
| Highways | TBC | £ TBC | Vale of Glamorgan Council | TBC | |
| Sustainable Transport/Active Travel | A contribution towards off-site sustainable transport measures in the area. | £145,260 | Vale of Glamorgan Council<br>TBC | | If site is developed for 100% affordable housing, this figure will be reviewed. |
| Community Facilities | An off-site financial contribution towards the provision or | Circa £79,560 | Vale of Glamorgan Council | TBC | Exact level and type of provision will be determined as part of |

| | | | | | |
|---|---|---|---|---|---|
| | enhancement of community facilities in the area | S106 contribution from developer. | | | Masterplanning and will account for existing local provision, including any deficiencies<br><br>If site is developed for 100% affordable housing, this figure will be reviewed. |
| Recreational Open Space | To be provided in accordance with the Council's open space requirements. | £ TBC | Developer | TBC | Exact level and type of provision will be determined as part of Masterplanning. |
| Green Infrastructure | GI to be provided on site as part of detailed masterplanning of the site | Developer | Developer/Vale of Glamorgan | TBC | To be provided on site. |
| Drainage | FCA required as a small part of the site affected by surface water flooding.<br><br>Sustainable Urban Drainage to be provided as part of the development. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |

| | | | | | |
|---|---|---|---|---|---|
| | Commuted sum for ongoing management and maintenance. | | | | |
| Water supply/ sewage | TBC | TBC | Developer/ DCWW | TBC | The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site. |

| **Policy: HG1 (5) Land between the Northern Access Road and Eglwys Brewis Road (Site C - Central Parcel)** | | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 7.9 hectares | Residential | Allocation | 235 | 2028-2034 |
| Site Description | | | | |
| The is owned by the Welsh Government and comprises an area of greenfield land. The site is bound to the north by Northern Access Road beyond which is Milland's Caravan Park and predominantly greenfield land. The south of the site is bound by Eglwys Brewis Road, and further beyond is the village of Eglwys Brewis and MOD St Athan. An unnamed road bounds the east of the site, which can be accessed via Eglwys Brewis Road, and the west is immediately bound by greenfield land. The town of Llantwit Major is located further to the east of the site. The site was previously allocated for residential development within the adopted Vale of Glamorgan LDP. | | | | |
| Key site issues and constraints | | | Key policy requirements | |
| • 150mm sewer crossing the site<br>• Any minor area of the site is located within Flood Zone 2 Fluvial flood risk is confined to the southern boundary of the site, with flood zones associated with the Boverton Brook | | | Placemaking and Site Masterplanning<br>Minimum of 35% Affordable housing<br>Green Infrastructure<br>Net Zero Carbon Homes<br>Sustainable/Active Travel | |

| | |
|---|---|
| which flows through the site. Any planning application for the site should be accompanied by an FCA which demonstrates how the proposals meet the requirements of TAN15.<br>• Recent archaeological work on the adjoining site has encountered significant archaeological features including human remains; an area has been Scheduled as a result. Desk-based assessment and geophysical survey, prior to any determination of an application would inform mitigation, which may include further pre-determination work.<br>• Dormouse, GCN and lesser horseshoe bat present in locality. Application will need to be supported by up-to-date ecological survey information, to inform appropriate proposals for species conservation. | Net Biodiversity Benefit |

**Key Infrastructure requirements (including broad costs where known):**

| Infrastructure | Requirements | Estimated Cost and Funding Sources | Delivery body | Phasing/delivery period | Notes |
|---|---|---|---|---|---|
| Education | Contribution towards additional English Medium secondary provision and Additional Learning Needs provision. | Circa £2,676,000<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment Welsh Medium schools and English Medium Primary.<br><br>This will be reviewed at planning application stage. |
| Highways | A contribution towards off-site improvements to the | £ TBC<br><br>Developer | Vale of Glamorgan Council | TBC | Details to be determined through Transport |

| | | | | | |
|---|---|---|---|---|---|
| | capacity and flow of key junctions in the area. | | | | Assessment and Masterplan |
| Sustainable Transport/Active Travel | A contribution towards off-site sustainable transport measures in the area. | £ TBC<br><br>S106 contribution from developer. | Vale of Glamorgan Council | TBC | Upgrading of highways, pedestrian and cycle access on to Cardiff Road and linkages to local services, including Eastbrook Station |
| Community Facilities | An off-site financial contribution towards the provision or enhancement of community facilities in the area | Circa £415,000<br><br>S106 contribution from developer. | Vale of Glamorgan Council | TBC | Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies |
| Green Infrastructure | To be provided in accordance with the Council's open space requirements. | £ TBC | Developer | TBC | Exact level and type of provision will be determined as part of Masterplanning. |
| Recreational Open space | Green infrastructure strategy and specific GI requirements..<br><br>GI to be provided onsite as part of detailed | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community |

| | | | | | |
|---|---|---|---|---|---|
| | masterplanning of the site. | | | | orchards and community growing |
| Drainage | FCA required as a small part of the site affected by river flooding.<br><br>Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water supply/ sewage | TBC | TBC | Developer/ DCWW | TBC | The site falls within the catchment area of Llantwit Major Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site. |

| **Policy: HG1 (6)** | **Land adjoining St Athan Road, Cowbridge** | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 3.8 hectares | Residential | Application pending determination | 105 | 2027-2035 |

Site Description

The site was previously allocated for residential development within the adopted Vale of Glamorgan LDP and is currently subject to a planning application. The application site extends to approximately 3.9 hectares and is located to the southeast of Cowbridge town centre between Windmill Lane and St Athan Road. The site is broadly rectangular in shape and comprises an area of undeveloped grazing land which is bounded in areas by hedgerows and slopes south-eastwards towards St Athan Road. The site is bounded to the north and west by existing residential properties located along Llanquian Close, Bessant Close and Windmill Lane respectively. St Athan Road bounds the site to the east and open countryside is located to the south.

| Key site issues and constraints | Key policy requirements |
|---|---|
| • Water and Foul Water Hydraulic Modelling Assessments (HMAs) required<br>• A flood risk and drainage strategy was submitted to support the planning application. This will need to be updated should future applications be submitted.<br>• Part of the area has undergone archaeological evaluation which identified Iron Age / Roman remains. Further archaeological mitigation, which may include further excavation or exclusion of certain areas from development would be required prior to any positive determination of any planning application. | Minimum of 40% Affordable housing<br>Green Infrastructure<br>Sustainable/Active Travel<br>Net Biodiversity Benefit |

**Key Infrastructure requirements (including broad costs where known):**

| **Infrastructure** | **Requirements** | **Estimated Cost and Funding Sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
|---|---|---|---|---|---|
| Education | Contribution towards additional | £TBC<br><br>Developer | Vale of Glamorgan Council | TBC | |

| | | | | | |
|---|---|---|---|---|---|
| | English Medium primary and secondary provision. | | | | |
| Sustainable Transport/Active Travel | TBC | Developer | Vale of Glamorgan Council | TBC | |
| Community Facilities | TBC | Developer | Vale of Glamorgan Council | TBC | |
| Drainage | FCA required as a small part of the site affected by small watercourses and surface water flooding.<br><br>Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water Supply/Sewerage | A hydraulic modelling assessment is | Developer | Developer<br>Dwr Cymru Welsh Water | TBC | The site falls within the catchment area of Cowbridge Wastewater |

| | | | | | |
|---|---|---|---|---|---|
| | required to identify a potential point of connection.<br><br>Capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. | | | | Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site. |

| **Policy: HG1 (7)** | **Former Stadium Site, adjacent to Burley Place** | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 2.2 hectares | Residential | Application pending determination | 80 | 2027-2029 |
| Site Description | | | | |
| The site was previously allocated for residential development within the adopted Vale of Glamorgan LDP. This 2.2 hectare brownfield site is located to the east of St Athan village on a former sports ground. The site is bordered to the north and west by existing residential area, while the southern and eastern border is bounded by part of the golf course for St Athan Golf Club. | | | | |

| Key site issues and constraints | Key policy requirements |
|---|---|
| • Limited capacity at West Aberthaw WwTW. DCWW has confirmed that upgrades are planned as part of the AMP8 programme 2025 and 2030.<br>• Water and Foul Water Hydraulic Modelling Assessments (HMAs) required.<br>• Site supported by an ecological assessment | • Minimum of 35% Affordable housing<br>• Green Infrastructure<br>• Sustainable/Active Travel<br>• Net Biodiversity Benefit |

**Key Infrastructure requirements (including broad costs where known):**

| **Infrastructure** | **Requirements** | **Estimated Cost and Funding Sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
|---|---|---|---|---|---|
| Education | To be determined as part of current planning application. | £ TBC<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | |
| Highways | To be determined as part of current planning application. | £ TBC<br><br>Developer | Vale of Glamorgan Council | TBC | |
| Sustainable Transport/Active Travel | To be determined as part of current planning application. | £ TBC<br><br>S106 contribution from developer. | Vale of Glamorgan Council | TBC | |
| Community Facilities | To be determined as part of current planning application. | £TBC<br><br>S106 contribution from developer. | Vale of Glamorgan Council | TBC | |

| | | | | | |
|---|---|---|---|---|---|
| Recreational Open Space | To be determined as part of current planning application. | £ TBC | Developer | TBC | |
| Green Infrastructure | GI to be provided on site as part of detailed masterplanning of the site | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | To be provided on site. |
| Drainage | Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water supply/ sewage | HMA required for water supply network and public sewerage network.<br><br>The site falls within the catchment area of West Aberthaw (WwTW) which has limited capacity to accommodate the domestic foul flows from this site. However, improvements are | £ Cost of HMA £5,000 to £50,000*<br><br>Developer | Developer/ DCWW | TBC | |

| | | | | | |
|---|---|---|---|---|---|
| | planned as part of the AMP8 Programme 2025 to 2030. | | | | |

| **Policy: HG1 (8) Clive Road, St Athan** | | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 1.68 hectares | Residential | Allocation | 51 | 2027-2028 |
| Site Description | | | | |
| The site is circa. 1.68 ha in size and comprises of predominantly grassland, with a hardstanding sport/play court located in the northeastern corner of the site. The sport/play court is fenced with access via a gate to and from Clive Road. The site is located to the south of Clive Road and Cowbridge Road to the west, to the south of the settlement of St Athan and the east of the identified St Athan – Cardiff Enterprise Zone. The site is enclosed by established hedgerow to the west and southern boundaries, residential development opposite to the northern side of Clive Road and the clubhouse of St Athan Golf Club to the east. The site has previously used as formal recreational space. | | | | |
| Key site issues and constraints | | | Key policy requirements | |
| • Limited capacity at West Aberthaw WwTW. DCWW has confirmed that upgrades are planned as part of the AMP8 programme 2025 and 2030.<br>• Water and Foul Water Hydraulic Modelling Assessments (HMAs) required.<br>• Historic Environment Record identifies evidence of significant late prehistoric and Roman activity in the immediate vicinity, a desk-based assessment and geophysical survey will be required. | | | Minimum of 35% Affordable housing<br>Green Infrastructure<br>Net Zero Carbon Homes<br>Sustainable/Active Travel<br>Net Biodiversity Benefit | |
| **Key Infrastructure requirements (including broad costs where known):** | | | | |

| Infrastructure | Requirements | Estimated Cost and Funding Sources | Delivery body | Phasing/delivery period | Notes |
|---|---|---|---|---|---|
| Education | Contribution towards additional English Medium primary, secondary and nursery provision. | £874,856<br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment Welsh Medium schools, denominational schools..<br><br>This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed. |
| Sustainable Transport/Active Travel | £3,228 per dwelling (adopted LDP SPG figure plus inflation). | £80,700<br><br>S106 contribution from developer. | VOGC to deliver active travel /sustainable transport improvements in area. | TBC | This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed |

| | | | | | |
|---|---|---|---|---|---|
| Community Facilities | £1,758 per dwelling (adopted LDP SPG figure plus inflation). | £44,200<br><br>S106 contribution from developer. | VOGC to deliver community facilities transport improvements in area | TBC | This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed |
| Recreational Open Space | To be provided in accordance with the Council's open space requirements. | Developer<br><br>S106 contribution from developer if not provided on site. | Developer | TBC | To be provided on site. Where this cannot be achieved, an off-site contribution will be required. |
| Green Infrastructure | Green infrastructure strategy and specific GI requirements. | Developer | Developer | TBC | To be provided on site. |
| Drainage | Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water supply/ sewage | HMA required for water supply network and public sewerage network. | £ Cost of HMA £5,000 to £50,000*<br><br>Developer | Developer/ DCWW | TBC | |

| | | | | | |
|---|---|---|---|---|---|
| | The site falls within the catchment area of West Aberthaw (WwTW) which has limited capacity to accommodate the domestic foul flows from this site. However, improvements are planned as part of the AMP8 Programme 2025 to 2030. | | | | |

| **Policy: HG1 (9)** | **Land north of the Railway Line (East)** | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 13.5 hectares | Residential | Application pending determination | 339 | 2025-2031 |
| Site Description | | | | |
| The site is located to the east of the existing settlement of Rhoose and lies adjacent to the recently completed residential development which forms phase 1 of the adopted Local Development Plan allocation “north of the railway line, Rhoose”. The site consists of four inter-connected fields separated from each other by hedgerows containing dispersed trees. The fields consist of arable and semi-improved grassland. Topographically, the site is gently rolling with a steeper decline at its southern end. There is an existing access to the site is via Pentir Y De which runs along the eastern boundary. | | | | |
| Key site issues and constraints | | Key policy requirements | | |

| | | | | | |
|---|---|---|---|---|---|
| | | | Minimum of 35% Affordable housing | | |
| **Key Infrastructure requirements (including broad costs where known):** | | | | | |
| **Infrastructure** | **Requirements** | **Estimated Cost and Funding Sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
| Education | The provision or enhancement of educational facilities in schools serving the development for Secondary school children | £2,175,069 | Vale of Glamorgan Council | TBC | |
| Sustainable Transport/Active Travel | Providing or enhancing active travel and sustainable transport measures in the local ward area | £777,400 | Vale of Glamorgan Council | TBC | |
| Community Facilities | Providing or enhancing community facilities)in the local ward area | £427,140 | Vale of Glamorgan Council | TBC | |
| Recreational Open Space | Providing or enhancing public open space (outdoor sports facilities) | £535,373 | Vale of Glamorgan Council | TBC | |

| | | | | | |
|---|---|---|---|---|---|
| | in the local ward area | | | | |
| Drainage | Planning application submitted by a drainage strategy.<br><br>Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water supply/sewerage | Hydraulic modelling assessment on both the sewerage and potable water networks will be required | £ Cost of HMA £5,000 to £50,000*<br><br>Developer | Developer/ DCWW | TBC | The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site. |

**INFRASTRUCTURE REQUIREMENTS- AFFORDABLE HOUSING LED ALLOCATIONS**

| **Policy: HG4 (1) Land to the East of Colwinston** | | | | | |
|---|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period | |
| 1 hectare | Residential | Allocation | 25 | 2026-2028 | |
| Site Description | | | | | |
| The 1-hectare green field site is located to the east of the centre of Colwinston. The site is bound to the north and east by agricultural land, to the south and west by residential properties and St Davids Church in Wales Primary School to the west. | | | | | |
| Key site issues and constraints | | | Key policy requirements | | |
| • Clean Water Hydraulic Modelling Assessment (HMA) required.<br>• Application will need to be supported by up-to-date ecological survey information and conservation measures as appropriate. | | | Minimum 50% affordable housing | | |
| **Key Infrastructure requirements (including broad costs where known):** | | | | | |
| **Infrastructure** | **Requirements** | **Estimated Cost and Funding Sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
| Education | Contribution towards additional English Medium secondary provision. | £285,710<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment Welsh Medium schools, denominational schools and English Medium primary.<br><br>This will be reviewed at |

| | | | | | |
|---|---|---|---|---|---|
| | | | | | planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed. |
| Sustainable Transport/Active Travel | £3,228 per dwelling (adopted LDP SPG figure plus inflation). | £80,700<br><br>S106 contribution from developer. | VOGC to deliver active travel /sustainable transport improvements in area. | TBC | This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed |
| Community Facilities | £1,758 per dwelling (adopted LDP SPG figure plus inflation). | £44,200<br><br>S106 contribution from developer. | VOGC to deliver community facilities transport improvements in area | TBC | This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed |
| Recreational Open Space | To be provided in accordance with the Council's open space requirements. | Developer<br><br>S106 contribution from developer if | Developer | TBC | To be provided on site. Where this cannot be achieved, an off- |

| | | | | | |
|---|---|---|---|---|---|
| | | not provided on site. | | | site contribution will be required. |
| Green Infrastructure | Green infrastructure strategy and specific GI requirements. | Developer | Developer | TBC | To be provided on site. |
| Drainage | Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water supply/ sewage | HMA required for water supply network. | £ Cost of HMA £5,000 to £50,000*<br><br>Developer | Developer/ DCWW | TBC | The sewerage network is expected to be able to accommodate this site.<br><br>The site falls within the catchment area of Cowbridge Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site. |

| **Policy: HG4 (2)** | **Land west of Maendy Road, Aberthin** | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 1.81 hectares | Residential | Allocation | 25 | 2026-2028 |
| Site Description | | | | |
| The Site is approximately 1.81 ha in size and is located on greenfield land, west of Maendy Road, Aberthin. The main access and egress route is via Maes Lloi to the south of the Site, connected to Maendy Road (A4222). The Site is bounded to the north, west and north-east by greenfield land and to the south-east by residential development. | | | | |
| Key site issues and constraints | | | Key policy requirements | |
| • The site is partially situated within Flood Zones 2 and 3 of the FMfP - Rivers, an FCA therefore will be required as part of any planning application which demonstrates how the proposals meet the requirements of TAN15.<br>• Application will need to be supported by up-to-date ecological survey information and conservation measures as appropriate. | | | Minimum 50% affordable housing | |

| **Key Infrastructure requirements (including broad costs where known):** | | | | | |
|---|---|---|---|---|---|
| **Infrastructure** | **Requirements** | **Estimated Cost and Funding Sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
| Education | Contribution towards additional English Medium secondary provision. | ££285,710<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment Welsh Medium schools, denominational schools and |

| | | | | | |
|---|---|---|---|---|---|
| | | | | | English Medium primary.<br><br>This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed. |
| Sustainable Transport/Active Travel | £3,228 per dwelling (adopted LDP SPG figure plus inflation). | £80,700<br><br>S106 contribution from developer. | VOGC to deliver active travel /sustainable transport improvements in area. | TBC | This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed |
| Community Facilities | £1,758 per dwelling (adopted LDP SPG figure plus inflation). | £44,200<br><br>S106 contribution from developer. | VOGC to deliver community facilities transport improvements in area | TBC | This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed |

| | | | | | |
|---|---|---|---|---|---|
| Recreational Open Space | To be provided in accordance with the Council's open space requirements. | Developer<br><br>S106 contribution from developer if not provided on site. | Developer | TBC | To be provided on site. Where this cannot be achieved, an off-site contribution will be required. |
| Green Infrastructure | Green infrastructure strategy and specific GI requirements. | Developer | Developer | TBC | To be provided on site. |
| Drainage | FCA required as a small part of the site affected by river and surface water flooding.<br><br>Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water supply/ sewage | N/A | N/A | N/A | N/A | The water network and sewerage network is expected to be able to accommodate this site. |

| | | | | | |
|---|---|---|---|---|---|
| | | | | | The site falls within the catchment area of Cowbridge Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site. |

| **Policy: HG4 (3) Land at Heol Fain, Wick** | | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 1.5 hectares | Residential | Allocation | 50 | 2027-2029 |
| Site Description | | | | |
| The site is located on the western side of the settlement of Wick. Measuring circa 1.5Ha, the site mainly consists of grassland, with hedgerows and trees to its northern and western boundaries and wrought iron fencing on the eastern and southern boundaries; separating the site from adjoining residential development. The site is bordered by agricultural land to the north and west (beyond Heol Fain); and to the east and south by residential development. A sewage pumping station associated with the recent residential development is also located to the west of the site. | | | | |
| Key site issues and constraints | | | Key policy requirements | |
| • Application will need to be supported by up-to-date ecological survey information and conservation measures as appropriate. | | | Minimum 50% affordable housing | |
| **Key Infrastructure requirements (including broad costs where known):** | | | | |

| Infrastructure | Requirement | Estimated Cost and Funding Sources | Delivery body | Phasing/delivery period | Notes |
|---|---|---|---|---|---|
| Education | Contribution towards additional English Medium secondary provision. | £457,136<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment Welsh Medium schools, denominational schools and English Medium primary.<br><br>This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed. |
| Sustainable Transport/Active Travel | £3,228 per dwelling (adopted LDP SPG figure plus inflation). | £161,400<br><br>S106 contribution from developer. | VOGC to deliver active travel /sustainable transport improvements in area. | TBC | This will be reviewed at planning application stage. If site is developed for 100% affordable housing, |

| | | | | | |
|---|---|---|---|---|---|
| | | | | | this figure will be reviewed |
| Community Facilities | £1,758 per dwelling (adopted LDP SPG figure plus inflation). | £88,400<br><br>S106 contribution from developer. | VOGC to deliver community facilities transport improvements in area | TBC | This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed |
| Recreational Open Space | To be provided in accordance with the Council's open space requirements. | Developer<br><br>S106 contribution from developer if not provided on site. | Developer | TBC | To be provided on site. Where this cannot be achieved, an off-site contribution will be required. |
| Green Infrastructure | Green infrastructure strategy and specific GI requirements. | Developer | Developer | TBC | To be provided on site. |
| Drainage | Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |
| Water supply/ sewage | HMA required for water supply network. | £ Cost of HMA £5,000 to £50,000* | Developer/ DCWW | TBC | The sewerage network is expected to be able |

| | | | | | |
|---|---|---|---|---|---|
| | | Developer | | | to accommodate this site.<br><br>There is limited capacity at Wick WwTW but it has been advised by DCWW that there is sufficient capacity to accommodate one additional scheme of 50 units in the area. |

| **Policy: HG4 (4)** | **Land north of West Winds Business Park, Fferm Goch** | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 0.73 hectares | Residential | Allocation | 22 | 2026-2028 |
| Site Description | | | | |
| The site is located within the village of Ferm Goch and situate to the west of the B4268, and is bounded by West Winds Business Park to the south and residential development to the north. | | | | |
| Key site issues and constraints | | | Key policy requirements | |
| • Historic Environment Record identifies evidence of significant prehistoric, Roman and Medieval activity in the immediate vicinity. Archaeological work (including geophysical survey and evaluation trenching) would be required prior to any positive determination of any planning application. | | | • Placemaking and Site Masterplanning.<br>• 50% affordable housing.<br>• Green Infrastructure Strategy.<br>• Net Zero Carbon Homes.<br>• Sustainable/Active Travel.<br>• Net Biodiversity Benefit. | |

| | | | | | |
|---|---|---|---|---|---|
| • | | | | | |
| **Key Infrastructure requirements (including broad costs where known):** | | | | | |
| **Infrastructure** | **Requirement** | **Estimated Cost and Funding Sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
| Education | Contribution towards additional English Medium secondary provision. | £228,568<br><br>S106 contribution from developer. | VOGC to deliver additional school places using s106 contributions. | TBC | Sufficient capacity projected to be available in catchment Welsh Medium schools, denominational schools and English Medium primary.<br><br>This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed. |
| Sustainable Transport/Active Travel | £3,228 per dwelling (adopted LDP SPG figure plus inflation). | £71,016<br><br>S106 contribution from developer. | VOGC to deliver active travel /sustainable transport improvements in area. | TBC | This will be reviewed at planning application stage. If site is developed for 100% |

| | | | | | |
|---|---|---|---|---|---|
| | | | | | affordable housing, this figure will be reviewed |
| Community Facilities | £1,758 per dwelling (adopted LDP SPG figure plus inflation). | £38,896<br><br>S106 contribution from developer. | VOGC to deliver community facilities transport improvements in area | TBC | This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed |
| Recreational Open Space | To be provided in accordance with the Council's open space requirements. | Developer<br><br>S106 contribution from developer if not provided on site. | Developer | TBC | To be provided on site. Where this cannot be achieved, an off-site contribution will be required. |
| Green Infrastructure | Green infrastructure strategy and specific GI requirements. | Developer | Developer | TBC | To be provided on site. |
| Drainage | Sustainable Urban Drainage to be provided as part of the development.<br><br>Commuted sum for ongoing management and maintenance. | £TBC<br><br>Developer | Developer/ Vale of Glamorgan Council | TBC | Details to be determined at the planning application stage/ as part of SAB approval. |

| | | | | | |
|---|---|---|---|---|---|
| Water Supply/Sewerage | TBC | TBC | TBC | TBC | The site falls within the catchment area of Penybont Merthyr Mawr Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site. |

**INFRASTRUCTURE REQUIREMENTS- MAJOR LANDBANK SITES**

| **Policy: HG2 (1)** | **Land at Upper Cosmeston Farm** | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 22 hectares | Residential | Outline Pending S106 | 576 | 2027-2036 |

**Site Description:**

The site is owned by the Welsh Government. Outline planning permission 2020/01170/OUT granted pending S106 21/03/2024. The site comprises of approximately 25 ha of land at the southern edge of Cosmeston. The majority of the site has until recently been in agricultural/equestrian use and comprises seven field parcels. The site includes a section of disused railway line, part of the now dormant Lavernock Quarry, a former landfill site known as 'Cosmeston No.1 Old Tip', and a number of access tracks and pockets and corridors of woodland and vegetation. The disused railway line running centrally through the site is also identified by the Council for as a future active travel route.

| **Key site issues and constraints** | **Key policy requirements** |
|---|---|
| Site constraints have been considered during the consideration of the approved planning application and planning conditions have been attached to the approval to ensure appropriate mitigation measure to address any constraints identified. | 40% Affordable Housing secured (S106) with an additional 10% provision to be funded by the Welsh Government<br>Green Infrastructure<br>Community Infrastructure (as detailed below) |

**Key Infrastructure requirements (including broad costs where known):**

| **Infrastructure** | **Estimated cost** | **Funding sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
|---|---|---|---|---|---|
| Sustainable Transport | £1,324,800 | S106 | Vale of Glamorgan Council | As specified by s106 legal agreement | |
| Education | £6,476,088 and transfer of 1 ha of land for the development of a | S106 | Vale of Glamorgan Council | As specified by s106 legal agreement | |

| | | | | | |
|---|---|---|---|---|---|
| | new school with the development | | | | |
| Open Space Provision | Provision of suitable open space within the confines of the site (inclusive of 1 x NEAP, 3 x LEAPs and 4 x LAPs). | S106 | Vale of Glamorgan Council | As specified by s106 legal agreement | |
| School Transport Contributions | £54,149 | S106 | Vale of Glamorgan Council | As specified by s106 legal agreement | |
| Community Facilities | Circa 0.1-0.2 hectares within the development. | Developer | Vale of Glamorgan Council | | |
| Health | Cardiff and Vale Health Board have expressed an interest in providing health facilities as part of any future community facility with the development | S106 (community building)<br><br>Cardiff and Vale Local Health Board | Vale of Glamorgan Council/Cardiff and Vale Local Health Board | To be determined | Potential space for enabling health services to be explored through the provision of multipurpose community building. |

| **Policy: HG2 (2)** | **Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western Parcel)** | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 7.9 hectares | Residential | Outline Pending s106 | 140 | 2028-2032 |

**Site Description**

The application site is 7.9 hectares of land adjacent to the Northern Access Road, Eglwys Brewis. The site is owned by the Welsh Government. Outline planning permission 2020/00351/OUT granted 24/03/2021 pending s106. The site is adjoined by Eglwys Brewis Road to the south (with dwellings beyond), by the Northern Access Road to the North (with fields beyond), by the B4265 to the west (with the settlement of Llantwit Major beyond) and fields to the east.

| **Key site issues and constraints** | **Key policy requirements** |
|---|---|
| Site constraints have been considered during the consideration of the approved planning application and planning conditions have been attached to the approval to ensure appropriate mitigation measure to address any constraints identified. | 35% Affordable Housing<br>Community Infrastructure (as detailed below)<br>Green Infrastructure |

**Key Infrastructure requirements (including broad costs where known):**

| **Infrastructure** | **Estimated cost** | **Funding sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
|---|---|---|---|---|---|
| Sustainable Transport Education and Community Facilities | Combined contribution of £1,165,000 | S106 | Vale of Glamorgan Council | As specified by s106 legal agreement | |

| **Policy: HG2 (3)** | **Land between the Northern Access Road and Eglwys Brewis Road (Site B - Eastern Parcel)** | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | **Phasing/delivery period** |
| 4.3 hectares | Residential | Outline Pending S106 | 100 | 2028-2031 |

| Site Description |
|---|
| The site is located to the west of St Athan and adjoining Eglwys Brewis Road to the south (with dwelling and the MOD base beyond), by the Northern Access Road to the North (with fields beyond), and by fields to the east and west. The site is owned by the Welsh Government. Outline planning permission 2020/00352/OUT granted 24/03/2021. |

| **Key site issues and constraints** | **Key policy requirements** |
|---|---|
| Site constraints have been considered during the consideration of the approved planning application and planning conditions have been attached to the approval to ensure appropriate mitigation measure to address any constraints identified. | 35% Affordable Housing |

**Key Infrastructure requirements (including broad costs where known):**

| **Infrastructure** | **Estimated cost** | **Funding sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
|---|---|---|---|---|---|
| Combined contributions secured in associated with site HG1.11 Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western Parcel) | Combined contributions secured in associated with site HG1.11 Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western Parcel) | S106 | Vale of Glamorgan Council | NA | NA |

| **Policy: HG2 (4)** | **Land south of Llandough Hill / Penarth Road** | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 4.2 hectares | Residential | Full Permission | 133 | 2027-31 |

| **Site Description** |
|---|
| The site is approximately 4.2 hectares of land on the North Eastern edge of Llandough. The A4160 Penarth Road is located to the North West of the site, Llandough Hill is located to the north and Cogan Pill Road to the south west. There is a disused covered reservoir and a dwelling (Water Works Cottage) adjacent to the South East boundary of the site. Planning permission 2020/01590/HYB was granted on the 31/03/2024. |

| **Key site issues and constraints** | **Key policy requirements** |
|---|---|
| Site constraints have been considered during the consideration of the approved planning application and planning conditions have been attached to the approval to ensure appropriate mitigation measure to address any constraints identified. | Affordable Housing (currently 15% as determined by site viability appraisal)<br>Community Infrastructure (as detailed below) |

**Key Infrastructure requirements (including broad costs where known):**

| **Infrastructure** | **Estimated cost** | **Funding sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
|---|---|---|---|---|---|
| Education | £520,470 | S106 | Vale of Glamorgan Council | As specified by s106 legal agreement | |

| **Policy: HG2 (5)** | **Land West of Swanbridge Road (Phase 2)** | | | |
|---|---|---|---|---|
| Site Area | Allocation Type | Status | Total Homes | Phasing/delivery period |
| 6.5 hectares | Residential | Full Permission | 175 | 2027-31 |

| **Site Description** |
|---|
| The application site is land to the west of Swanbridge Road, Sully, and lies adjacent to the eastern part of the village. The site measures approximately 400m wide x 160m deep and comprises agricultural fields (6.5 hectares in area). 2016/01520 190 Dwellings approved 18/08/2022 |

| **Key site issues and constraints** | **Key policy requirements** |
|---|---|
| Site constraints have been considered during the consideration of the approved planning application and planning conditions have been attached to the approval to ensure appropriate mitigation measure to address any constraints identified. | 40% affordable Housing<br>Community Infrastructure (as detailed below) |

**Key Infrastructure requirements (including broad costs where known):**

| **Infrastructure** | **Estimated cost** | **Funding sources** | **Delivery body** | **Phasing/delivery period** | **Notes** |
|---|---|---|---|---|---|
| Education | £2,411,176 | S106 | Vale of Glamorgan Council | As specified by s106 legal agreement | |
| Community Facilities | £229,520 | S106 | Vale of Glamorgan Council | As specified by s106 legal agreement | |
| Sustainable Transport | £418,000 | S106 | Vale of Glamorgan Council | As specified by s106 legal agreement | |

* Once commissioned and completed the HMA will identify the specific improvements required to accommodate the development. The cost of delivering the identified solution is in addition to the cost of undertaking a HMA, however the solution required to deliver the site can be requisitioned via provisions of the Water Industry Act 1991. The benefit to a developer of being able to use the requisition process is that the cost of a scheme is offset by the income generated to Welsh Water through customer bills from the development over a period of 12 years. Should the income that Welsh Water receives be greater than the cost of the scheme, then there is a nil contribution from the developer. Conversely, should the income received fall short of the scheme cost, a developer would be required to make up the shortfall.

# Appendix 3 - Monitoring Framework

**Monitoring**

Monitoring is a key aspect of the Welsh Government's 'Plan, Monitor and Manage' approach to the planning system and also ensures the successful delivery of the RLDP. Accordingly, the Council is required by the Welsh Government to produce an Annual Monitoring Report (AMR) to be submitted to the Welsh Government by 31st October each year following the adoption of the RLDP.

The purpose of the AMR is to enable the Council to assess the performance of the Vale of Glamorgan RLDP in respect of progress of development proposals within the plan and the implementation of policies.

The AMR can assist the Council to -

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

In addition to annual monitoring, the Plan shall be the subject of a full review every 4 years which will provide the opportunity for the Council to review the progress in implementing the policies and make modifications where appropriate. The review shall also enable the Council to ensure that the RLDP is kept up to date in respect of changes in national planning policy and associated documents.

**Monitoring Framework**

In order to enable the effective delivery of the RLDP the Council has developed a set of targets and indicators against which the performance of the policies and development proposals can be measured. Targets have been set for levels of development either annually or at interim years during the LDP period. The target for the whole of the Plan is to achieve the implementation of the LDP strategy.

LDP Regulation 37 prescribes one core indicator which must be included in the Annual Monitoring Report:

- Number of net additional affordable and market dwellings built in the LPA area.

Other key indicators are set out in the Development Plans Manual (Edition 3, 2020) and these are set out below and reflected in the monitoring framework.

- Spatial distribution of housing development.
- The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).
- Total cumulative completions monitored against the anticipated cumulative completion rate.
- The level of affordable housing completions monitored against the plan's overarching target.
- The tenure of affordable housing completions.

- Employment land take-up against allocations.
- Job growth.
- Delivery of the affordable housing policy against thresholds and targets for each sub-market area.
- Viability trends.
- The rate of development on key allocations (completions linked to phasing trajectories and infrastructure schemes, where appropriate).
- The delivery of key infrastructure that underpins the plan strategy.
- The completion of Gypsy and Traveller sites to meet identified need.
- The scale/type of highly vulnerable development permitted within flood risk areas.

**Local Indicators**

The monitoring framework also includes a range of local indicators which supplement the core indicators referred to above. The local indicators relate to the Vale of Glamorgan context and refer to the specific requirements of individual policies and proposals contained within the RLDP. They are also based on the availability and quality of local data. Both the core and local indicators are linked to the RLDP objectives and are considered to be important in monitoring the effectiveness of the LDP strategy and policies**.**

The plan will need to consider the linkages between the Integrated Sustainability Appraisal monitoring process and the LDP monitoring process to avoid duplication.

**Monitoring Indicators and Trigger Points**

The monitoring framework of the RLDP includes a set of indicators and targets which are set against trigger points to indicate if one part of the plan is not achieving the desired outcomes. Trigger points have been included to assess the level to which a Policy has diverged from the monitoring target to such an extent that it could identify that the Policy is failing to be implemented or needs to be amended. Many of the indicators include biannual targets or refer to appropriate target dates for specific developments / facilities to assess the performance of the Plan.

| | |
|---|---|
| **Continue Monitoring (Green)** | **Where indicators are suggesting the LDP Policies are being implemented effectively and there is no cause for review.** |
| **Training Required (Blue)** | **Where indicators are suggesting that LDP Policies are not being implemented as intended and further officer or Member training is required.** |
| **Supplementary Planning Guidance Required and Development Briefs (Purple)** | **Indicators may suggest the need for further guidance to be provided in addition to those already identified in the Plan. Additionally, should sites not be coming forward as envisaged; the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to** |

| | |
|---|---|
| | **help commence the development process.** |
| **Policy Research (Yellow)** | **Where indicators are suggesting the LDP Policies are not being effective as they should further research and investigation is required. This may also include the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate may be required.** |
| **Policy Review (Amber)** | **Where indicators are suggesting the LDP Policies are failing to implement the strategy a formal review of the Policy is required. Further investigation and research may be required before a decision to formally review is confirmed.** |
| **Plan Review (Red)** | **Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required. This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration.** |

The monitoring indicators are categorised below by RLDP objectives and are linked to relevant LDP policies / SA objectives. Where interim / target dates are included in the framework they relate to the 1st April of that year and the publication of the AMR. However, the survey data upon which the information relates may have been collected and analysed at other points during the previous year.

As part of the AMR process, the Council will also include a progress update on the implementation of allocated sites. This will highlight what activity has taken place on the site, the preparation of studies or the progression of development. If a site is not being progressed in accordance with the proposed target dates identified in the monitoring framework, this will be interpreted as a trigger and appropriate action will be taken by the Council if needed.

The Policy Targets contained in the following sections are not considered to be mutually exclusive and in seeking to achieve the objectives multiple Policy Target indicators may be relevant. This will be made clear within AMRs where this is considered to be the case.

| HOUSING DELIVERY – HOUSING REQUIREMENT | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 2 - Improving Mental and Physical Health and Well-being**<br>**Objective 3 - Homes for All**<br>**Objective 4 – Placemaking** | | | **SP1 Sustainable Growth Strategy**<br>**SP6 Housing Requirement**<br>**SP7 Affordable Housing Provision**<br>**SP8 Affordable housing requirements**<br>**HG1 Housing Allocations**<br>**HG4 Rural Affordable Housing** | |
| **Monitoring Outcome** | **Indicator (s)** | **Target** | **Trigger** | **Source of information** |
| **To provide 7,890 homes to meet the housing requirement over the Plan period.** | The annual level of dwelling completions (market and affordable) monitored against the Anticipated Annual Build Rate (AABR) | Annual build rate of 526 dwellings per year 2021-2036. | Delivery below Plan's annual build rate / target for at least 2 consecutive years. | AMR<br>Housing Trajectory<br><br>Local authority affordable housing annual monitoring returns data |
| | Total cumulative completions monitored against the Anticipated Cumulative Completion Rate ACCR). | Annual dwelling completions delivered in accordance with the AABR as set out in the adopted housing trajectory. | Delivery rate is below the AABR for 2 consecutive years. | |
| | Total cumulative completions monitored against the Anticipated Cumulative Completion Rate (ACCR). | Total cumulative dwelling completions delivered in accordance with the ACCR as set out in the adopted housing trajectory | Delivery rate is below the AABR for 2 consecutive years. | |
| | Number of annual windfall completions in line with housing trajectory windfall allowance | Annual windfall development allowance- 80 large windfall, 53 small windfall completions | Delivery rate is below the AABR for 2 consecutive years. | |

| HOUSING DELIVERY- HOUSING ALLOCATIONS |
|---|

| Strategic Objectives | | | Policy Framework | |
|---|---|---|---|---|
| **Objective 2 - Improving Mental and Physical Health and Well-being**<br>**Objective 3 - Homes for All**<br>**Objective 4 – Placemaking** | | | **HG1 Housing Allocations**<br>**HG4 Rural Affordable Housing Led Sites**<br>**Key Site- Policies KS1, KS2, KS3, KS4 and KS5** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **Deliver Policy HG1 Housing Allocations and Landbank Sites** | Number of dwellings completed annually on Housing Allocations and Land Bank Housing Sites identified in Policy HG1 | Cumulative completions as per the anticipated cumulative rate for Housing allocations and Land Bank Housing Sites as specified in the adopted housing trajectory | Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years. | Vale of Glamorgan annual housing monitoring data.<br><br>AMR<br>Housing Trajectory |
| **Deliver Policy HG4 Affordable Housing Led sites** | Number of dwellings completed annually on Affordable Housing Led sites identified in Policy HG4 | Cumulative completions as per the anticipated cumulative rate for affordable housing led sites as specified in the adopted housing trajectory | Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years. | Vale of Glamorgan annual housing monitoring data.<br><br>AMR<br>Housing Trajectory |
| **Deliver Key Site KS1 North West Barry.** | Number of dwellings delivered, and infrastructure requirements delivered in accordance with KS1. | Completions in line with the phased housing trajectory. Infrastructure requirements secured through s106 | Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years. | Housing Trajectory, S106 Agreement |

| | | | | |
|---|---|---|---|---|
| **Deliver Key Site KS2 Land North of Dinas Powys.** | Number of dwellings delivered, and Infrastructure requirements delivered in accordance with KS2. | Completions in line with the phased housing trajectory. Infrastructure requirements secured through s106 | Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years. | Housing Trajectory, S106 Agreement |
| **Deliver Key Site KS3 Land at Readers Way, Rhoose.** | Number of dwellings delivered, and infrastructure requirements delivered in accordance with KS3. | Completions in line with the phased housing trajectory. Infrastructure requirements secured through s106 | Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years. | Housing Trajectory, S106 Agreement |

| | | | | |
|---|---|---|---|---|
| **Deliver Key Site KS4 Land at Church Farm, St. Athan.** | Number of dwellings delivered, and Infrastructure requirements delivered in accordance with KS4. | Completions in line with the phased housing trajectory. Infrastructure requirements secured through s106 | Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years. | Housing Trajectory, S106 Agreement |
| **Deliver Key Site KS5 Land West of St. Athan.** | Number of dwellings delivered, and infrastructure requirements delivered in accordance with KS5. | Completions in line with the phased housing trajectory. Infrastructure requirements secured through s106 | Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years. | Housing Trajectory, S106 Agreement |

| HOUSING DELIVERY – AFFORDABLE HOUSING | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 2 - Improving Mental and Physical Health and Well-being**<br>**Objective 3 - Homes for All**<br>**Objective 4 – Placemaking** | | | **SP1 Sustainable Growth Strategy**<br>**SP4 Placemaking**<br>**SP6 Housing Requirement**<br>**SP7 Affordable Housing Provision**<br>**SP8 Affordable Housing Requirements**<br>**HG1 Housing Allocations**<br>**HG4 Rural Affordable Housing Led Sites** | |
| **Monitoring Outcome** | **Indicator (s)** | **Target** | **Trigger/Variation** | **Source of information** |
| **To provide 3,070 affordable homes of the Plan period.** | The number of annual affordable housing completions monitored against the plans target from plan adoption | 2025 – 702 affordable homes completed (base position).<br><br>2,368 affordable homes to be delivered in the remaining 11 years - annual delivery rate of 215 per annum. | Number of completed affordable homes falls more than 20% below the annual average delivery rate (172 units) per annum for two consecutive years | AMR<br>Housing Trajectory<br><br>Local authority affordable housing annual monitoring returns data |

| | | | | |
|---|---|---|---|---|
| **Mix and tenure of affordable housing to be delivered in accordance with the need identified in the Council's latest Local Housing Market Assessment (LHMA)** | The tenure of affordable housing completions annually<br><br>LHMA Tenure: 65% SR 35% LCHO | The tenure of annual affordable housing completions to be in line with the need identified in the most recent LHMA. | Affordable housing completions deviate from the tenure split identified in the most recent LHMA | Local authority affordable housing annual monitoring returns data<br><br>Local Housing Market Assessment |
| **Ensure delivery of the affordable housing targets in accordance with Policy SP8** | Number of affordable homes secured by s106 in accordance with market area percentages as set by Policy SP8 | **Barry:** 30% affordable housing (5 dwellings net gain)<br><br>**Rhoose, St Athan, Llantwit Major:** 35% affordable housing (5 dwellings net gain)<br><br>**Penarth, Dinas Powys, Llandough, Sully, Cowbridge, Primary and Minor Rural Settlements:** 40% affordable housing (1 dwelling net gain new build. 2 dwelling net gain for conversions of existing buildings) | Percentage of affordable housing fall below policy requirements on 1 or more sites in 2 consecutive years. | Local authority Section 106 monitoring data |
| **Consideration of viability assumptions against market changes** | Average house price compared to the average house price at the time of preparation of the viability study | Average new build house price data at time of viability review - £372,779<br><br>Average existing house price data at time of viability review - £283,829 | Change in average house price by more than 20% of base values. | Land Registry data<br><br>Hometrack data |

| | | | | |
|---|---|---|---|---|
| **Delivery of the affordable housing led sites in accordance with policy HG4** | Percentage of affordable housing on affordable housing sites identified under Policy HG4 | Deliver a minimum 50% affordable housing on HG4 allocations. | 1 site delivering less than the 50% affordable housing requirements | Housing Trajectory LHMA |

| **SPATIAL STRATEGY DELIVERY** | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 4 - Placemaking**<br>**Objective 7 - Fostering Diverse, Vibrant, and Connected Communities**<br>**Objective 8 - Promoting Active and Sustainable Travel Choices** | | | **SP1 Sustainable Growth Strategy**<br>**SP2 Settlement Hierarchy**<br>**SP3 Development in the Countryside**<br>**SC1 Development within settlement boundaries** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **New housing development to be distributed in accordance with the RLDP Spatial Strategy** | Spatial distribution of housing development | Distribution of annual housing completions to be in line with the growth strategy and settlement hierarchy:<br><br>**Growth Area- (91%)**<br>Key Settlement-25%<br>Service Centres-26%<br>Primary Settlments-40%<br><br>**Outside Growth Area-(9%)** | Variation of 10% from the expected distribution for at least two consecutive years. | Housing trajectory<br><br>Vale of Glamorgan annual housing monitoring data. |

| | | | | |
|---|---|---|---|---|
| | | Minor and Primary Settlements- 5%<br>Hamlets and smaller settlements 4 % | | |
| **To encourage the sustainable use of land** | Amount of windfall on greenfield and brownfield land developments granted permission annually. | No target – indicator set to monitor policy | Amount of windfall greenfield land developed greater than the brownfield development | Vale of Glamorgan annual housing monitoring data. |
| | Housing Densities<br>• Key, service centre and primary settlements: 35 dph sites of 0.5 or more dwellings)<br>• Minor rural settlements 30 dph (sites of 0.5 or more dwellings) | Number of applications approved contrary to the development densities of Policy PGD2 | 1 or more applications approved for housing that fall below the minimum development densities set out in PGD2 | Vale of Glamorgan annual housing monitoring data. |

| ECONOMIC DEVELOPMENT | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 9 - Building a Prosperous and Green Economy** | | | **SP1 Sustainable Growth Strategy**<br>**SP1 Employment Growth**<br>**EMP2 Protection of Existing Employment Sites and Premises**<br>**EMP3 Non-Employment Proposals on existing employment areas and Premises** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **To meet the projected employment land of 67.8 ha over the plan period** | Net employment land supply | **Major Employment Sites**- an average 2.8 ha of land approved annually<br><br>**Local Employment Sites**-an average 1.8 ha of land approved annually | 0. ha of employment land take-up on allocated employment sites for at least 2 consecutive years. | Annual Employment Land Survey<br>Development Management Monitoring.<br><br>**WG Sustainability Indicator**:<br>Floorspace (square meters) granted and refused for economic development during the year:<br>Allocated Sites<br>Unallocated Sites |
| | Planning permission granted for new development on Major Employment sites as identified in Policy SP14 | | No planning permissions granted on major employment sites identified in Policy SP4 for 2 consecutive years. | |
| | Planning permission granted for new development on Local Employment sites as identified in Policy SP14 | | | |
| **To ensure a sufficient supply of employment land and to protect existing employment sites and premises** | Amount of existing employment floorspace or land lost to non-B class uses contrary to policy EMP3 annually | Minimise the loss of employment land to non B1, B2 and B8 uses. | One or more planning applications approved annually resulting in the loss of B1, B2 or B8 uses contrary to policy EMP3 | Annual Employment Land Survey<br>Development Management Monitoring. |
| **To encourage and support diversification of the rural economy** | Number of approved applications for new rural diversification and | No target- indicator set to monitor introduction of new policy approach. | No trigger -- indicator set to monitor introduction of new policy approach | Development Management Monitoring |

| | | | | |
|---|---|---|---|---|
| | employment uses annually. | | | |
| **Employment growth** | Annual job growth | Number of jobs secured annually on employment allocations (target of 335 per annum) | No permission for Use Class B1, B2 and B8 in any 1 year<br><br>Annual average job growth not realised over 2 consecutive years | Development Management Monitoring.<br><br>**ONS (Labour market statistics- Annual Population Survey)** |

| **GYPSY AND TRAVELLER ACCOMMODATION** | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 3 - Homes for All** | | | **SP9 Gypsy and Traveller Site Provision**<br>**GT1 Gypsy and Traveller Accommodation** | |
| **Key Policy/Proposal** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **To meet the identified needs of the Gypsy Traveller Accommodation Assessment (GTAA)** | The completion of Gypsy and Traveller site(s) to meet identified need of 7 pitches over the Plan period | The Council Gypsy Traveller site at Llangan identified in Policy SP9 to be completed within the Plan period, to meet the identified need set out in the GTAA (2024)<br><br>Monitor the approval of privately owned sites in accordance with Policy GT1 that meet the identified need set out in the latest GTAA. | Planning permission not granted for the allocated Gypsy Traveller site identified in Policy S9 during the Plan period, or other sites where an identified unmet need still exists. | Development Management<br><br>GTAA updates |
| | Meet any new arising need for Gypsy, | No target | No target | Development Management |

| | | | | |
|---|---|---|---|---|
| | Traveller and Showpeople sites arising outside of the GTAA | | | GTAA updates |

| **SUSTAINABLE TRANSPORT** | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 1 - Mitigating and Adapting to Climate Change**<br>**Objective 4 – Placemaking**<br>**Objective 7 - Fostering Diverse, Vibrant, and Connected Communities**<br>**Objective 8 - Promoting Active and Sustainable Travel Choices** | | | **SP4 Placemaking**<br>**SP5 Creating Healthy and Inclusive Spaces and Places.**<br>**SP10 Sustainable Transport**<br>**SP13 Community Infrastructure and Planning Obligations**<br>**TR1 Transport Proposals** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **Deliver Strategic Transport Schemes as detailed in Policy TR1** | **Active Travel**<br>Barry to Dinas Powys<br>Weycock Cross to Cardiff Airport<br>Sully to Cosmeston | Deliver by 2036 the following active travel schemes:<br>Barry to Dinas Powys<br>Weycock Cross to Cardiff Airport<br>Sully to Cosmeston | Further investigation if the proposals detailed in are not being implemented in accordance with the target timescales. | Development Management<br><br>Transport Grant |
| | **Public Transport**<br>St Athan Transport Interchange<br>Cogan Transport Interchange | Secure funding and deliver by 2036:<br>St Athan Transport Interchange<br>Cogan Transport Interchange | | |
| | **Highways Improvements**<br>Weycock Cross roundabout, Barry | Secure funding and deliver by 2036:<br>Weycock Cross roundabout, Barry | | |

| | | | | |
|---|---|---|---|---|
| | Gileston Road junction, St Athan<br>Pen Y Turnpike/ Leckwith Road junction, Llandough | Gileston Road junction, St Athan<br>Pen Y Turnpike/ Leckwith Road junction, Llandough | | |
| | The number of sustainable transport schemes secured via s106 planning contributions | No target | No trigger | Development Management<br><br>Annual S106 monitoring |

| **COMMUNITY INFRASTRUCTURE** | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 4 – Placemaking**<br>**Objective 7 - Fostering Diverse, Vibrant, and Connected Communities** | | | **SP4 Placemaking**<br>**SP5 Creating Healthy and Inclusive Spaces and Places.**<br>**SP13 Community Infrastructure and Planning Obligations**<br>**CI1 Open space Provision**<br>**CI3 Protection of Open Spaces**<br>**CI4 Protecting and enhancing existing community facilities** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **Ensure the delivery of infrastructure to support the RLDP Growth and** | Annual amount of s106 secured for the delivery of infrastructure | Secure appropriate s106 contributions in accordance with policy and delivered in step with development | **No trigger** | Development Management-<br>Annual S106 monitoring |

| | | | | |
|---|---|---|---|---|
| **Spatial Strategy** | Monitor deliver of community infrastructure provision annually:<br>Schools<br>Burial Land | Schools<br>Land at Clare Gardens, Cowbridge (Education) – 2028<br>St Athan Primary School, St Athan (Education) - 2030<br>St Richard Gwyn Catholic School, Barry (Education) - 2028<br>Lower Cosmeston Farm, Penarth (Education) - 2026<br>Upper Cosmeston Farm, Penarth (Education, Community Space) - 2030<br><br>Porthkerry Cemetery Extension – by 2036 | Delay in delivery identified infrastructure by delivery date | **Suggested Data Source: Welsh Government Sustainability Indicator**<br><br>The area of public open space (ha) that would be loss or gained as a result of development granted permission during the year. |
| | Amount of additional open space provided annually in accordance with policy CI1 Open space Provision | No target | No trigger | |
| | Amount of public open space loss to development annually contrary to Policy CI3 | No loss of public open space contrary to Policy CI3 Protection of Open Spaces | Loss 1 or more areas of public opens space contrary to Policy CI3 Protection of Open Spaces | |

| COMMUNITY INFRASTRUCTURE (CONTD) | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 4 – Placemaking**<br>**Objective 5 – Protecting and Enhancing the Natural Environment**<br>**Objective 8 - Promoting Active and Sustainable Travel Choices** | | | **SP4 Placemaking**<br>**SP5 Creating Healthy and Inclusive Spaces and Places.**<br>**SP13 Community Infrastructure and Planning Obligations**<br>**CI1 Open space Provision**<br>**CI3 Protection of Open Spaces**<br>**CI4 Protecting and enhancing existing community facilities** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **Ensure the delivery of infrastructure to support the RLDP Growth and Spatial Strategy** | Total financial contribution (£) agreed from new development granted permission during the year for the provision of community infrastructure via s106 | No target set | Report annually value of S106 monies secured/allocated | Development Management s106 Annual Report |
| | Number of new or enhanced community facilities provided annually | No target | Report annually additional facilities provided or enhanced. | |
| | Number of community facilities lost annually to development | No loss of community facilities contrary to policy CI4. | 1 or more community facilities lost to development contrary to policy CI4. | |

| CLIMATE CHANGE- FLOOD RISK | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 1 - Mitigating and Adapting to Climate Change**<br>**Objective 5 – Protecting and Enhancing the Natural Environment** | | | **Policy SP16 – Climate Change Mitigation and Adaption** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **To ensure that new developments contribute towards mitigating and adapting to the effects of climate change.** | Amount of development permitted within Zones 2 and 3 floodplain areas that do not meet all TAN 15 tests. | No applications approved within Zones 2 and 3 floodplain areas unless all TAN 15 tests are met. | 1 or more application permitted for development in any 1 year that does not meet all TAN 15 tests. | Development Management Monitoring. |
| | The scale/type of highly vulnerable development permitted within Zones3 flood risk areas. | No relevant applications approved within Zone 3 flood risk areas. | 1 application permitted for highly vulnerable development within Zone 3 Floodplain in any 1 year | |

| CLIMATE CHANGE- LOW AND NET ZERO CARBON DEVELOPMENTS | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 1 - Mitigating and Adapting to Climate Change**<br>**Objective 5 – Protecting and Enhancing the Natural Environment** | | | **CC1 Residential Operational Net Zero Carbon Development**<br>**CC2 Presumption Against Demolition**<br>**CC4 Renewable, Low and Zero Carbon Energy Generation** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **Contribute towards the transition to net zero development** | Number of new dwellings approved to net zero standards set out in Policy CC1 Residential Operational Net Zero Carbon Development | Increase annually the number of new dwellings approved in accordance with Policy CC1 Residential Operational Net Zero Carbon Development | Increase annually in the number of new % dwellings constructed in accordance with Policy CC1 | Development Management |
| | Number of applications approved for demolition contrary to Policy CC2 Presumption Against Demolition | No applications approved for demolition contrary to Policy CC2 Presumption Against Demolition | 1 or more applications approved for demolition contrary to Policy CC3 | |
| **Contribute towards the transition to net zero development** | Number and capacity (MW) of renewable, low and zero energy carbon developments approved / implemented (including DNS applications) | By 2036 deliver **458.4 GWh** of renewable and low carbon energy generation. | No permissions granted or implemented within 5 years of plan adoption | Development Management |
| | Number of new heat networks commissioned per year | No target | No trigger | |

| HEALTH AND WELLBEING | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 2 - Improving Mental and Physical Health and Well-being**<br>**Objective 4 - Placemaking** | | | **SP5 Creating Healthy and Inclusive Spaces and Places.** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **The built environment shall make a positive contribution towards improving the mental and physical health** | Number major applications approved annually which have been subject of a Healthy Placemaking Checklist or Rapid Health Impact Assessment | All eligible major developments to be supported by a Healthy Placemaking Checklist or Rapid Health Impact Assessment. | No target- purpose of indicator to monitor new policy approach. Monitor and review annually with stakeholders | Development Management |

| RETAIL | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 4 - Placemaking**<br>**Objective 7 - Fostering Diverse, Vibrant, and Connected Communities**<br>**Objective 9 - Building a Prosperous and Green Economy** | | | **SP12 Retail Floorspace Provision**<br>**RCS1 Resilient Retail, Commercial and Service Centres**<br>**RCS3 Hot food Takeaways** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **To ensure that the Vale's retail centres are vibrant, viable and resilient to change** | Provision of retail floorspace capacity identified in policy SP12 | Amount of new floor retail floor space approved annually against identified retail headroom | No trigger | Development Management<br><br>Annual retail centre surveys |
| | Annual vacancy rates of commercial properties within the retailing centres | Reduce vacancy rates of commercial properties in the retail centres | An increase in the vacancy rates recorded for 2 consecutive years | |

| | | | | |
|---|---|---|---|---|
| | Annual number of retail units lost to non-retail/town centre uses contrary to Policy RCS1 | 1 or more application approved annually | Reduction in the total number of retail premises with retailing centres in 2 consecutive years | |
| | Percentage of hot food takeaways (HFTs) present in town, district, local and neighbourhood centres as specified in policy RCS3 Hot food Takeaways | Maintain the density of hot food takeaways (HFTs) in accordance with Policy RCS3 Hot food Takeaways<br><br>Town and District Centres – 6% HTFs<br>Retail centres with over 20 total units– 10% HFTs<br><br>Retail centres with between 10 - 20 total units – 20% HFTs<br><br>Retail centres with under 10 total units – 30% HFTs | Variation in the percentages of hot food takeaways above that specified in policy RCS3 in two consecutive years. | |

| **SUSTAINABLE TOURISM** | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 6 - Embracing Culture and Heritage**<br>**Objective 9 - Building a Prosperous and Green Economy**<br>**Objective 10 – Promoting Sustainable Tourism** | | | **SP15 Sustainable Tourism** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **Support sustainable tourism schemes/facilities.** | Number of new tourism developments annually | No target | Report annually additional tourism developments approved. | Development Management |

| | | | | |
|---|---|---|---|---|
| | Number of tourism facilities lost through development | Minimise the loss | Loss of any 1 tourism facility in any 1 year. | |

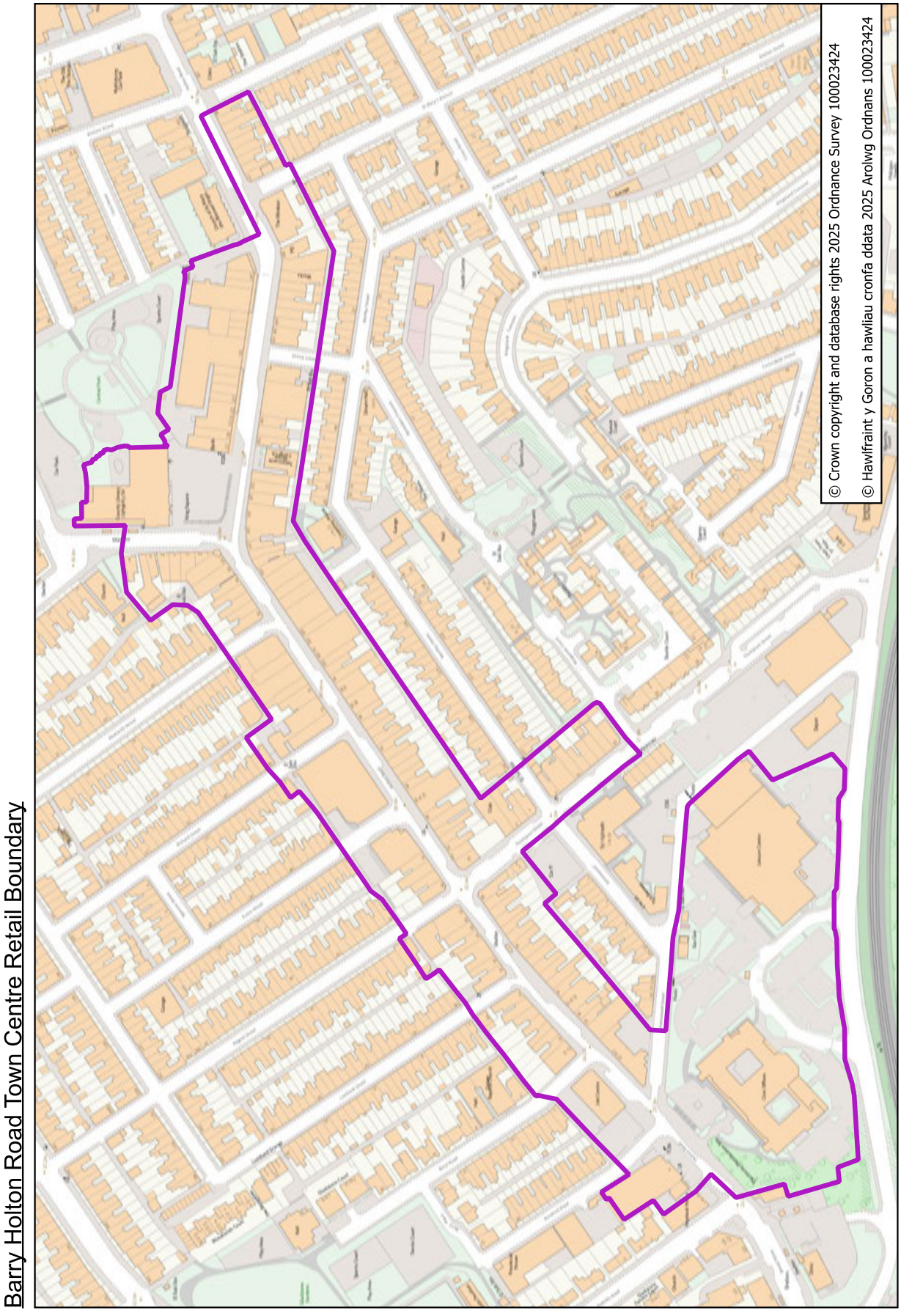
| **SUSTAINABLE WASTE MANAGEMENT** | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 1 - Mitigating and Adapting to Climate Change**<br>**Objective 5 – Protecting and Enhancing the Natural Environment** | | | **SP17 Sustainable Waste Management**<br>**WA1 Assessment of Waste Management Proposals** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **Ensure sufficient waste management facilities to cater for the authorities' waste arisings.** | Number of additional sustainable waste management facilities approved annually | No target | No trigger | Development Management |

| **SUSTAINABLE MINERALS MANAGEMENT** | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 1 - Mitigating and Adapting to Climate Change**<br>**Objective 5 – Protecting and Enhancing the Natural Environment** | | | **SP18 Sustainable Provision of Minerals**<br>**MIN1 Development in Minerals Safeguarding Areas** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **Contribute to the regional supply of mineral resources** | Aggregate landbank for the Vale of Glamorgan in years. | Maintain a 10-year land bank of permitted aggregate reserves | Further investigation if 10 years land bank is not maintained. | Regional Aggregates Statement-<br>South Wales Regional Aggregates Working Party (SWRAWP) |
| | Number of permitted permanent sterilising non-mineral developments on safeguarded sites. | Minimise the number of permanent non-mineral developments on safeguarded sites. | Further investigation if any such developments permitted | AMR<br>Development Management |

| **NATURAL AND BUILT ENVIRONMENT** | | | | |
|---|---|---|---|---|
| **Strategic Objectives** | | | **Policy Framework** | |
| **Objective 1 - Mitigating and Adapting to Climate Change**<br>**Objective 5 – Protecting and Enhancing the Natural Environment** | | | **SP19 Green Infrastructure**<br>**SP20 Biodiversity and Ecosystem Resilience** | |
| **Monitoring Outcome** | **Indicator** | **Target** | **Trigger/Variation** | **Source of information** |
| **To maintain, protect and enhance green infrastructure, landscape and biodiversity.** | **Green Infrastructure**<br>Number of new developments granted planning permission that provide on-site GI in accordance with Policy SP19 | GI provided on development sites to not require off-site compensation. | Proposed or actual reduction in approved GI provision that is separate to SUDs provision | Development Management |
| | **Biodiversity and Ecosystem Resilience**<br>Number of new developments granted planning permission delivering net benefit for biodiversity. | All relevant development delivering net benefit for biodiversity. | Approval of one or more development where net benefit for biodiversity is not achieved. | Development Management |

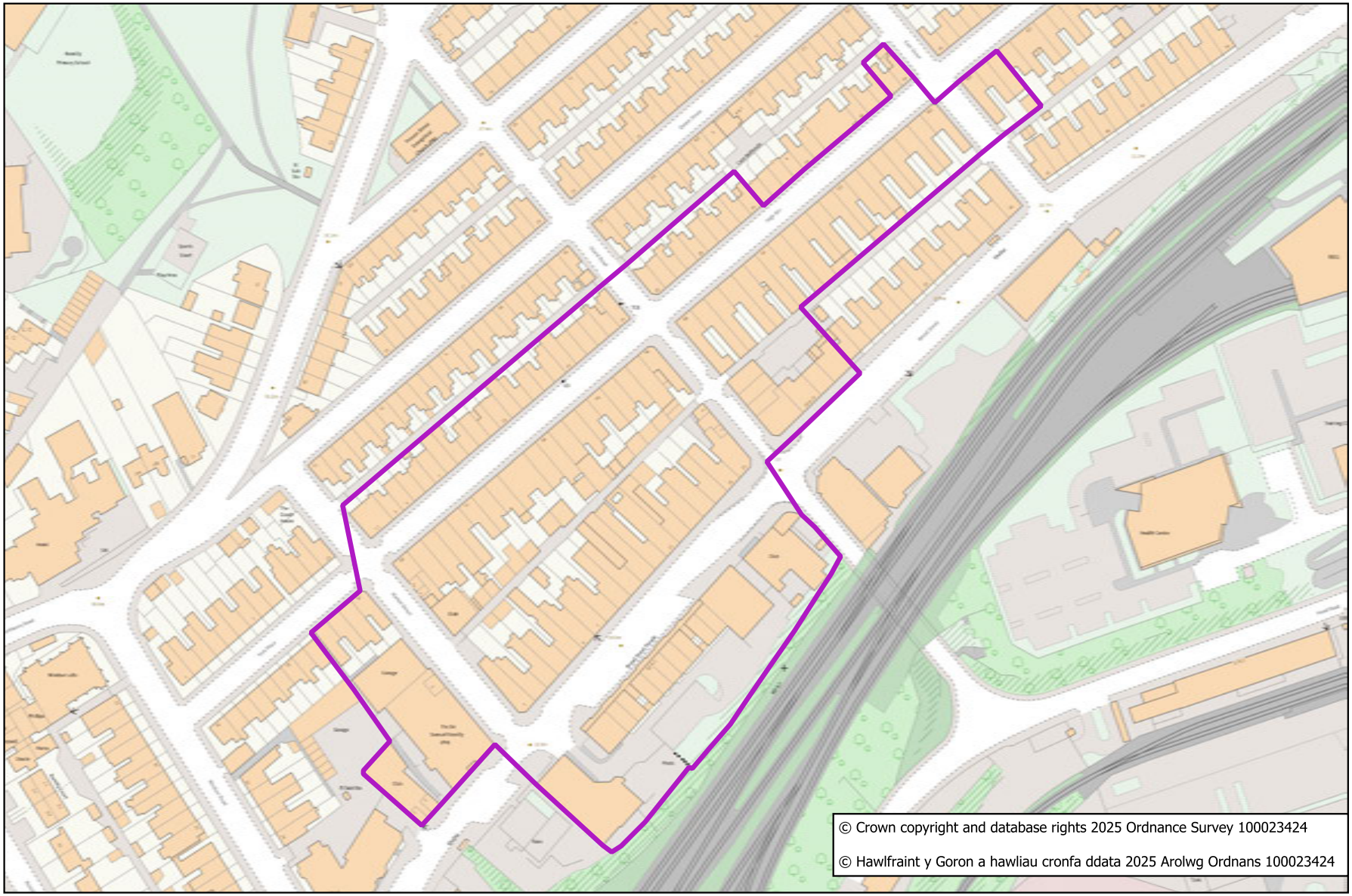
# Appendix 4

## Town and District Centre Boundaries

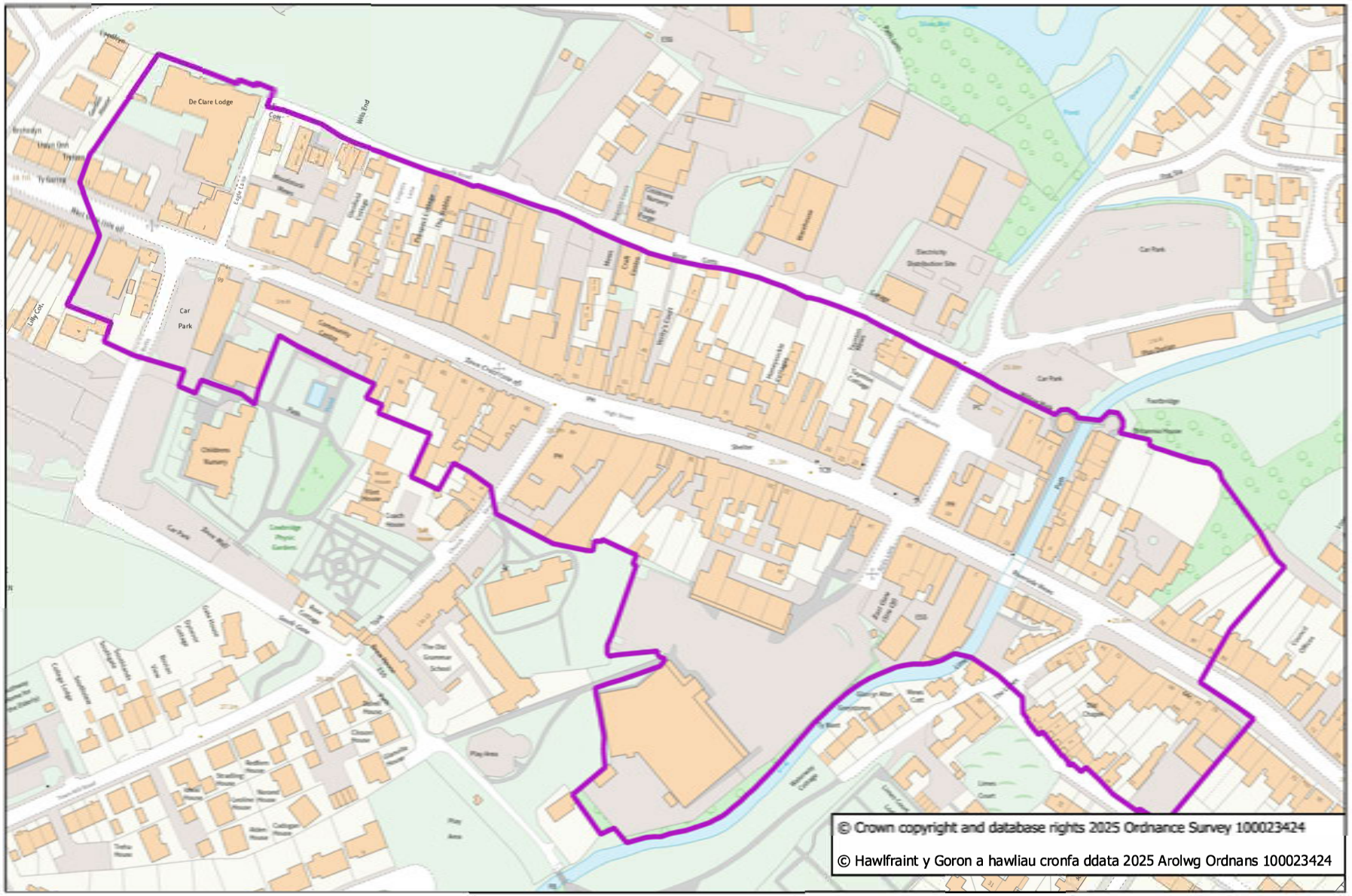



Barry Holton Road Town Centre Retail Boundary

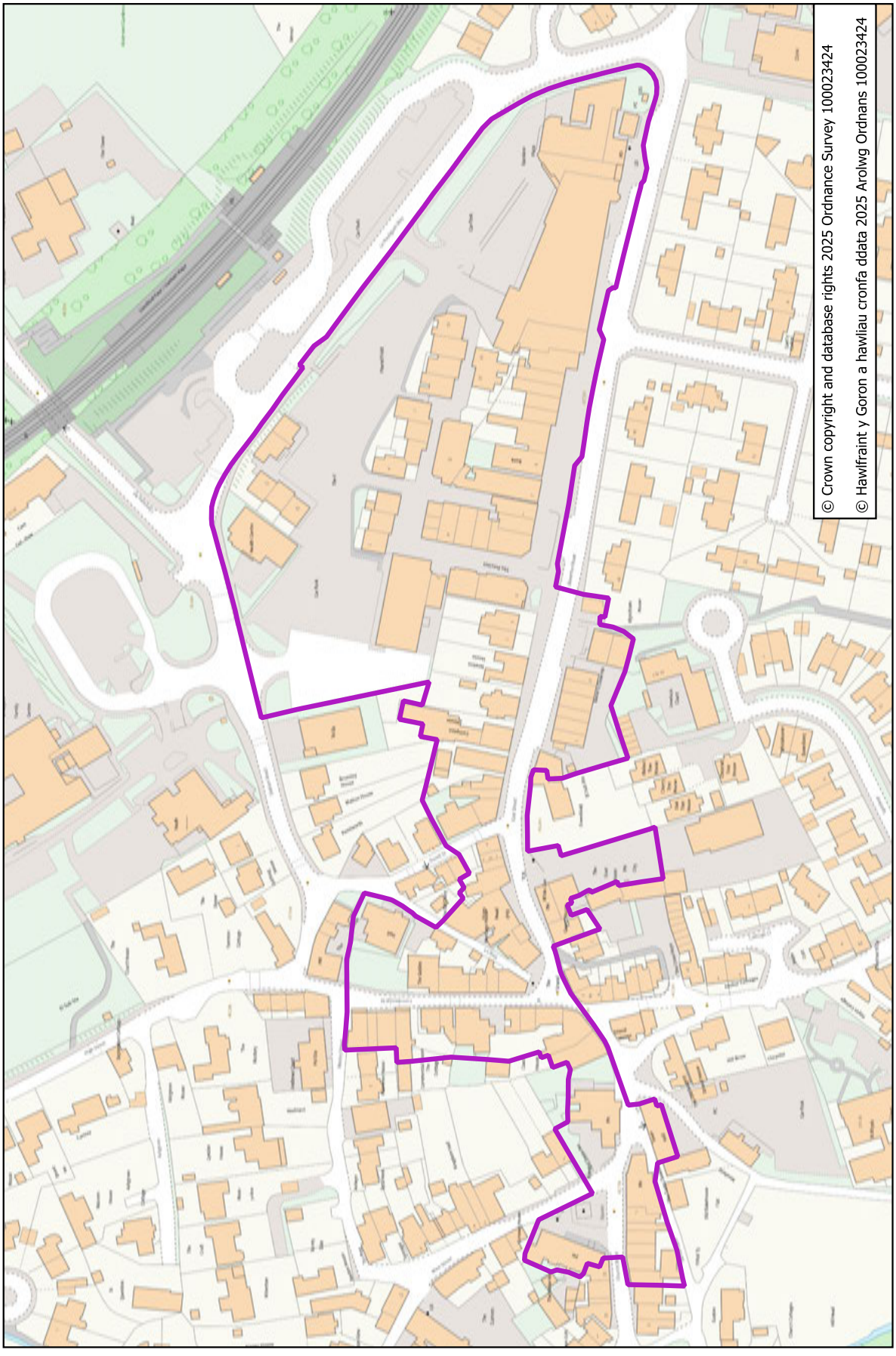
## Barry High Street / Broad Street District Centre Retail Boundary



## Cowbridge Town Centre Retail Boundary

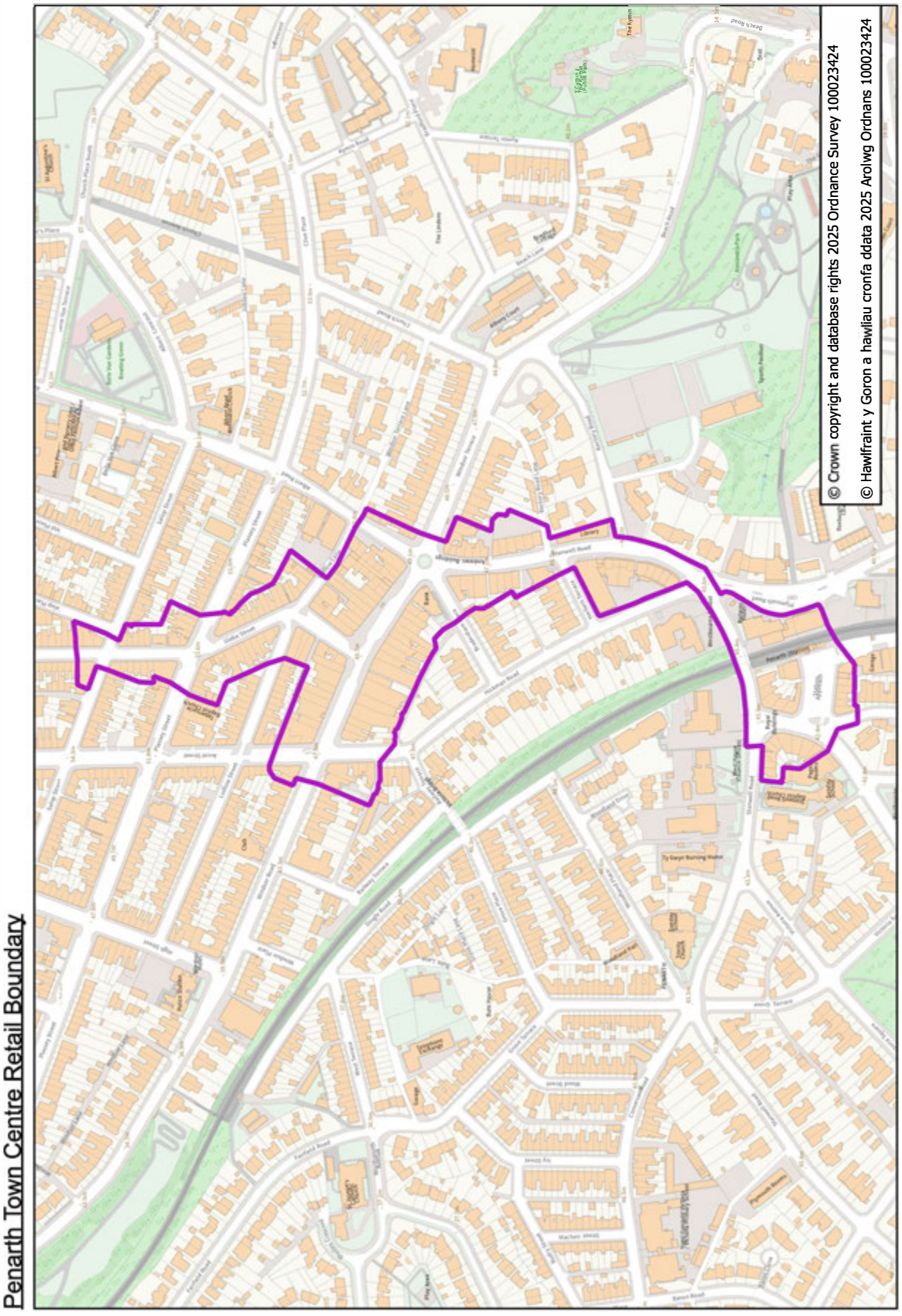

De Clare Lodge
Car Park
Car Park
Car Park
Car Park
Electricity Distribution Site
Mill End
Town Hall
Broadway
Bear Lane
Bear Lane
Bear Lane

# Town and District Centre Boundaries




Llantwit Major District Centre Retail Boundary

# Town and District Centre Boundaries

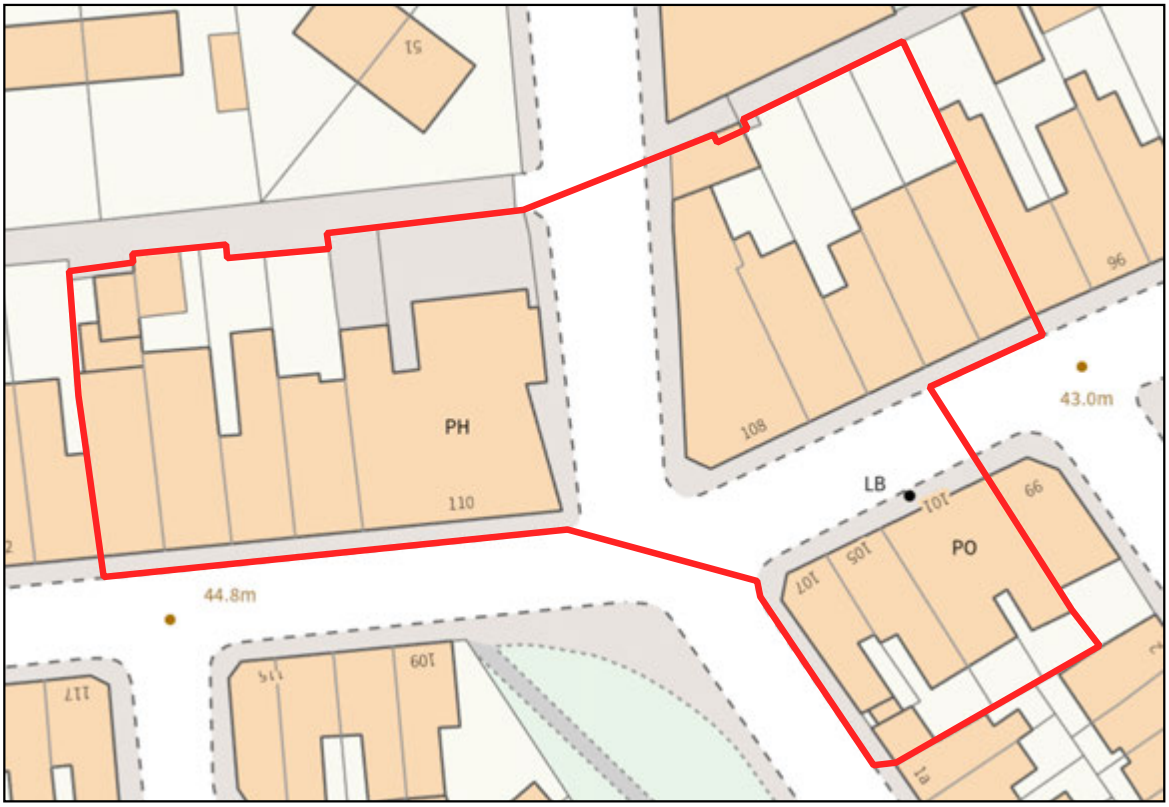



Penarth Town Centre Retail Boundary

# Appendix 5

## Local, Village and Neighbourhood retail Boundaries

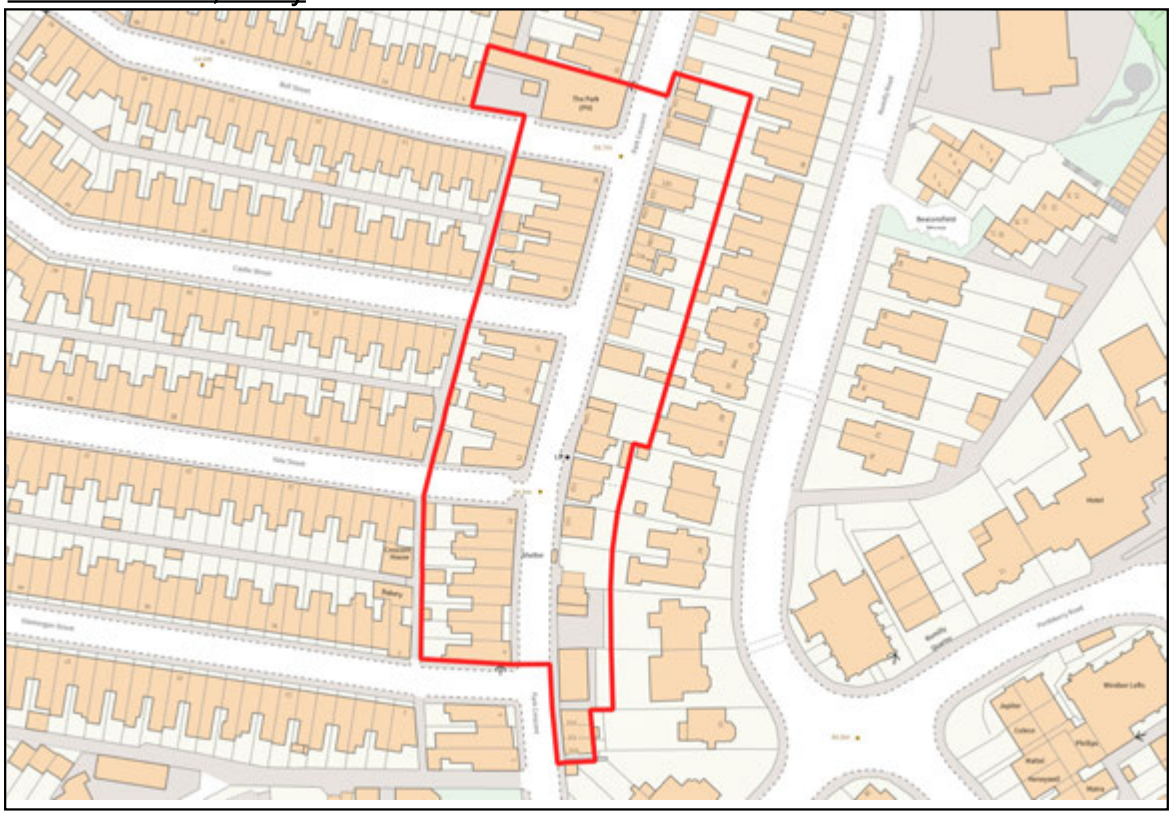
### Barry Road, Cadoxton




© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

### Park Crescent, Barry

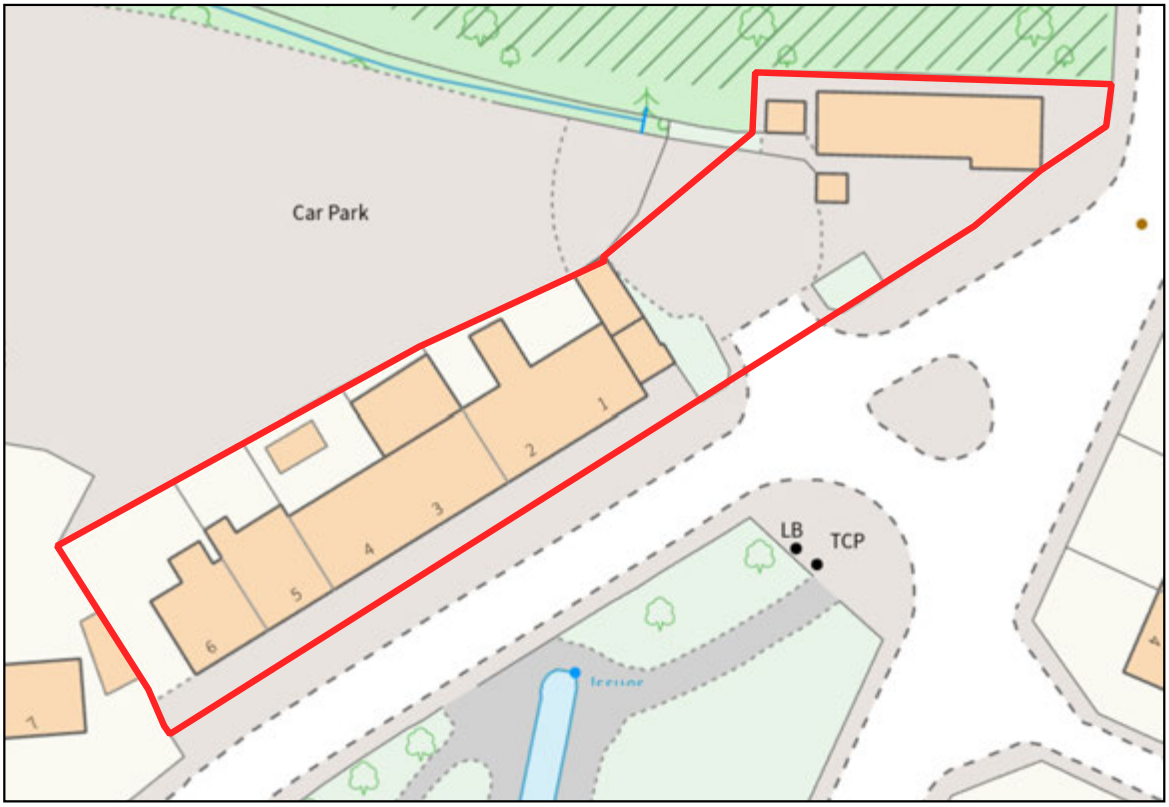


© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Local, Village and Neighbourhood retail Boundaries

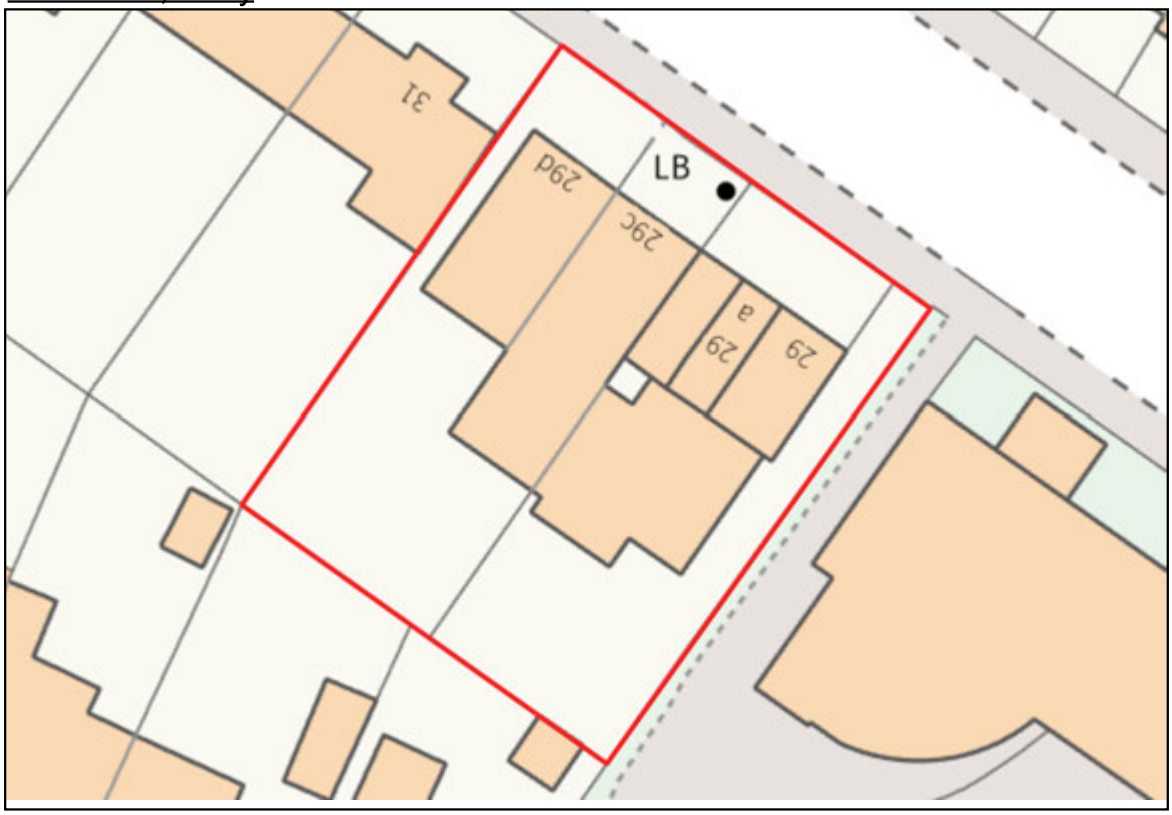
## Bron y Mor, Barry




© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## Park Road, Barry




© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Local, Village and Neighbourhood retail Boundaries

## Main Street, Cadoxton




© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## Vere Street, Cadoxton

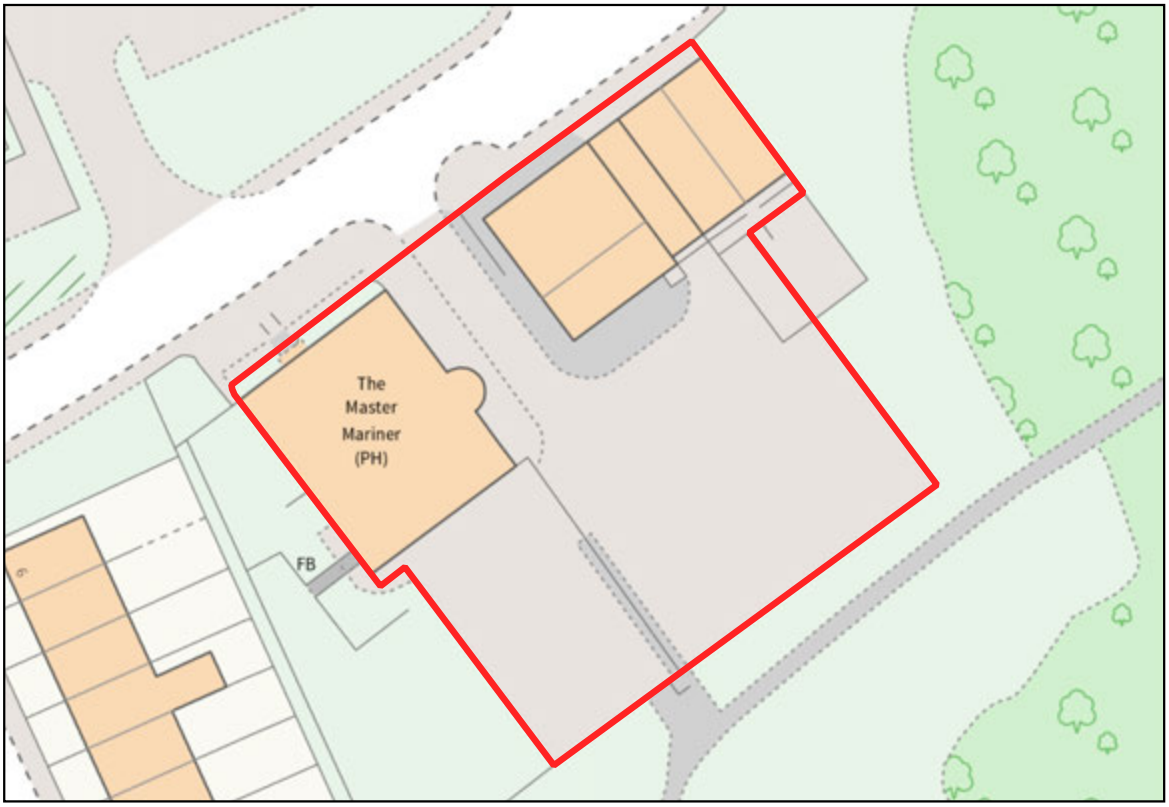



© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Local, Village and Neighbourhood retail Boundaries

## Skomer Road, Gibbonsdown




© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## Cwm Talwg, Barry

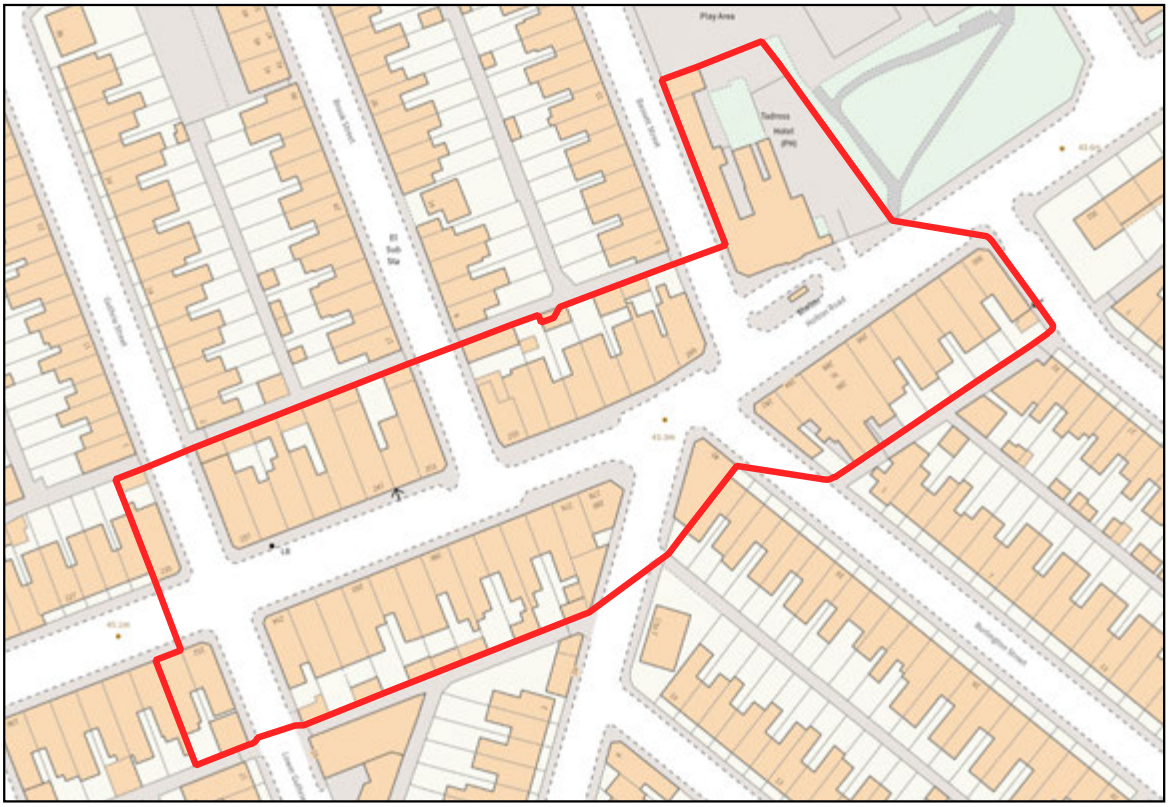



© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Local, Village and Neighbourhood retail Boundaries

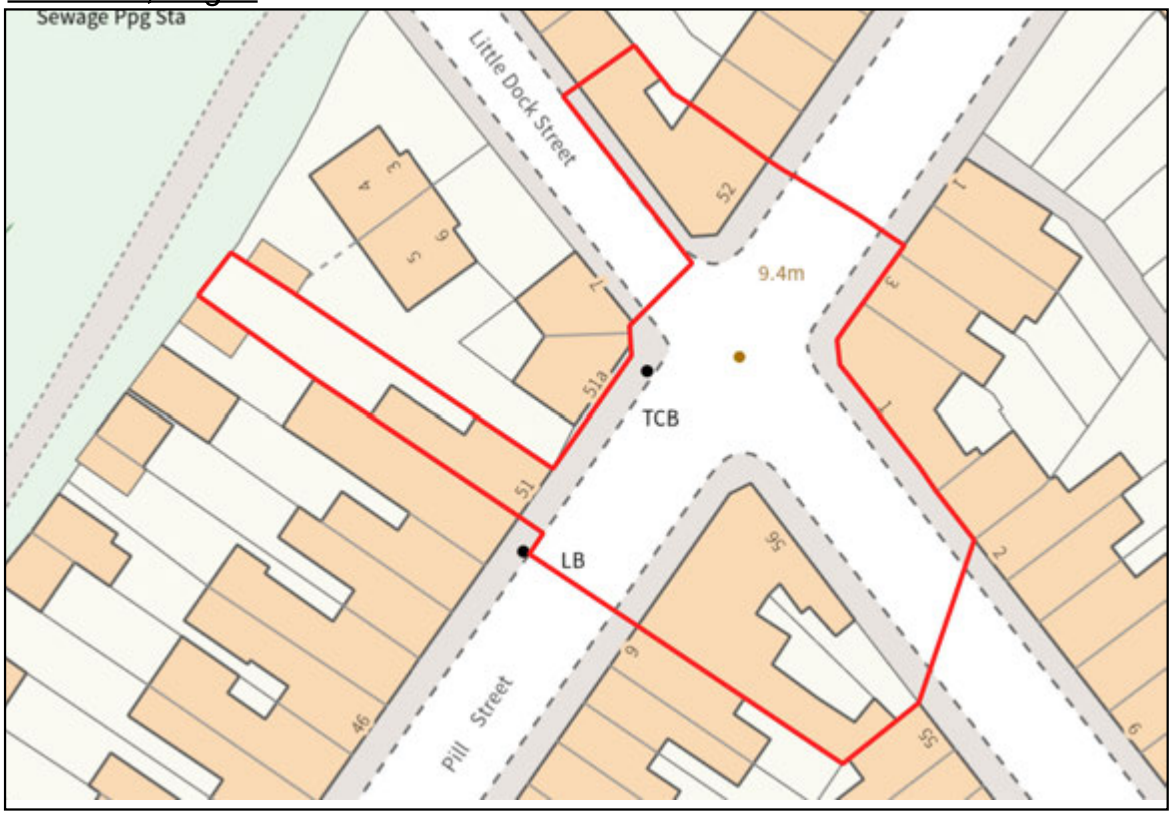
## Upper Holton Road, Barry



© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## Pill Street, Cogan




© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Local, Village and Neighbourhood retail Boundaries

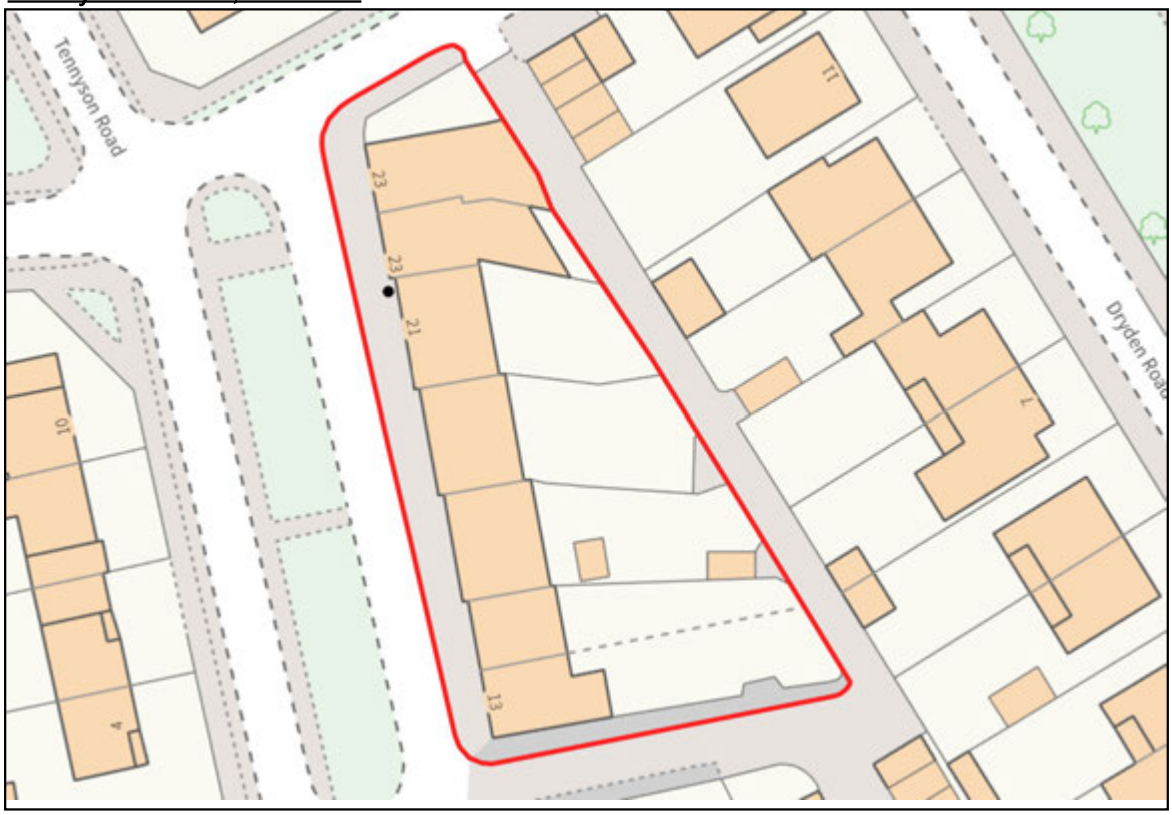
## Cornerswell Road, Penarth




© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## Tennyson Road, Penarth




© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Local, Village and Neighbourhood retail Boundaries

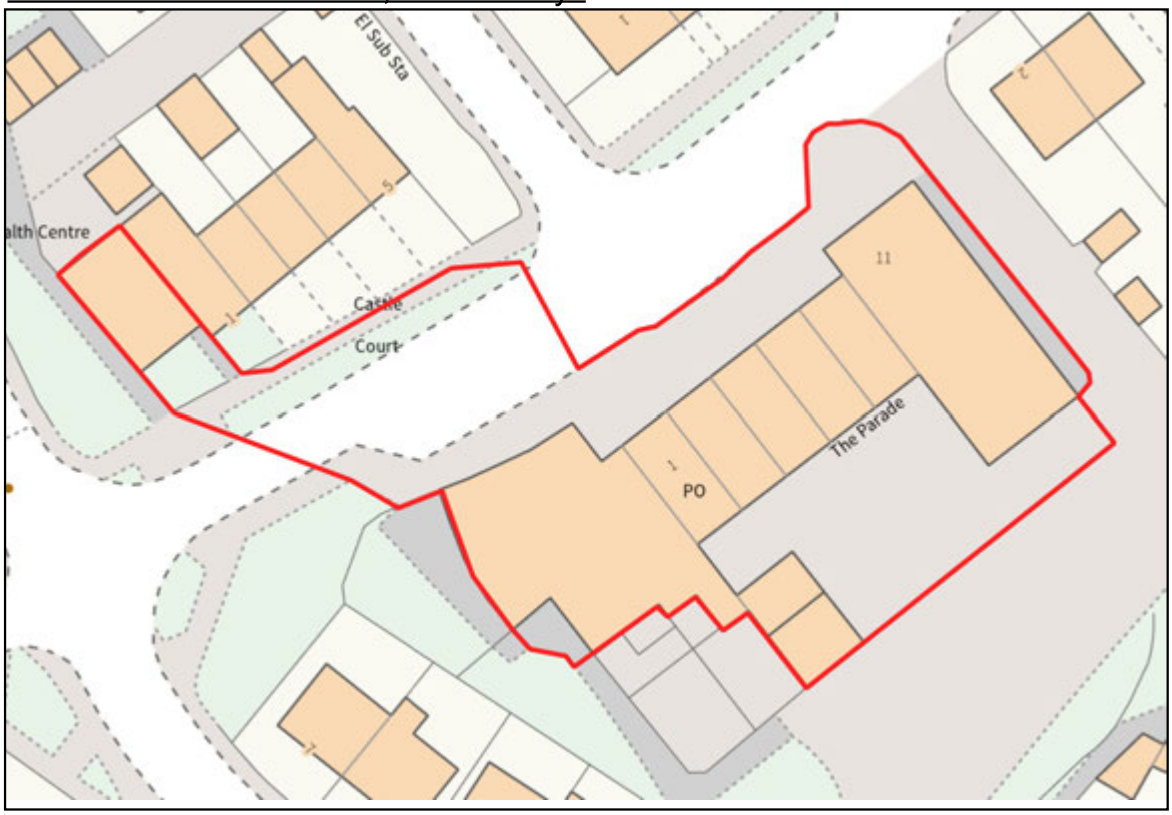
## Camms Corner, Dinas Powys




© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## Castle Court - The Parade, Dinas Powys

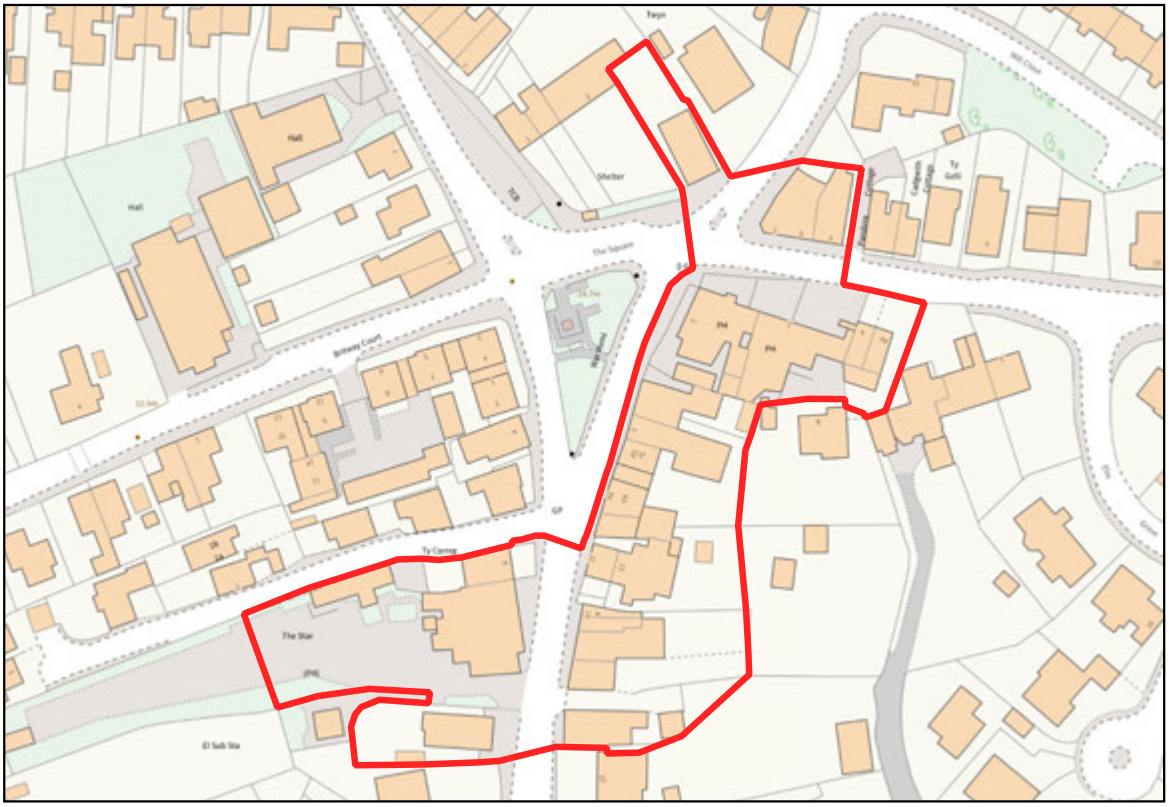



© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Local, Village and Neighbourhood retail Boundaries

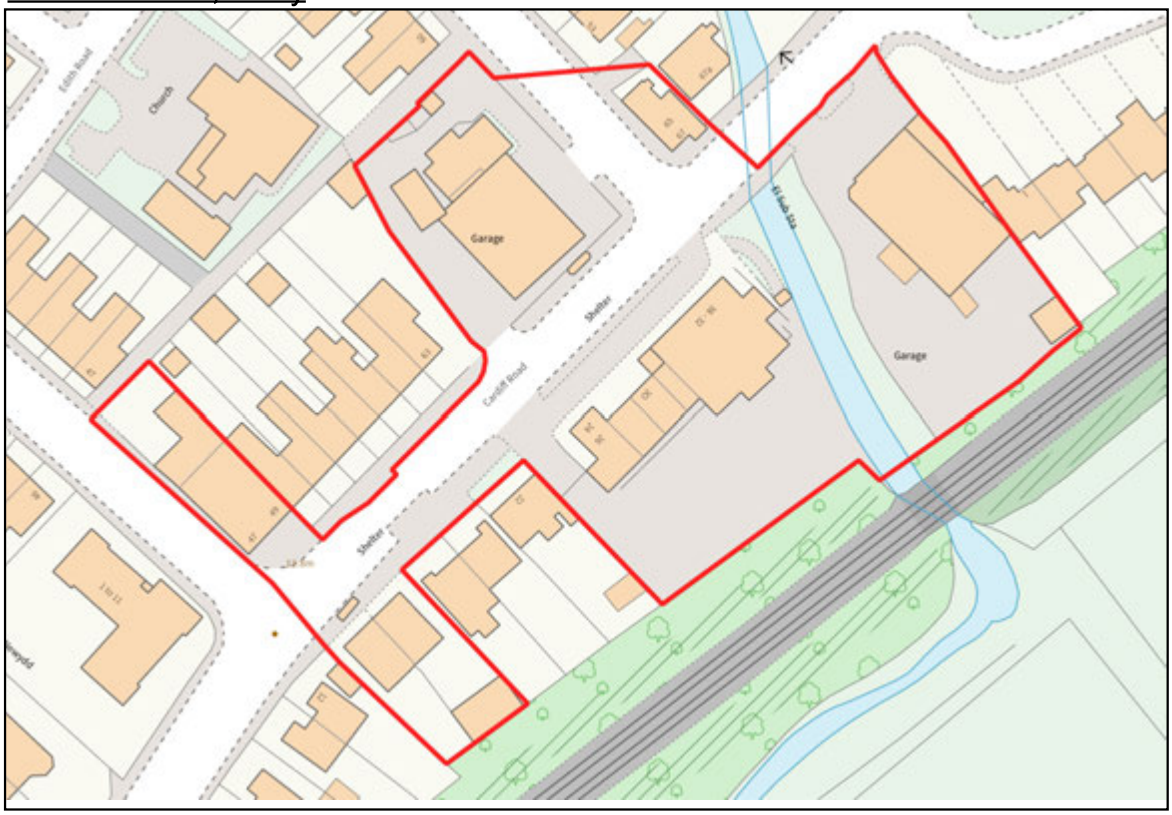
## Dinas Powys Village



© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## Park Crescent, Barry

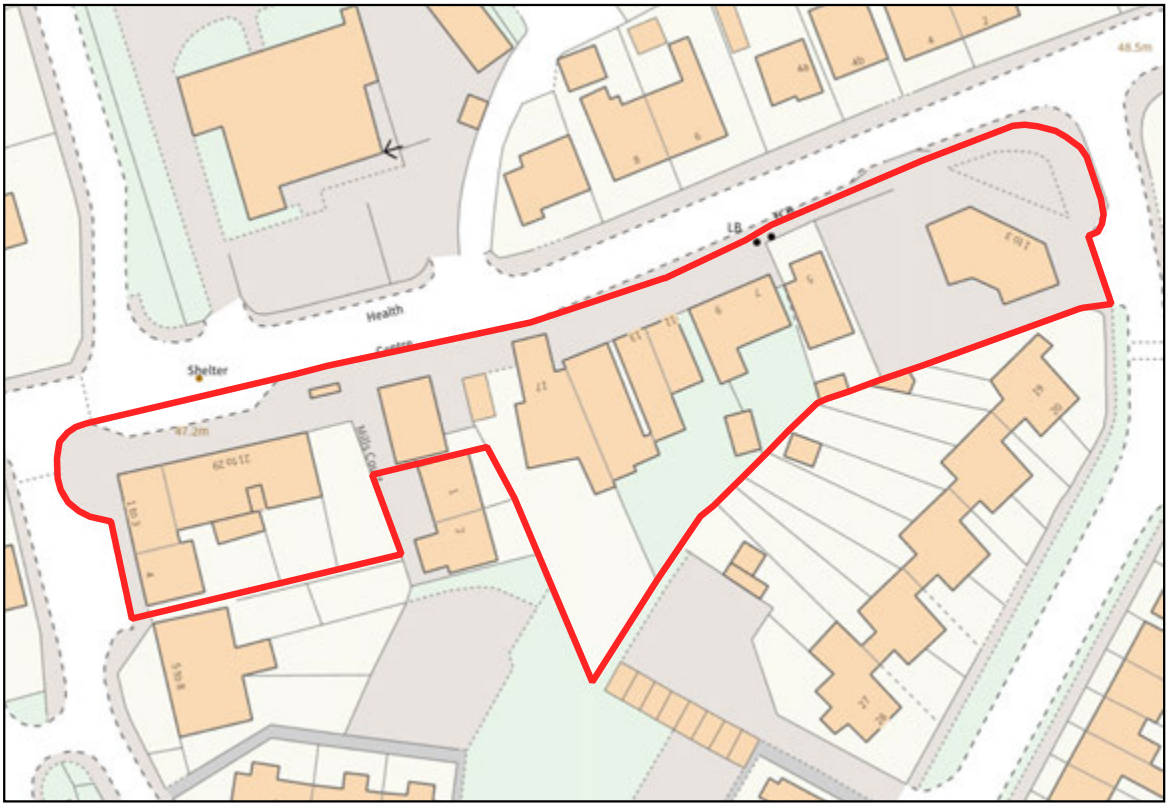



© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Local, Village and Neighbourhood retail Boundaries

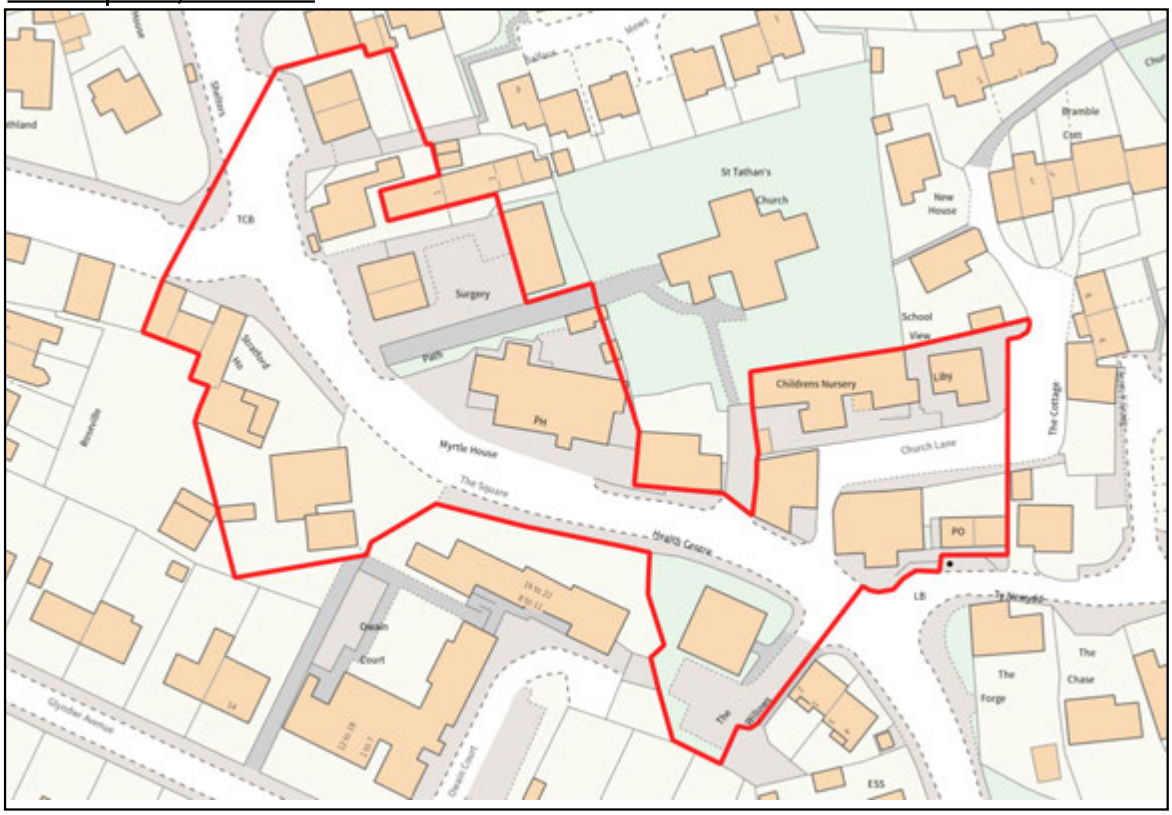
## Fontygary Road, Rhoose




© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## The Square, St Athan

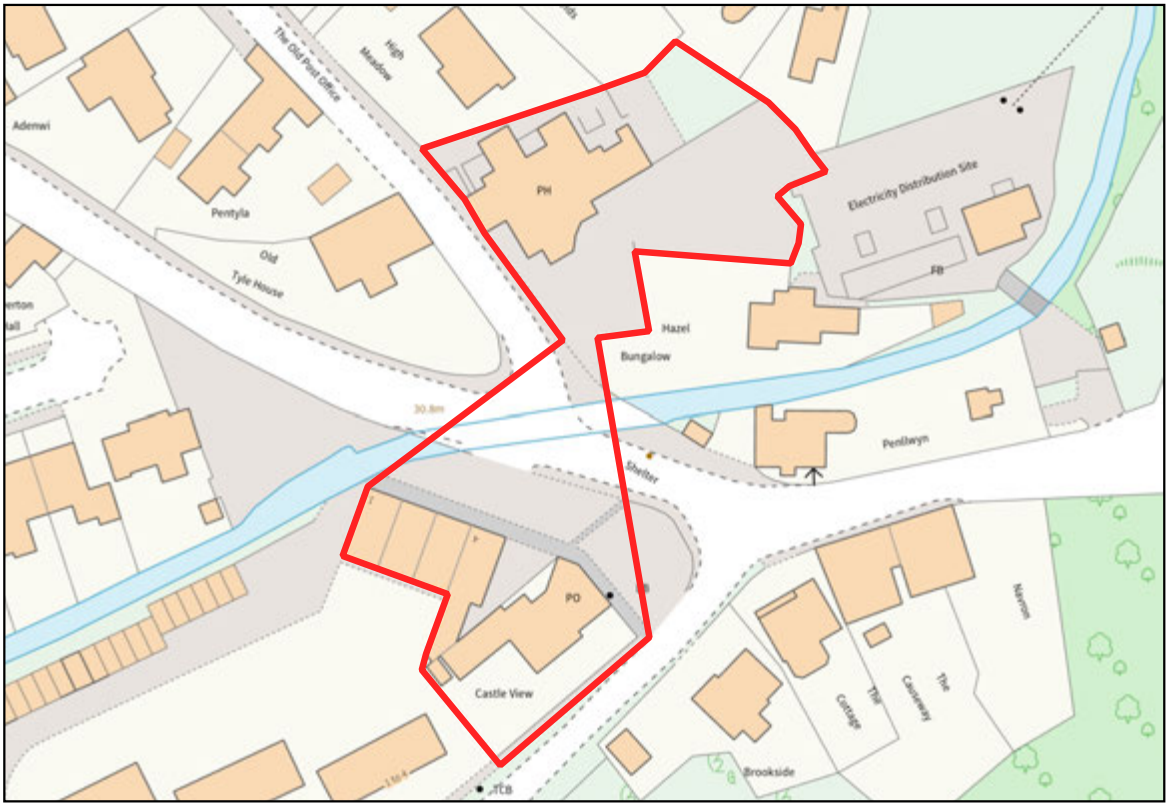



© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Local, Village and Neighbourhood retail Boundaries

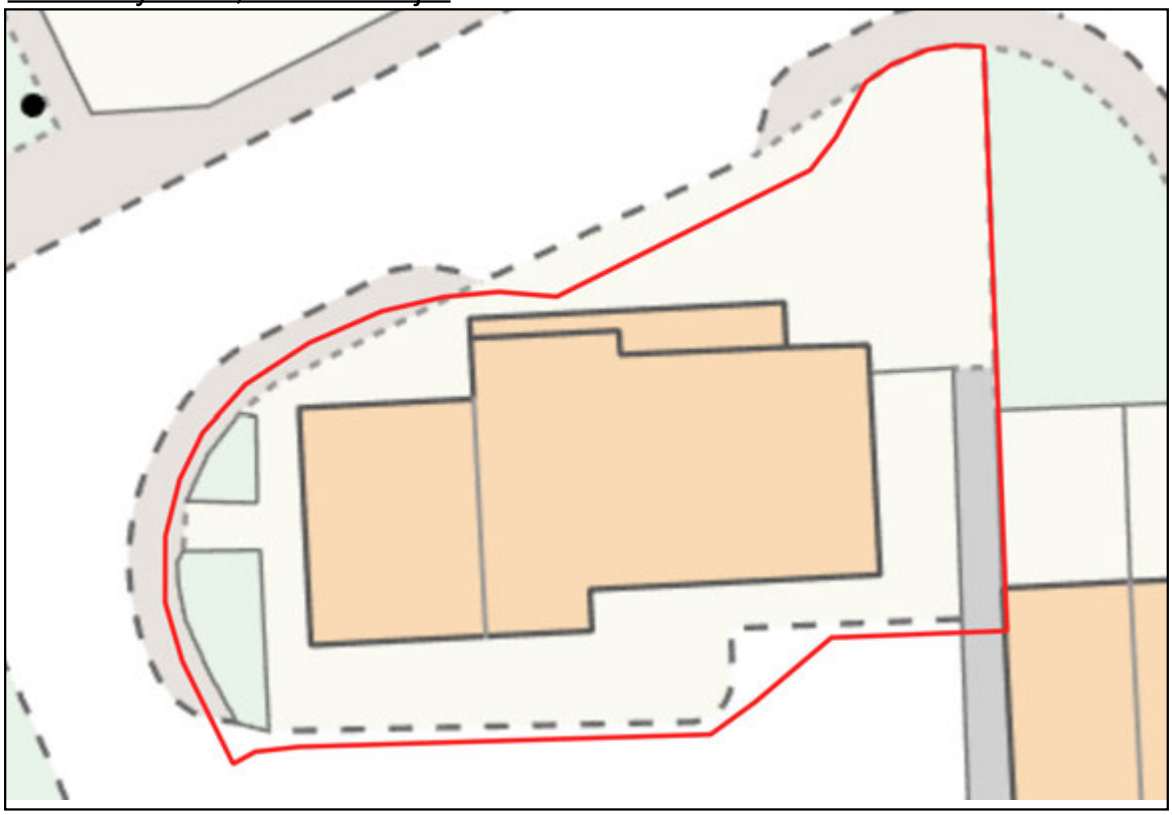
## Boverton, Llantwit Major




© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## Crawshay Drive, Llantwit Major

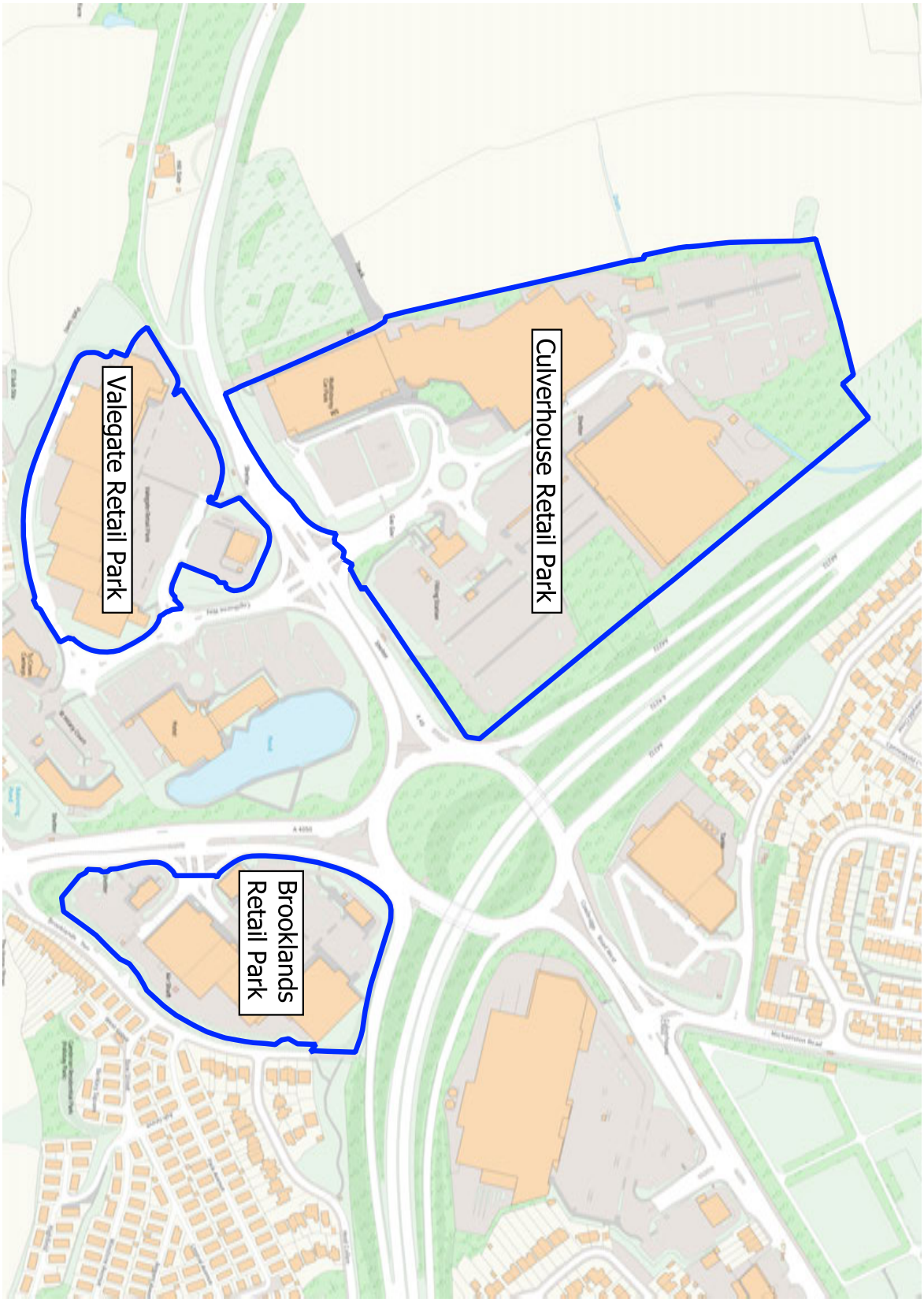


© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Appendix 6

## Out of Centre Retail Boundaries

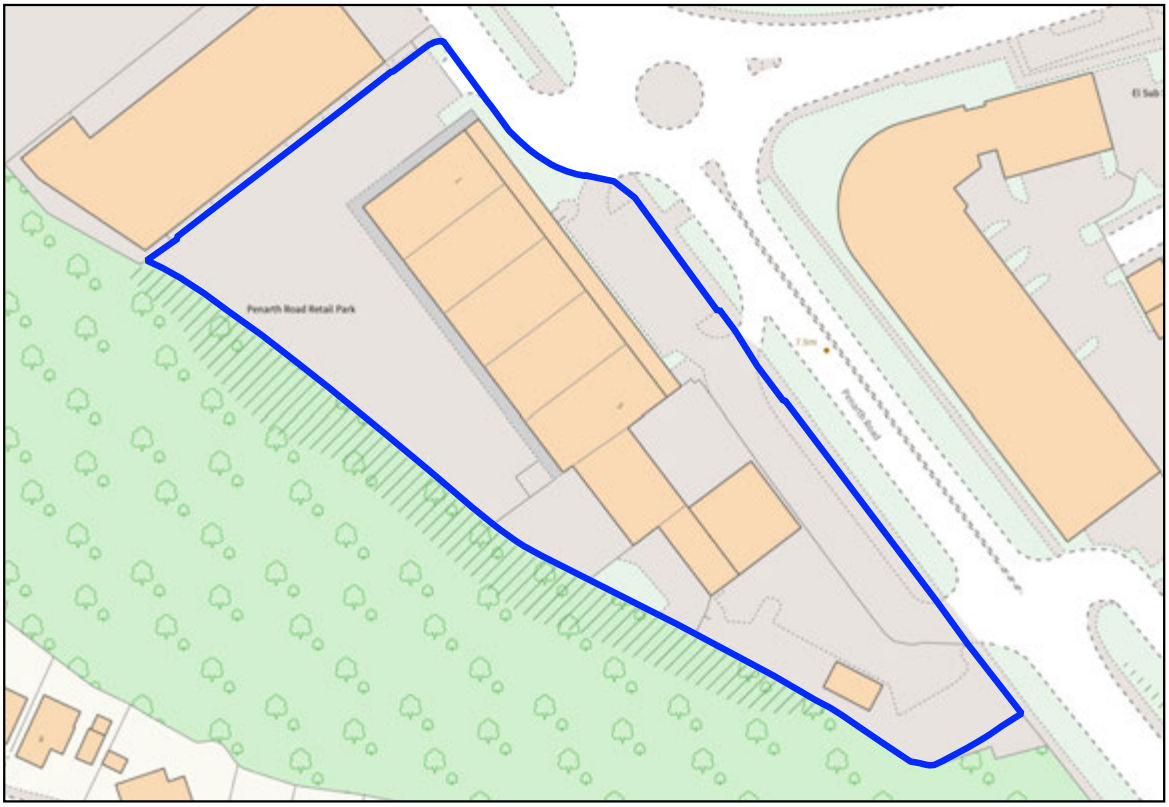



© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Out of Centre Retail Boundaries

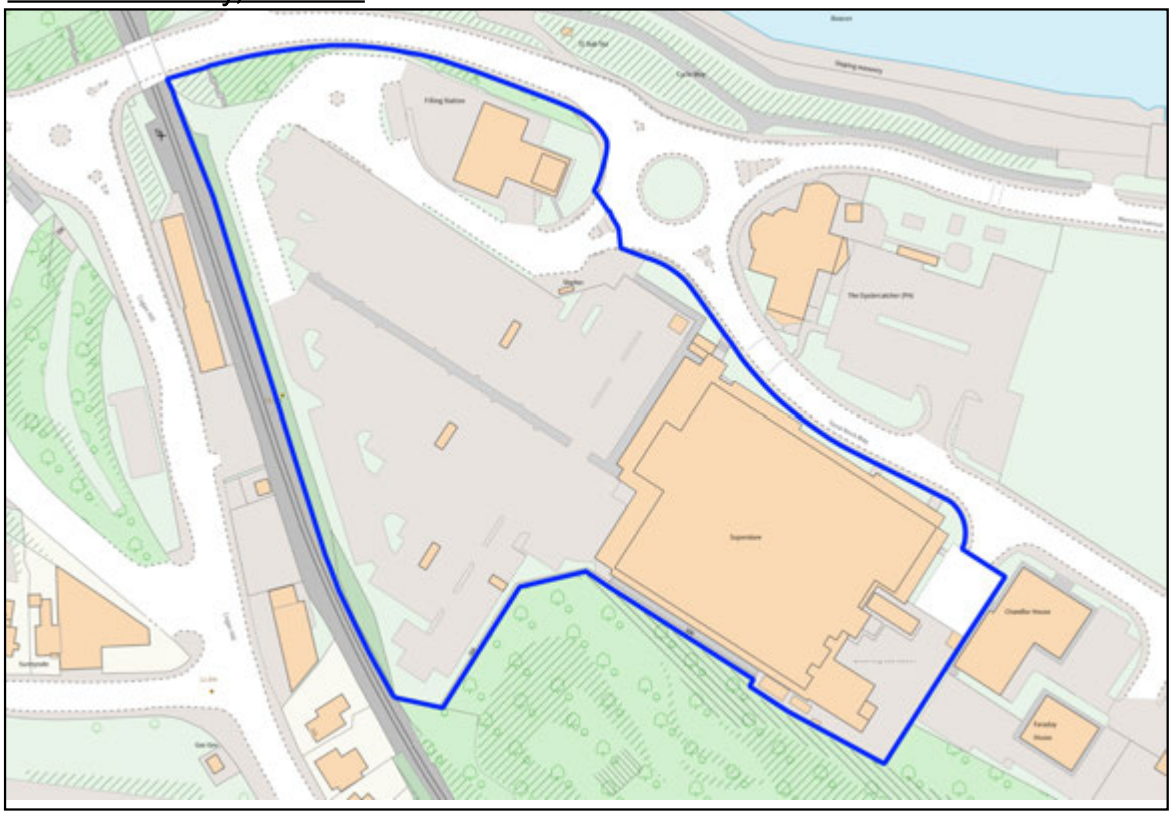
## Penarth Road Retail Park




© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## Terra Nova Way, Penarth

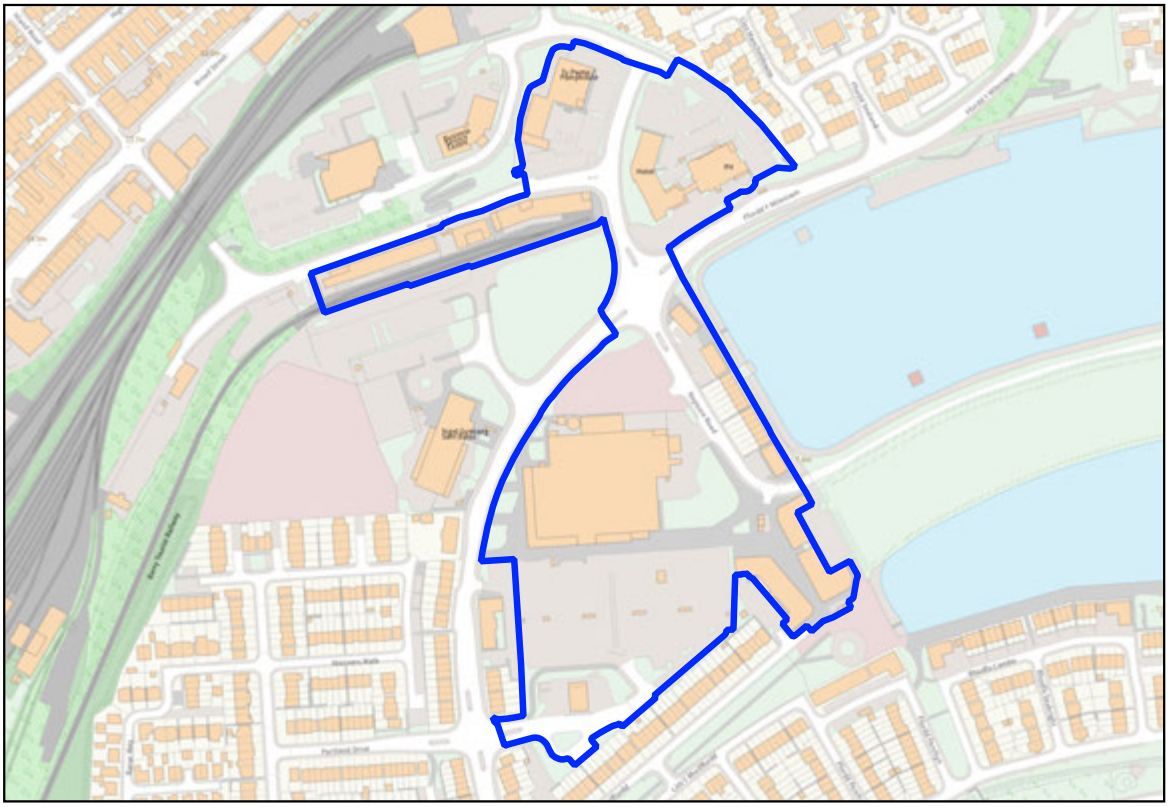


© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Out of Centre Retail Boundaries

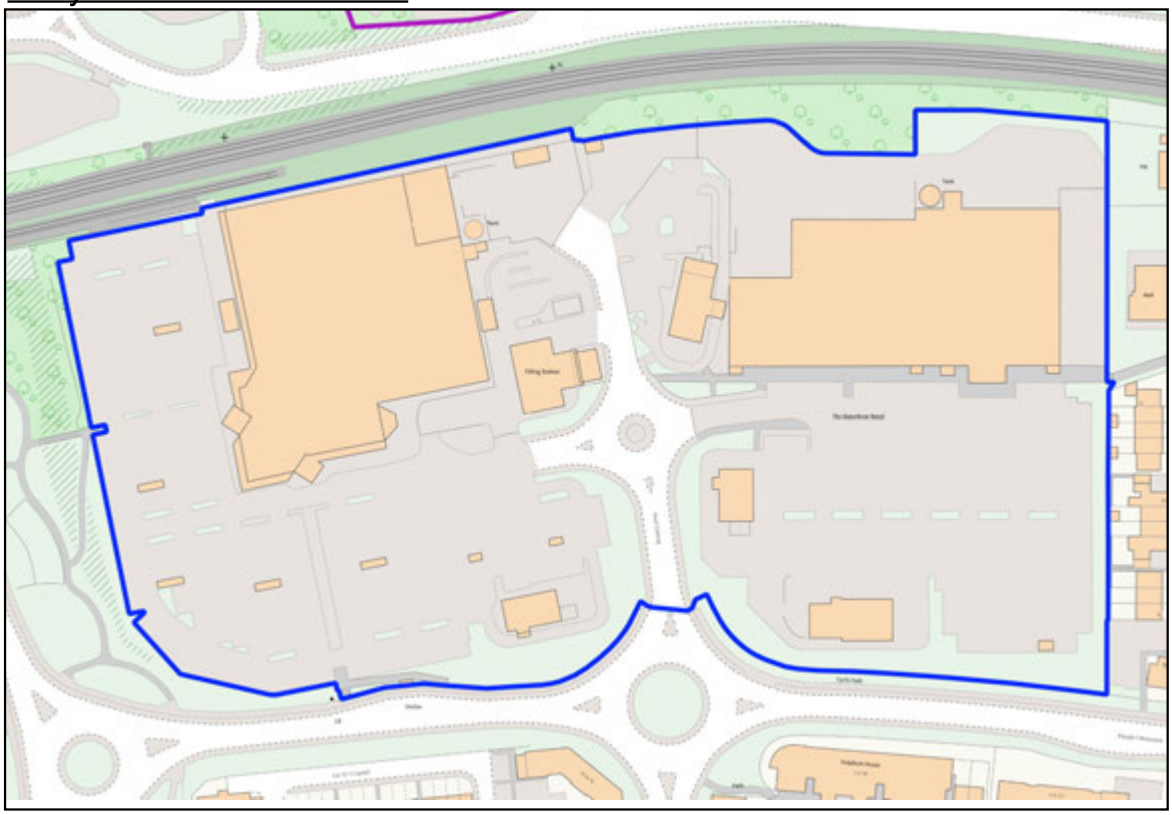
## Dockside Retail Park



© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## Barry Waterfront Retail Park

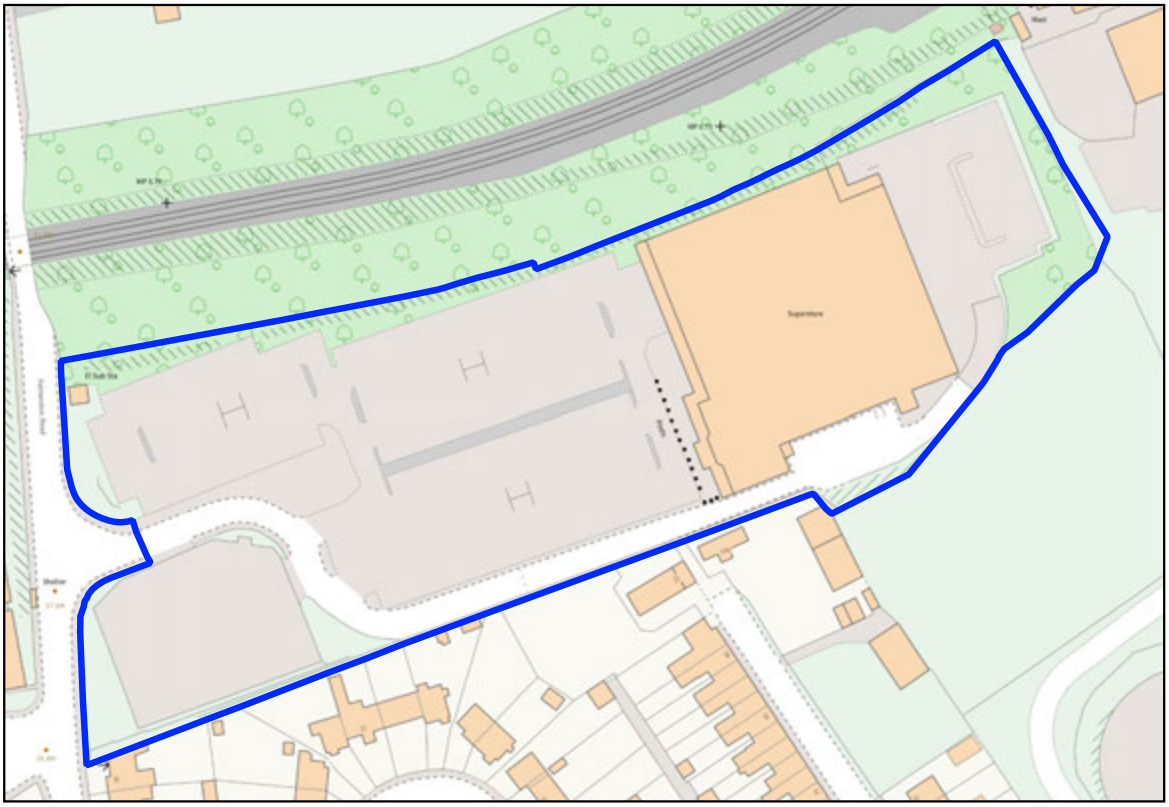


© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Out of Centre Retail Boundaries

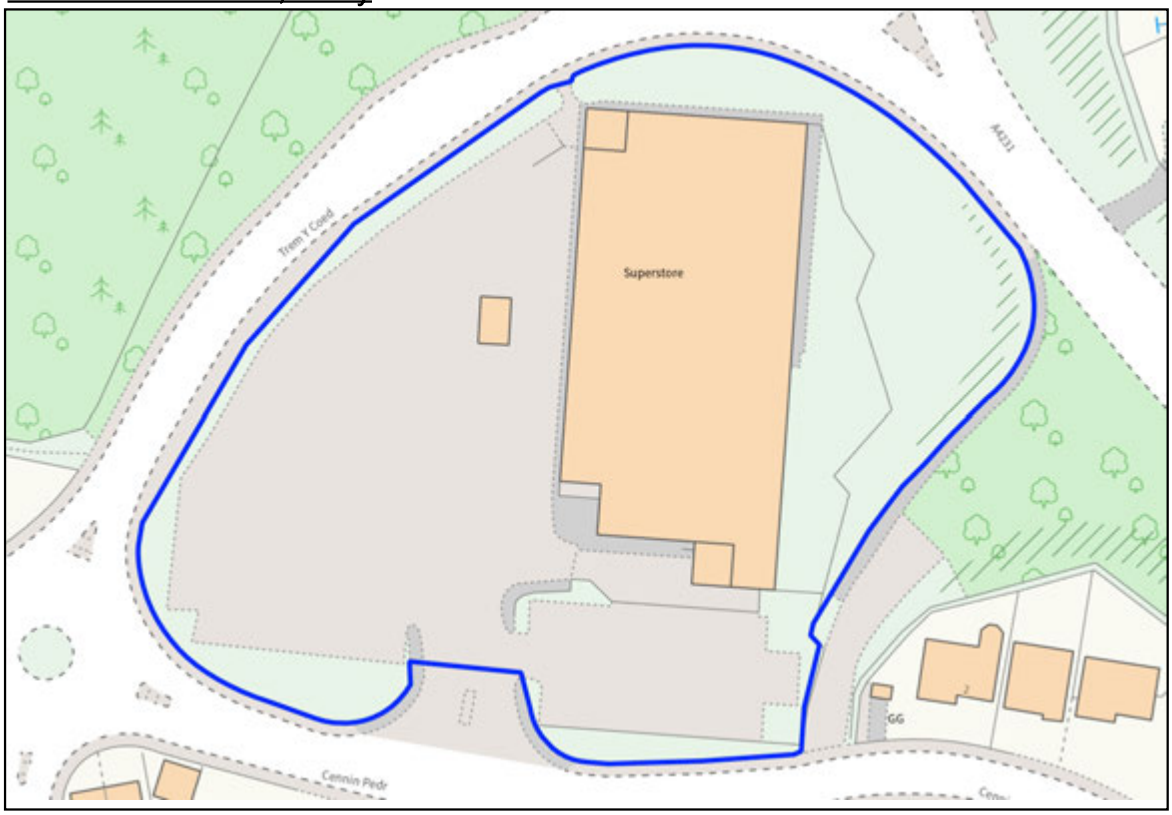
## Palmerstone Centre, Barry



© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## Pencoedtre Centre, Barry

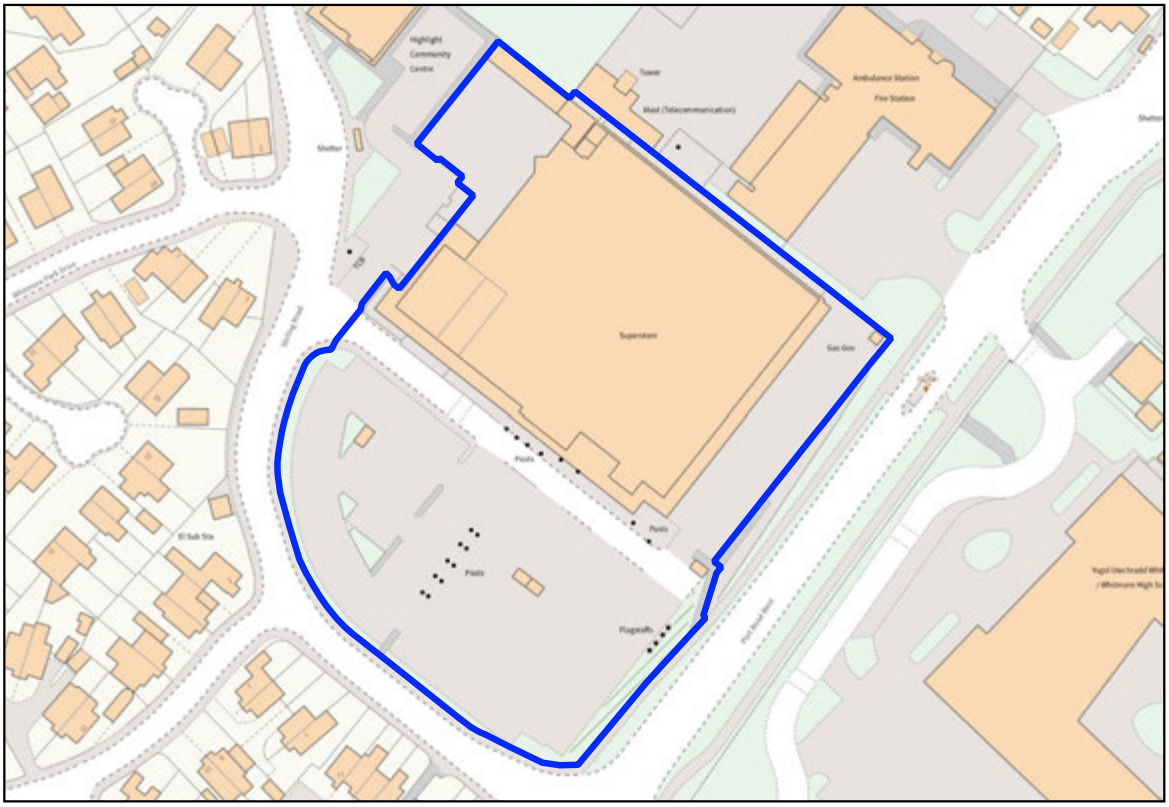



© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

# Out of Centre Retail Boundaries

## Highlight Park, Barry



© Crown copyright and database rights 2025 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023424

## Appendix 7 - Sites of Importance for Nature Conservation (SINCs)

| SINC No. | SINC Name |
|---|---|
| 1 | Craig Tan-y-Lan |
| 2 | South of Tyla Gwyn |
| 3 | Cae Coed |
| 4 | North of Cae Coed |
| 5 | Ffynnon y Dera |
| 6 | Penymynydd |
| 7 | Ruthin Fach Farm |
| 8 | Coed Mawr |
| 9 | Land to East of Mynydd Ruthin & Mynydd Ruthin |
| 11 | Land South of Mynydd Ruthin & North West of Pant-y-Lliwydd Farm |
| 13 | Coed Breigam |
| 14 | Coed y Brynau |
| 15 | Gladstone Road Pond |
| 16 | Pond North of Cae-Rhys-Ddu |
| 17 | Coed Pant-Llywydd |
| 19 | Land East of Tynytrach Farm |
| 20 | South of Forest Wood Quarry |
| 21 | Fforest Fach Farm |
| 22 | Land West of Llanfarach Farm |
| 24 | Land between M4 and Industrial Estate |
| 25 | Land South of Llanfarach Farm |
| 26 | Land West of Ty Newydd Farm |
| 27 | North of Gwern-y-Gedrych |
| 28 | King's Wood |
| 29 | Long Wood |
| 30 | South of Long Wood |
| 31 | North of Corntown |
| 32 | Cottage Wood |
| 33 | Land South of Moor Mill |
| 34 | North West of Court Farm |
| 36 | Land West of Llangan |
| 37 | Land North of Llangan |
| 38 | Coed Mansel |
| 41 | Readers Way Pond |
| 42 | Coed y Stanby |
| 43 | Ham Wood & Coed y Graig |
| 44 | Land to North West of the Old Mill |
| 45 | Penllyn Fish Ponds |
| 46 | Llansannor Wood |
| 47 | Coed y Graig |
| 48 | South West of King Coed |
| 49 | Coed Pen-Cyrn |
| 50 | Mynydd y Fforest |
| 51 | North Ystradowen |
| 52 | Old Quarry, Cowbridge Road |
| 53 | Coed Wern-Fawr |
| 54 | Coed Cattwg-Glas |
| 55 | Llwyn-yoy Pond |
| 56 | Coed Llwyn-Rhyddid |
| 57 | South East of Llwyn-Rhyddid Cottages |
| 58 | North of Coed Leision & West of Newydd Stables |
| 60 | Land near Coed Pen-Brych |
| 61 | West of Clawdd-Coch Farm |
| 62 | Coed Waunn-Lloff |
| 63 | South West of Castell Bach |
| 64 | Land near Hensol Mill |
| 65 | Land South of Hafod Y Wennol |
| 66 | Land West of Hensol Mill |
| 67 | Hafod Y Wennol |
| 68 | Hensol Lake |
| 69 | Mill Ponds |
| 70 | Coed Fros-Ceibr |
| 71 | South West of Dyffryn Bach |
| 73 | Coed Cadw |
| 74 | North of Pendoylan Moors |
| 75 | Land near Gwern y Gae Isaf |
| 76 | Land North of Brooklands Farm |
| 77 | West of Markswood |
| 78 | Land South of Oakfield |
| 79 | Land South of Glenholme |
| 80 | Maendy Farm |
| 81 | South West of Parc Coed Machen |
| 82 | South West of The Paddocks |
| 83 | North West of Hillfields Farm |
| 84 | Land by St y-Nyll Ponds |
| 85 | North of Palla Farm |
| 86 | South of Forty Farm |
| 87 | North Ogmore by Sea |
| 88 | Land by Ogmore River |
| 89 | Pant Norton |
| 90 | Craig Ddu |
| 91 | Ogmore Down |
| 92 | Pant Mari Flanders |
| 94 | Alun Valley |
| 95 | Cwm Alun |
| 96 | Ewenny Estuary Saltmarsh |
| 98 | Slon Lane Grassland |
| 99 | Gerddi |
| 100 | Coed y Parc |
| 102 | Violet Bed |
| 103 | Coed y Castell |
| 104 | Beech Clump |
| 105 | West of Trebettyn |
| 106 | Amelia Trust Woodland Pond |
| 107 | Amelia Trust Dew Pond |
| 108 | Land at Trerhyngyll |
| 109 | North Caercady |
| 110 | South Caercady |

| SINC No. | SINC Name |
|---|---|
| 111 | West of Ty Mynydd |
| 112 | North of Welsh St Donats |
| 113 | Land North of Ty'r-Mynydd |
| 114 | Land adjacent to Ty'r-Mynydd |
| 117 | Land adjacent to Forester's House |
| 118 | Mill Pond |
| 119 | Warren Mill Farm Park & West of Warren Mill Farm Park |
| 121 | Coed Counsellor |
| 122 | Land at Pendoylan Moors |
| 123 | East of Ty'n-y-Pwll |
| 124 | North West of Croes-y-Parc Baptist Chapel |
| 125 | Gwern-y-Steeple |
| 126 | Coed Pen-y-ffordd-fawr |
| 127 | Kingsland |
| 128 | East of Kingsland |
| 129 | East of Homri Farm |
| 130 | East of Glyncory Water Works |
| 131 | Land South West of Ffordd Cottages |
| 132 | Coed Quinnet |
| 133 | Land near Ffordd Cottages |
| 134 | Land South East of Ffordd Cottages |
| 135 | Land North of Coedarhydyglyn |
| 136 | North of Castle Farm |
| 137 | Penlline Moor Wood |
| 138 | Pant y Groes |
| 139 | Pwll y Mer |
| 141 | Clemenstone Brook |
| 143 | Church Farm |
| 144 | Franklen Farm |
| 145 | Land South of Parcau Farm |
| 146 | Land North West of Stembridge Farm |
| 147 | Ty-Draw South of Colwinston |
| 148 | Wenvoe Castle Front Lawn Pond |
| 149 | Hilton Plantations |
| 150 | Bears Wood |
| 151 | South West of Llysworney |
| 152 | Pond 11 Biglis Moors |
| 153 | Pwwl Erw-Naw |
| 154 | North of Cog Moors |
| 156 | West of Llysworney |
| 157 | Land North of Limefield House |
| 158 | Llanblethian Hill Down |
| 159 | Land to South West of Llanblethian |
| 160 | Coed y Castell |
| 161 | Coed Bach |
| 162 | Land West of Cowbridge Comprehensive School |
| 163 | Llanquian Wood |
| 164 | Land South of Whitefield Farm |
| 165 | Land along Nant Aberthin |
| 166 | Long Grove |
| 167 | Coed y Seler |
| 168 | Ravenswood |
| 169 | Gaer Wood |
| 170 | Log Wood |
| 171 | Cottrell Wood |
| 172 | Coed y Lan |
| 173 | Redland Wood |
| 174 | Betty Lucas Wood |
| 175 | Coed y Cwm |
| 177 | Land at Winchpit |
| 178 | Land North West of Coed Nant Bran |
| 179 | Coed Nant-Bran |
| 180 | Beechwood |
| 181 | West of White Hall |
| 182 | Wenvoe Orchid Field |
| 183 | East of Wenvoe Orchid Field |
| 184 | The Downs |
| 185 | Coed y Cymdda |
| 186 | Coed y Ddylluan |
| 187 | West Hill Wood |
| 188 | Factory Wood |
| 189 | Reservoir Wood |
| 190 | Dunraven Park |
| 191 | Cwm Mawr |
| 192 | Land at Sutton |
| 193 | Land North of Ty-Newydd Farm |
| 194 | Factory Brook |
| 195 | Ruff Moor |
| 196 | Land South of Ruff Moor |
| 197 | Land South-East of Llanmihangel |
| 198 | Coed y Pentre |
| 199 | South of Brookside Farm |
| 200 | Land near Ffynnon Math Lwdd |
| 201 | Land to West of Coed y Pentre |
| 202 | Crookland Gorse |
| 204 | Dinas Powys Castle Woodland |
| 205 | Coed y Grabla |
| 206 | Coed y Seler |
| 207 | Coed yr Arglwydd |
| 208 | Coed y Gellast |
| 209 | Coed Francis |
| 211 | Coed Hills |
| 212 | Coed Arthur |
| 213 | North of the Garn |
| 214 | Land North of Llanvithyn Farm |
| 215 | North West of Garnllwyd Farm |
| 216 | Land along Nant Llancarfan |
| 217 | Land South of Ty'n-y-Coed |
| 218 | Coed Quinnet |
| 219 | West of Coed Quinnet |

| SINC No. | SINC Name |
|---|---|
| 220 | Land South of Blackland Farm |
| 221 | Land North of Whitton Rosser Farm |
| 223 | Brook Wood |
| 224 | Coed Sion Hywel |
| 225 | Coed y Graig |
| 226 | Land North of Little Hamston Farm |
| 227 | Land South of Little Hamston |
| 228 | Land to West of Dyffryn |
| 229 | East of Dyffryn Springs |
| 230 | Great Hamston |
| 231 | Dyffryn Golwch |
| 232 | Dyffryn Gardens |
| 233 | Land to North of Dyffryn |
| 234 | Land along Nant Bran |
| 235 | Coed Maesyfelin |
| 236 | Goldsland Farm Pond |
| 237 | Wenvoe Wood |
| 240 | Land by Winstone Brook |
| 241 | Coed Ysgubor-Goch |
| 242 | Coed Clwyd-Gwyn South West of Michaelston le Pit |
| 243 | Coed Twyncyn |
| 244 | Case Hill Wood |
| 245 | Cwm Cewydd |
| 246 | Clawd y Mynach |
| 247 | Glan-y-mor Pond |
| 248 | Sealands Farm Pond |
| 249 | Beacon Towers Field and Pond |
| 250 | East of Meadowvale Nursery |
| 251 | Frampton Court Farm |
| 252 | East Flemingston |
| 253 | Land North of Llanbydderi Moor |
| 254 | Land to the South of Treguff Cottage |
| 255 | Coed y Colwn |
| 256 | Land West of Llandbydderi Moor |
| 257 | North Pant y Coed |
| 258 | South Pant y Coed |
| 259 | Land South West of Pant y Coed |
| 262 | West of Ty-to-Maen |
| 263 | Land West of Llancarfan |
| 264 | Land North of Llancarfan |
| 265 | Land North East of Llancarfan |
| 266 | Land off Pancross Farm |
| 267 | Land West of Pen Onn Farm |
| 268 | Land West of Pen-Doines |
| 269 | Pen-Doines |
| 271 | Land to North East of Penmark |
| 272 | Land North of Pen Onn Farm |
| 273 | South East Llancarfan |
| 274 | Ford Farm |
| 275 | Cwm Flaxland |
| 276 | Land North of Broomwell |
| 277 | Coed y Cwm |
| 278 | Breach Wood |
| 279 | Land North of Coed y Cwm |
| 281 | Land to west of Northcliff Farm |
| 282 | Coed Garw |
| 284 | North West of Welsh Hawking Centre |
| 285 | West of Barry College |
| 286 | North of Highlight Farm |
| 287 | Land at Nant Bryhill |
| 288 | Brynhill |
| 289 | Fields at Merthyr Dyfan |
| 290 | Land North of Port News |
| 291 | Land West of Windrush |
| 292 | North West of Pencoedtre Wood |
| 293 | West of Pencoedtre Wood |
| 294 | Dinas Powys Moors |
| 295 | Shortlands Wood |
| 296 | North of Pop Hill |
| 297 | Cross Common |
| 298 | Pop Hill |
| 299 | Cog Moors |
| 300 | Cogan Pond |
| 301 | Cosmeston Lakes |
| 302 | Cwm Marcroes |
| 303 | Wood at St Donat's |
| 304 | Cwm Tresilian |
| 305 | West of Cwm Colhuw |
| 306 | Cwm Colhuw |
| 307 | East Orchard Wood |
| 308 | Oxmoor Wood |
| 309 | Ox Moor |
| 310 | Coed Llancadle |
| 311 | Lower Thaw Valley |
| 312 | North of Aberthaw Cement Works |
| 313 | Land adjacent to Burton Plantation |
| 314 | Land South of Llancadle |
| 315 | Llancadle |
| 316 | East Aberthaw Former Quarry |
| 317 | Llancadle Gorse |
| 318 | Land adjacent to Kenson Wood |
| 319 | Kenson Wood |
| 320 | Castle Wood |
| 321 | Cliff Wood |
| 322 | Land South of Penmark |
| 323 | Land South West of Curnix Farm |
| 324 | Land South of Curnix Farm |
| 325 | Curnix Farm |
| 326 | Church Hill Wood |
| 327 | Land North of Blackton Farm |
| 328 | North West Bullhouse Brook |
| 329 | North Bullhouse Brook |
| 330 | West of The Old Rectory |
| 331 | Knock Man Down Wood |

| SINC No. | SINC Name |
|---|---|
| 332 | North East of Knock Man Down Wood |
| 333 | South of Cwm Ciddy Farm |
| 335 | North Cwm Barri |
| 337 | Cadoxton Wetlands |
| 338 | Cadoxton River |
| 339 | North of North Road |
| 341 | Ty-r-Orsaf |
| 342 | Lavernock Point East |
| 343 | Water Lane Ponds |
| 344 | Highfield Farm Dew Pond 2 |
| 345 | Summerhouse Bay West |
| 346 | Sutton Road Pond |
| 347 | Dyffryn Business Park Pond |
| 348 | Coast at Aberthaw Power Station |
| 349 | The Walls at Aberthaw |
| 350 | Land at East Aberthaw |
| 351 | Font-y-Gary |
| 352 | Rhoose Point |
| 353 | South West of Church Farm |
| 354 | East of Lower Porthkerry |
| 355 | Flaxland Pond |
| 356 | Welsh St Donats Village Pond |
| 357 | Friars Point |
| 358 | Nell's Point East |
| 359 | Coed Lawn |
| 360 | Leckwith Woods |
| 361 | Downs Wood |
| 362 | Goldsland Wood |
| 363 | Coed Uchaf |
| 364 | Fonmon Verge B4265 |
| 365 | Ham Wood Llantwit Major |
| 366 | Hoddnant Brook Wood 1 |
| 367 | Hoddnant Brook Wood 2 |
| 368 | Land south of Penmark adj SINC 322 |
| 369 | Grassland near Flaxlands Llancarfan |
| 370 | Kenson Bridge Grassland 1 |
| 371 | Cwm Colhuw Extension |
| 372 | Barry abandoned Sports Field |
| 373 | Fields above Bwlch y Bullring |
| 374 | Traeth Mawr off Cwm Bach |
| 375 | Cwm Colhuw to Leys Beach |
| 376 | East Aberthaw to Summerhouse Bay |
| 377 | The Bulwarks to Fontygary Caravan Park |
| 378 | Porthkerry Pebble Beach to Cold Knap Point |
| 379 | Old Barry Harbour |
| 380 | Lavernock to Black Rocks, Bendricks |
| 381 | Forrest Road to Cliff Road, Penarth |
| 382 | Y Cymin to Marina breakwater |
| 383 | Penarth Head to Marina breakwater |

**Appendix 8 - Historic Environment Designations**

Distribution of Listed Buildings

| Community | Total | Grade II | Grade II* | Grade I |
|---|---|---|---|---|
| Barry | 58 | 50 | 7 | 1 |
| Colwinston | 11 | 10 | 0 | 1 |
| Cowbridge with Llanblethian | 98 | 88 | 8 | 2 |
| Dinas Powys and St. Andrews Major | 16 | 14 | 2 | 0 |
| Ewenny 2 | 26 | 14 | 5 | 7 |
| Llancarfan | 19 | 14 | 4 | 1 |
| Llandough | 4 | 4 | 0 | 0 |
| Llandow | 24 | 18 | 4 | 2 |
| Llanfair | 27 | 22 | 4 | 1 |
| Llangan | 15 | 14 | 0 | 1 |
| Llanmaes | 11 | 8 | 3 | 0 |
| Llantwit Major | 78 | 70 | 7 | 1 |
| Michaelston | 8 | 6 | 1 | 1 |
| Penarth | 54 | 52 | 1 | 1 |
| Pendoylan | 11 | 9 | 1 | 1 |
| Penllyn | 26 | 23 | 1 | 2 |
| Peterston-Super-Ely | 20 | 19 | 1 | 0 |
| Rhoose | 36 | 29 | 6 | 1 |
| St Athan | 39 | 32 | 6 | 1 |
| St Brides Major | 36 | 33 | 2 | 1 |
| St Donat's | 39 | 33 | 1 | 5 |
| St Georges Super Ely | 12 | 8 | 2 | 2 |
| St Nicholas | 21 | 19 | 2 | 0 |
| Sully | 13 | 12 | 1 | 0 |
| Welsh St Donat's | 4 | 3 | 0 | 1 |
| Wenvoe | 18 | 16 | 2 | 0 |
| Wick | 20 | 19 | 1 | 0 |
| **Total** | **744** | **639** | **72** | **33** |
| | **GRAND TOTAL** of Listed Buildings in the Vale of Glamorgan (June 2025): **744** | | | |

**Distribution of Scheduled Monuments**

| Community | Monument name |
|---|---|
| Barry | Site of Medieval Mill & Mill Leat Cliffwood |
| | Barry Castle |
| | St Barruch's Chapel |
| | Knap Roman Site |
| | Round Barrow 612m N of Bendrick Rock |
| | Westward Corner Round Barrow |
| | Highlight Medieval House Site |
| | Highlight Church, Remains of |
| Cowbridge with Llanblethian | St Quintin's Castle (Llanblethian Castle) |
| | South Gate |
| | Llanquian Castle |
| | Caer Dynnaf hillfort |
| | Stalling Down Round Barrow |
| | Round Barrow 800m SE of Malborough Grange |
| | Round Barrows N of Breach Farm |
| | Llanquian Wood Camp |
| Dinas Powys | Dinas Powys Castle |
| | Romano-British Farmstead, Dinas Powys Common |
| Ewenny | Ewenny Priory |
| | Corntown causewayed enclosure |
| Llancarfan | Llancarfan Monastery (Site of) |
| | Llanvithyn Camp |
| | Llantrithyd Camp |
| | Walterston ringwork |
| | Medieval House Site, Llantrithyd |
| | Llancadle Deserted Medieval Village |
| | Treguff RAF Airfield Decoy Control Centre |
| | Llantrithyd Place: remains of house, relict gardens and wells |
| | Horseland moated homestead |
| | Moulton Roman Site |
| | Castell Moel |
| | Castle Ditches |
| Llandough | Pillar-Cross in Llandough Churchyard |
| Llandow | Round Barrows W of Cant-Erw |
| | Mynydd Bychan |
| | Llandow Castle-Ringwork |
| Llanfair | Llandough Castle, Remains of Hall |
| | Old Beaupre Castle |
| Llangan | Medieval Cross in Churchyard |
| | Llangan Celtic Cross |
| | Cross in St Mary's Churchyard |
| | Ringwork & Bailey at Gelligarn |
| Llan-Maes | Domen Fawr Round Barrows |
| | Llanmaes Castle (Malefant Castle) |

| | |
|---|---|
| Llantwit Major | Limpert Bay Anti-invasion Defences |
| | The Chantry House |
| | Castle Ditches Camp |
| | Summerhouse Camp |
| | Llantwit Major Gatehouse |
| | Caermead Roman Site |
| | Llantwit Major Monastic Settlement (Site of) |
| | Bedford Castle |
| | Llantwit Major Dovecot |
| | Morfa House Round Barrow |
| | Boverton Place |
| | Round Barrow Cairn, 340m west of The Parwg |
| | St Illtud's Church, Early Medieval Cross, Cross Shafts and Pillar |
| | Llantwit Major Castle |
| Michaelston Le Pit and Leckwith | Cwm George Camp |
| | Tyn y Coed Earthwork |
| | Leckwith Bridge |
| Penarth | Cogan Deserted Medieval Village |
| | Penarth Churchyard Cross (Now in St Augustine's Church) |
| Pendoylan | Felin Isaf Castle Mound |
| | Two Cooking Mounds E of Ty'n-y-Pwll |
| Penllyn | Ystradowen Castle Mound |
| Peterston-super-Ely | Remains of Peterston Castle |
| Rhoose | Early Cement Works, Aberthaw |
| | Penmark Castle |
| | The Bulwarks Camp |
| St. Athan | East Orchard Wood Pillbox |
| | East Orchard Manor House |
| | West Orchard Manor House |
| | Deserted Medieval Village North East of Rock Farm |
| | Fleminston Deserted Village |
| | West Aberthaw Medieval Site |
| St. Bride's Major | St Bride's Major Churchyard Cross |
| | Ogmore Castle |
| | Ogmore Stepping Stones |
| | Heol y Mynydd Round Barrow |
| | Croes Antoni |
| | Dunraven Castle Hillfort |
| | Promontory Fort on Fleming's Down |
| St. Donas | Cwm Nash Defended Enclosure |
| | Tithe Barn, Dovecot & Remains of Other Buildings |
| | St Donat's Churchyard Cross |
| | Nash Point Camp |
| | Croes Heol y Splott Round Barrow |

| | |
|---|---|
| | Round Barrows South of Monkton |
| | Round Barrows NE of Church Farm |
| | Area of Shrunken Medieval Village |
| | Nash Point Round Barrows |
| | Tresilian Bay Anti-invasion Defences |
| St. Georges-super-Ely | St-y-Nyll Round Barrow |
| St. Nicholas and Bonvilston | Y Gaer |
| | Doghill Moated Site, Dyffryn |
| | Castle Ringwork 850m ENE of Ty'n-y-Coed |
| | Cottrell Ringwork |
| | Coed-y-Cwm Chambered Cairn |
| | Coed y Cwm Ringwork |
| | Tinkinswood Burial Chamber |
| | Cottrell Castle Mound |
| Sully | Middleton Moated Site |
| | Sully Island, "Danish" Fort |
| | Anti-aircraft and Coastal Battery West of Lavernock Point |
| | St Mary's Well Bay Pillbox |
| Welsh St. Donats | Maes-y-Hwyaid Round Barrow |
| | Two Round Barrows 300m North of Tair Onnen |
| | Castell Tal-y-Fan |
| Wenvoe | St Lythan's Burial Chamber |
| | Greave Round Barrow |
| Wick | Buarth-Mawr Barn |
| | Rhyle Round Barrow |
| | Cwm Bach Camps |

Conservation Areas

Aberthin
Barry Garden Suburb
Barry Marine
Bonvilston
Boverton
Broughton
Cadoxton
Colwinston
Cowbridge
Dinas Powys
Drope
East Aberthaw
Flemingston
Gileston
Llanbethery
Llanblethian
Llancadle
Llancarfan
Llandow
Llangan
Llanmaes
Llanmihangel
Llantrithyd
Llantwit Major
Llysworney
Michaelston-le-Pit
Monknash
Penarth
Pendoylan
Penmark
Peterston-Super-Ely
Porthkerry
Rhoose
St. Brides Major
St. Georges
St. Hilary
St. Nicholas
Talygarn
Wenvoe

Parks and Gardens of Special Historic Interest in Wales

Alexandra Park, Penarth
Coedarhydyglyn
Cold Knap Park, Barry
Cwrt-yr-ala
Dunraven Park
Dyffryn
Ewenny Priory
Fonmon Castle
Hensol Castle
Italian Gardens, Penarth
Llanmihangel Place
Llantrithyd Place
Old Beaupre
Pwll-y-wrach
Romilly Park, Barry
St Donat’s Castle
Wenvoe Castle
Windsor Gardens, Penarth

Landscapes of Outstanding Interest in Wales

Llancarfan
Merthyr Mawr, Kenfig and Margam Burrows (Part within the VoG)

## Appendix 9 - Glossary of Terms

### Active Travel

Active Travel is travel that involves physical activity as the main mode of transport—such as walking, cycling, or wheeling—instead of using motor vehicles.

### Adoption

The final confirmation of an LDP where it becomes the statutory Development Plan.

### Affordable Housing

Housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. Affordable housing includes social rented housing and Intermediate housing. Social rented housing is that provided by local authorities and registered social landlords. Intermediate housing is that where prices or rents are above those of social rent but below market housing prices or rents.

### Annual Monitoring Report

A report published on an annual basis that will assess the extent to which policies in the Vale of Glamorgan Local Development Plan are being successfully implemented.

### Biodiversity

A term used to describe the variety of life on Earth, including the wide variety of ecosystems and living organisms, animals, plants, their habitats and their genes.

### Brownfield/ Previously Developed Land

Land which is, or was, previously occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure. This includes the curtilage of development, defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made.

### Candidate Sites

As part of the preparation towards the production of the LDP, developers, service providers, landowners and others with an interest in land are invited by their Local Planning Authority to submit sites they wish to be considered for development or other uses through the LDP. The sites identified are referred to as Candidate Sites. Candidate Sites may be submitted for potential uses such as: housing, employment, retail, leisure, waste, transport (e.g. park and ride sites), open space, health and community uses.

### Climate Change

Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

**Consultation**

Formal process where comments are invited on a particular topic or set of topics, or a draft document. Conservation Areas, areas of special architectural or historic interest, the character of appearance of which is desirable to preserve or enhance.

**Delivery Agreement**

A document comprising the Vale of Glamorgan Council's (as Local Planning Authority) timetable for the preparation of the LDP and Community Involvement Scheme submitted to the Welsh Assembly Government for agreement.

**Deposit Plan**

A formal stage in the plan making process where individuals and organisations may submit representations on the contents of the draft plan.

**Design and Access Statement**

A short report accompanying and supporting a planning application explaining the design principles and concepts applied to particular aspects of a proposal. It is required by legislation to accompany all planning applications (with some exceptions).

**Development**

Development is defined in planning law as the 'carrying out of building, engineering, mining or other operations in, on, over or under land' (Section 55 of the 1990 Planning Act as amended).

**Enterprise Zone**

A specially designated area within which businesses are granted numerous advantages and incentives such as income tax credits, equipment tax refunds and property tax credits. At its core, the Enterprise Zone is a means of targeting a specific geographical area for economic revitalisation. Creating an Enterprise Zone encourages investment and promotes economic growth in that area.

**Evidence Base**

Interpretation of baseline or other information/data to provide the basis for plan policy.

**Examination**

Examination is carried out by Planning Environment Decision Wales (PEDW) on behalf of the Welsh Government and involves the examination of the report, all the deposit

representations, the Deposit Local Development Plan with its background evidence and the Sustainability Appraisal Report. It ensures that the LDP is based on sound information and thinking, and that the views of those with concerns about the plan have been considered.

**Greenfield Land/Site**

Land that has not been previously developed, usually farmland, grassland or heath.

**Gypsy Traveller**

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.

**Heat Networks**

Systems that distribute heat from a central source to multiple buildings through a network of insulated pipes. Instead of each building having its own boiler or heat pump, a heat network supplies space heating and hot water to homes, businesses, and public buildings from one or more shared energy centres, helping the net zero agenda.

**Infrastructure**

Infrastructure includes services such as roads, transport facilities, water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies (electricity and gas) and distribution networks and telecommunications infrastructure. For the purpose of the LDP it also refers to community infrastructure including education facilities, community facilities and public open space. Soft infrastructure includes ICT and telecommunications.

**Key Diagram**

A representation of the main areas of growth and the areas to be protected from development in the Plan Area, shown in diagrammatic form.

**Listed Building**

A building, structure or artefact that is considered of special architectural or historic interest and is included on a statutory list compiled by the National Assembly for Wales. They are graded I, II* or II with Grade I being the highest.

**Local Planning Authority**

A Planning Authority responsible for the preparation of the LDP.

**Low Carbon Energy**

Low carbon energy options cover a range of energy sources that are not renewable, but can still produce less carbon than use of the conventional electricity grid or gas network, and can therefore considered an important part of decarbonising the energy supply.

**Master Planning**

In land-use planning, a government entity's plan for the overall utilisation of a particular area, including its allocation for residential or manufacturing uses and the corresponding environmental impacts.

**Mineral Buffer Zone**

A zone around permitted or proposed mineral workings in order to establish a separation distance between potentially conflicting land uses.

**Mitigation**

Measures to avoid, reduce or offset significant adverse effects.

**Mixed Use**

Developments or proposals comprising more than one land use type on a single site.

**Monitoring**

The use of information and evidence gathered to assess the progress made in implementing the LDP policies.

**National Nature Reserve**

An area designated for its national importance in terms of nature conservation and managed through joint nature reserve agreements with landowners etc.

**Natural Heritage**

Natural Heritage: refers to natural sites with cultural aspects such as cultural landscapes, physical, biological or geological formations.

**Net Zero**

Refers to the state in which the total amount of greenhouse gases emitted into the atmosphere is balanced by the amount removed, so that there is no overall increase in atmospheric greenhouse gases.

**Open Space**

All space of public value including public landscaped areas, playing fields, parks and play areas, and also including areas of water such as rivers, canals, lakes and

reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

**Phasing**

The development of a site in gradual stages over a period of time rather than all at once.

**Pre Deposit Stage**

The Strategic Options and Preferred Strategy stage of the LDP preparation process.

**Priority Habitats and Species (s7)**

Those habitats and species that have been identified by WG to be of principal importance for nature conservation in Wales. These are listed on section 7 of the Environment Act 2016.

**Registered Social Landlord**

Registered Social Landlords are government-funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, RSLs undertake a landlord function by maintaining properties and collecting rent.

**Renewable and Low-Carbon Energy**

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment- from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass. Low-carbon technologies are those that can help reduce carbon emissions (also see description above). Renewable and/or low-carbon energy supplies include, but not exclusively, those from biomass and energy crops; CHP/CCHP (and micro-CHP); waste heat that would otherwise be generate directly or indirectly from fossil fuel; efficient energy-from-waste; ground source heating and cooling; hydro; solar thermal and photovoltaic generation and wind generation.

**Rural Diversification**

The introduction onto farms of new enterprises which are not normally associated with traditional farming activities but strengthen the viability of the farm.

**Rural Exception Site**

Small scale housing site within or adjoining existing rural settlements for the provision of affordable housing to meet local needs, which would not otherwise be allocated in the development plan.

**Scheduled Monument**

Sites/monuments recognised to have national significance and are protected by law through the Ancient Monuments and Archaeological Areas Act 1979.

**Section 106 Agreement**

A legal agreement between the Planning Authority and the applicant/developer that ensure that certain extra works related to a development are undertaken. Found under Section 106 of the 1990 Town & Country Planning Act.

**Settlement Boundaries**

Identifies the physical limits of the existing built up area and also embraces edge of settlement land which is allocated or permitted for development of a built up nature and which would, once completed, form a cohesive part of the settlement fabric.

**Settlement Hierarchy**

The RLDP arranges settlements into a hierarchy, used to determine an appropriate scale of development within a given area. These are:

- Key Settlements

- Service Centre Settlements

- Primary Settlements

- Minor Rural Settlements

**Soundness**

The LDP is examined by an Independent Planning Inspector against tests of soundness; these are defined tests of procedure, consistency, coherence and effectiveness.

**Stakeholder**

Any individual, group, or organisation with an interest directly affected by the RLDP. This can include local residents and community groups, developers and landowners, environmental organisations, public service providers, government agencies, businesses and employers and transport and infrastructure bodies.

**Sustainable Transport**

Types of transport that contribute to decarbonisation including walking and cycling, public transport and low- or zeroemissions vehicles.

**Transport Assessment**

A statutory document accompanying a planning application, and used by Planning and Highway Authorities to determine whether the impact of a new development on the transport network is acceptable. It should identify what measures may be required to

deal with the predicted transport impacts and to improve accessibility and safety, especially for pedestrians, cyclists and public transport users.

**Unilateral Undertaking**

A legal commitment made by a developer or landowner under Section 106 of the Town and Country Planning Act 1990, through which they agree to perform certain planning obligations without the need for a bilateral agreement with the local planning authority

**Windfall Sites**

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available during the lifetime of a plan.

**Appendix 10 - RLDP Supporting Documents**

BP1 Engagement Report Volume 1 (2023)
BP1A Engagement Report Volume 2 (2025)
BP2 Issues, Vision and Objectives (2023)
BP3 Report on the Rapid Participatory HIA of the Preferred Strategy (2023)
BP4 Assessment of Preferred Strategy against Tests of Soundness and Future Wales (2023)
BP4B Assessment of Deposit Plan against the Tests of Soundness and Future Wales (2025)
BP5 Settlements Appraisal Review (2023)
BP6 Spatial Strategy Options (2023)
BP7 Housing and Employment Growth Options (2023)
BP8 Demographic Evidence (Edge Analytics) (2023)
BP9 Housing Land Supply (2023)
BP9A Updated Housing Land Supply and Trajectory (2025)
BP10 Local Housing Market Assessment 2021
BP10A Draft Local Housing Market Assessment Summary Note of Findings (2023)
BP10B Local Housing Market Assessment 2023
BP10C Local Housing Market Assessment Supplementary Paper – Second Homes (2025)
BP11 Gypsy and Traveller Accommodation Assessment (2022)
BP11A Gypsy and Traveller Paper (2025)
BP12 Employment Land Review (BE Group) (2023)
BP12A Employment Sites Paper (2025)
BP13 Retail Assessment (Nexus) (2023)
BP14 Strategic Transport Assessment – Stage 1 (Link Transport Planning) (2023)
BP14A Strategic Transport Assessment – Stage 2 (Link Transport Planning) (2025)
BP15 Renewable Energy Assessment (Wardell Armstrong) (2023)
BP15A Renewable Energy Assessment: Opportunities for a District Heat Network in Barry (2023)
BP16 Candidate Site Assessment Methodology (2022)
BP17 Candidate Site Register (2023)
BP17A 2nd Call for Candidate Sites – Candidate Site Register (2024)
BP18 Candidate Site Assessment at Preferred Strategy Stage (2023)
BP18A Candidate Site Stage 2 Assessment Register (2023)
BP18B Candidate Sites Assessment for Deposit Plan (2025)

BP19 Urban Capacity Study (2023)
BP19A Update to Urban Capacity Study (2025)
BP20 Joint Position Statement with Cardiff (October 2023)
BP20A Regional Collaboration with RCT, Cardiff and Bridgend (2025)
BP21 South East Wales – Strategic Flood Consequence Assessment (Stage 1) Final report (2022)
BP21A Flooding (2025)
BP22 Older Persons Housing Strategy (2023)
BP23 Best and Most Versatile Agricultural Land (2023)
BP23A Update to Best and Most Versatile Agricultural Land Paper (2025)
BP24 Updated National Planning Policy for Chapter 6 of Planning Policy Wales and the Implications for the RLDP (2023)
BP25 Minerals (2025)
BP25A Minerals Statement of Sub-Regional Collaboration (2022)
BP26 Houses in Multiple Occupation (2025)
BP27 Green Wedges (2025)
BP28 Special Landscape Areas Statement (2025)
BP29 Glamorgan Heritage Coast Statement (2025)
BP30 Welsh Language (2025)
BP31 Open Space (2025)
BP32 Green Infrastructure Strategy and Assessment (2024)
BP32A Green Infrastructure Assessment of Key Sites (2025)
BP33 Net Zero Buildings Technical Evidence (2024)
BP33A Net Zero Buildings (2025)
BP34 Community Facilities (2025)
BP35 Hot Food Takeaways (2025)
BP36 Planning Healthy Places (2024)
BP37 Health Capacity (2025)
BP38 Cemetries and Crematoriums (2025)
BP39 Local Area Energy Plan (2024)
BP40 Sites of Importance for Nature Conservation Review (Soltys Brewster) (2024)
BP41 Waste (2025)
BP42 Viability Assessment (2025)
BP42A Viability Review of Key Sites (Burrows Hutchingson) (2025)
BP43 Education (2025)
BP44 Infrastructure Plan (2025)
BP45 Regional Assessment of Future Growth and Migration for the Cardiff Capital Region (CCR) (2025)
BP46 Settlement Boundary Review (2025)

BP47 Retail Centre Boundaries (2025)
BP47A Out of Centre Uses (2025)
BP48 Densities (2025)

# Vale of Glamorgan Replacement Local Development Plan 2021-2036

## Proposals Map
## Deposit Plan
## November 2025

## Key

| Proposal | Policy/Site Reference |
|---|---|
| **Strategic and Spatial Choices** | |
| Settlement Boundary | SSC1 |
| Key Site | HG1 KS1-5 |
| Housing Allocation | HG1 (1-9) |
| Major Land Bank Site | HG2 (1-5) |
| Rural Affordable Housing Led Site | HG4 (1-4) |
| Housing-led Redevelopment Opportunity | HG3 |
| Gypsy and Traveller Site | SP9 |
| Provision of Community Facilities | CI3 (1-5) |
| **Productive and Enterprising Places** | |
| Town and District Centre | SP11 |
| Village, Local and Neighbourhood Centre | SP11 |
| Out of Centre Retail Areas | RCS2 (1-10) |
| Retail Floorspace Provision | SP12 (1,2) |
| MOD St Athan | EMP2 |
| Existing Employment | EMP3 (1-20) |
| Employment Regeneration Opportunity Area | EMP1 (1,2) |
| Major Employment Allocations | SP14 (1-4) |
| Local Employment Allocations | SP14 (5-8) |
| **Active and Social Places** | |
| Transport - Active Travel Route | TR1 (1-3) |
| Transport - Public Transport Scheme | TR1 (4,5) |
| Highways Improvement | TR1 (6-8) |
| Transport - St Athan New Rail Station and Interchange | TR1 (4) |
| Safeguarding - St Athan New Rail Station and Interchange | TR1 (4) |
| Cemetery and Crematorium Safeguarding | CI5 |
| Community Use Safeguarding | CI3 (6) |
| **Distinctive and Natural Places** | |
| Sites of Importance for Nature Conservation | |
| Green Wedge | DNP2 (1-6) |
| Quarry Buffer | MIN2 |
| Quarry Site | MIN2/MIN3 |
| Mineral Safeguarding - Limestone 1 | SP18, MIN1 |
| Mineral Safeguarding - Limestone 2 | SP18, MIN1 |
| Mineral Safeguarding - Sand and Gravel 1 | SP18, MIN1 |
| Mineral Safeguarding - Sand and Gravel 2 | SP18, MIN1 |
| Mineral Safeguarding - Sandstone 2 | SP18, MIN1 |
| Dormant Mineral Site | MIN3 |
| Special Landscape Area | DNP1 (1-6) |
| Solar Search Areas | CC3 |
| Wind Search Areas | CC3 |
| Glamorgan Heritage Coast | DNP3 |

N

Scale - 1:60,000

Contains OS data © Crown copyright and database right 2025.

Yn cynnwys data OS © Hawlfraint y Goron a hawl cronfa ddata 2025.

VALE OF GLAMORGAN

REPLACEMENT LOCAL DEVELOPMENT PLAN
2021 - 2036

# REVISED DELIVERY AGREEMENT

November 2025



RLDP CDLN

VALE of GLAMORGAN
BRO MORGANNWG

@VOGCouncil Vale of Glamorgan Council LDP@valeofglamorgan.gov.uk 01446 704681 www.valeofglamorgan.gov.uk

This document is available in Welsh / Mae’r ddogfen hon ar gael yn Gymraeg

# CONTENTS


Table of Figures ..... 4

List of tables ..... 4

1. Introduction ..... 1

1.2. What is a Delivery Agreement? ..... 1

1.3. Preparation of the Replacement LDP ..... 3

1.4. Integrated Sustainability Appraisal (ISA) incorporating Strategic Environmental Assessment (SA/SEA) and Habitats Regulations Assessment (HRA) ..... 4

1.5. Habitats Regulation Appraisal ..... 6

1.6. Evidence Base Assessments ..... 6

1.7. Well Being of Future Generations Act (WBFGA) ..... 7

1.8. Tests of Soundness ..... 9

1.9. Supplementary Planning Guidance ..... 10

1.10. Collaborative Working ..... 10

1.11. Risk management ..... 11

1.12. Resources ..... 11

1.13. Anticipated Consultants' Fees ..... 12

1.14. COVID 19 ..... 12

1.15. Monitoring and Review ..... 13

2. Community Involvement Scheme ..... 14

2.1. Introduction ..... 14

2.2. Principles of the Participation Strategy ..... 14

2.3. Who will we consult? ..... 15

2.4. How we will involve you ..... 19

2.5. What we expect from you – Expectations of Stakeholders ..... 20

2.6. Building Consensus ..... 21

2.7. Handling Representations ..... 21

2.8. Late Representations ..... 21

2.9. Availability of Documents ..... 22

2.10. The Welsh Language ..... 23

2.11. Timetable and Methods of Engagement ..... 23

3. Timetable ..... 25

3.2. Key stages of plan preparation and opportunities for involvement ..... 26

4. Appendices ..... 31

4.1. Appendix 1: List of Specific and General Consultation Bodies ..... 31

4.2. Appendix 2: Summary of community Involvement in RLDP key Stages ..... 38

4.3. Appendix 3 - Detailed RLDP timetable ..... 49

4.4. Appendix 4: Risk Management ..... 50

4.5. Appendix 5 - Glossary of Terms ..... 53
4.6 Appendix 6: Letter from Welsh Government confirming agreement to revised timetable (NOVEMBER 2023) ..... 54

## TABLE OF FIGURES

Figure 1: 7 Wellbeing and Future Generation Goals ..... 8
Figure 2: 5 Ways of Working ..... 9
Figure 3: Summary of RLDP Process including Engagement and Feedback Points ..... 24

## LIST OF TABLES

Table 1: Summary Timetable ..... 25

# 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 12 February 2024) (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. The draft version of this Delivery Agreement was subject to a public consultation between Friday 5th November 2021 and Monday 31st January 2022. Following consideration of the comments received, the amended DA was then reported to the Cabinet and Full Council for approval in accordance with LDP Regulation 9 before submission to the Welsh Government for approval. The Welsh Government's formally approved the Council's DA on 4th May 2022.

1.2.7 Substantial progress has been made on the plan, including on the Issues, Vision and Objectives, the Growth and Spatial Options, the Call for Candidate Sites, and the development of an evidence base. However, as part of the frontloading of the evidence base, there was a need to engage further with the site promoters of key sites which caused delays in the preparation of the Draft RLDP Preferred Strategy, and this resulted in the Council being unable to meet the timetable as set out in the approved DA. In accordance with the regulations, the Welsh Government were requested to approve an extension to the RLDP timetable which was granted on the 21st November 2023, and the DA was updated accordingly. The Welsh Government's letter of approval to the November 2023 amendments is at Appendix 6.

1.2.8 The Preferred Strategy (PS) for the RLDP was subject to a 10-week public consultation between 6th December 2023 and 14th February 2024. As a part of the PS 5 new Key housing sites were identified located to the North East of Barry, and in Dinas Powys, Rhoose and St Athan (2 sites).

1.2.9 The largest of the key sites, Land at North East Barry, was originally put forward through the candidate sites process by a national housebuilder and was identified in the PS as being able to deliver up to 900 units over the plan period up to 2036, with the potential for a further 600 units in subsequent plan periods. Through discussions with the current site promoters, it became evident that delivery of the site was unlikely due to land ownership issues. It was therefore determined that the site should be removed from the Plan and an alternative site or sites found to make up the housing shortfall.

1.2.10 The need to find an alternative site or sites, and the need to undertake public consultation on any site(s) identified (as had occurred with the other Key Sites within the PS) has caused significant delays to the approved RLDP timetable and there has again a need to revise the approved RLDP timetable so that it more accurately reflects the current position.

1.2.11 The amended DA was reported to the Cabinet and Full Council for approval in accordance with LDP Regulation 9 before submission to the Welsh Government for approval. The Welsh Government's formally approved the revision to the Council's DA on…

1.2.12 The DA is available on the Council's website and can be inspected at the Council's principal office during normal office hours in accordance with LDP Regulation 10.

## 1.3. PREPARATION OF THE REPLACEMENT LDP

1.3.1. 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.

1.3.2. 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.

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

1.4.1. 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.

1.4.2. 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.

1.4.3. 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.

1.4.4. 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.

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

## 1.5. HABITATS REGULATION APPRAISAL

1.5.1. A Habitats Regulations Assessment (HRA) is a legal requirement of the Habitats Directive[1] 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.

1.5.2. 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.
- **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.

1.5.3. 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.

1.5.4. 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.

## 1.6. EVIDENCE BASE ASSESSMENTS

1.6.1. 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

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

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

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

## 1.7. WELL BEING OF FUTURE GENERATIONS ACT (WBFGA)

1.7.1. 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*

1.7.2. 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*

1.7.3. 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.

1.7.4. As a requirement of the Act, a Local Well-being Plan (LWBP) must be prepared and the Vale of Glamorgan Well-Being Plan 2023-2028 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.

## 1.8. TESTS OF SOUNDNESS

1.8.1. '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.

1.8.2. 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[2] of soundness set out in guidance issued by the WG and the Planning and Environment Decisions Wales (PEDW). These are:

[2] 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?

1.8.3. 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.

## 1.9. SUPPLEMENTARY PLANNING GUIDANCE

1.9.1. 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.

1.9.2. 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.

1.9.3. 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.

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

## 1.10. COLLABORATIVE WORKING

1.10.1. The Development Plans Manual advises that Local Planning Authorities should consider opportunities for joint working 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?'

1.10.2. 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).

## 1.11. RISK MANAGEMENT

1.11.1. 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. As the original timetable for the Delivery Agreement has already been exceeded, any further delays will require the preparation and agreement of a new Delivery Agreement.

1.11.2. While every effort will again be made to adhere to the revised 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.

## 1.12. RESOURCES

1.12.1. 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.

1.12.2. The current staff resources are set out below:

- Principal Planner X 1
- Senior Planner X 2.6
- Assistant Planner X 1
- Student Planner X 1

1.12.3. 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

## 1.13. ANTICIPATED CONSULTANTS' FEES

1.13.1. 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.

1.13.2. 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.

1.13.3. 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.

## 1.14. COVID 19

1.14.1. The Covid 19 pandemic had major impacts across society resulting in organisations having to adapt and find alternative ways in which to work and deliver services.

1.14.2. While there may have been changes in the way in which public consultation is undertaken, and greater emphasis is now placed on digital and virtual consultation, the Council remains committed to fully engaging with stakeholders and members of the public throughout the RLDP process and will seek to ensure that stakeholders and members of the public are not disadvantaged and are able to engage with the RLDP process.

1.14.3. 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.

## 1.15. MONITORING AND REVIEW

1.15.1. 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.

1.15.2. Although the original DA timetable has been exceeded, exceptional circumstances beyond the local planning authority's control could further impact the revised timetable. These include:

- Significant changes to European, UK or Welsh legislation which directly affects the RLDP preparation process.
- Significant changes to the Community Involvement Scheme e.g. such as that which resulted from 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.

1.15.3. An updated indicative timetable will be submitted to the Welsh Government following the Deposit stage to provide certainty of the timescales for the remaining stages of the RLDP.

1.15.4. 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. 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. 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:

### 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.

### PUBLIC SERVICES BOARD

2.3.8. 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.

2.3.9. 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

### ELECTED MEMBERS

2.3.10. 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.

2.3.11. 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.

### TOWN AND COMMUNITY COUNCILS

2.3.12. 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, provide details of any land use-based aspirations they have for their community and can help to identify key local land use issues.

2.3.13. 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.

### BUSINESSES, LANDOWNERS, DEVELOPERS AND AGENTS

2.3.14. 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.

2.3.15. 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.

## SPECIFIC AND GENERAL CONSULTATION BODIES

2.3.16. 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.

## HARD TO REACH GROUPS

2.3.17. 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.

2.3.18. 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.

2.3.19. 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

2.3.20. 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). 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 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, Floor 2, Civic Offices, Holton Road, Barry, CF63 4RU

**Telephone:** 01446 704665

**Email:** LDP@valeofglamorgan.gov.uk

2.4.5. The Council will seek to publicise the RLDP process at every stage 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 / posters
- 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.

### 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

2.9.2. Paper copies will also be available at the following locations:

- 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 draft Welsh Language Promotion Strategy 2022-2027 [3], and the requirements of 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:

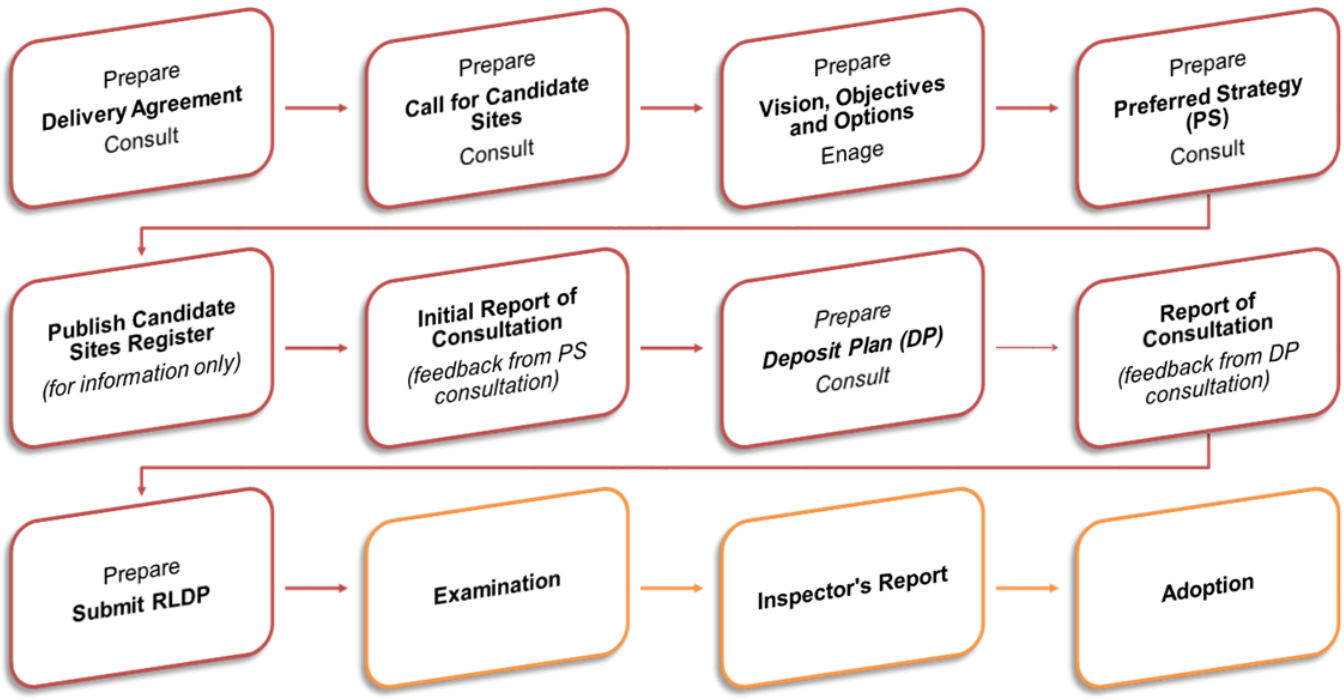
- The Council welcomes correspondence in Welsh and English and where correspondence is received in Welsh and a reply is necessary, this will be in Welsh;
- All consultation letters, comment forms, public notices (including site notices) and newsletters associated with the LDP will be bilingual;
- Any 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.

[3] 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-2022-2027.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. Table 1 summarises the main stages of the DA timetable.

**Table 1: Summary Timetable**

| **Key Stages** | | **Definitive Timescales** |
|---|---|---|
| Stage 1<br>Delivery Agreement | Public consultation | November 2021 –January 2022 |
| | Political Approval and Submission to Welsh Government | March 2022 – April 2022 |
| | Approval from Welsh Government | May 2022 |
| | Prepare Revised DA | July 2023 – September 2023 |
| | Approval of extension to DA timetable from Welsh Government | November/December2023 |
| Stage 2<br>Pre-Deposit | Candidate Site call | June 2022 – August 2022 |
| | Consultation on Integrated Sustainability Appraisal | August 2022 - September 2022 |
| | Vision and Objectives/Growth Options | May 2022 – November 2022 |
| | Consultation on Preferred Strategy | December 2023 – February 2024 |
| | Political Reporting of Preferred Strategy Initial Consultation Report | September 2024 -October 2024 |
| Stage 3<br>Deposit | Public Consultation on Deposit Plan | February 2026 – March 2026 |
| | | **Indicative Timescales** |
| Stage 4 | Political approval for submission to Welsh Government | November 2026 |

| | | |
|---|---|---|
| | Submission | November 2026 |
| Stage 5 | Examination | December 2026 – February 2027 |
| Stage 6 | Inspector's Report preparation and publication | March 2027 – July 2027 |
| Stage 7 | Adoption | August 2027 – September 2027 |

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. Where necessary, extended consultation timeframes will be substituted e.g. should public consultation periods fall on major public holidays, 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[4] 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

[4] Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended)

be regularly updated with information on the RLDP process including consultations, formal notifications and statutory requirements.

STAGE 1: DELIVERY AGREEMENT (TIMETABLE & COMMUNITY INVOLVEMENT SCHEME) (JUNE 2021- MAY 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

STAGE 2 (I): PRE-DEPOSIT PREPARATION AND PARTICIPATION (MAY 2022 – NOVEMBER 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

STAGE 2 (II): PRE-DEPOSIT CONSULTATION (DECEMBER 2023 - FEBRUARY 2024) (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 – extended to 10 weeks). 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

STAGE 3: DEPOSIT (FEBRUARY 2026 – MARCH 2026) (REGULATION 17)

3.2.10. The Deposit RLDP 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

STAGE 4: SUBMISSION (NOVEMBER 2026) (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 and Environment Decisions Wales (PEDW).

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.

STAGE 5: EXAMINATION (DECEMBER 2026 – FEBRUARY 2027) (INDICATIVE) (REGULATION 23)

3.2.15. The Council will enter into a Service Level Agreement with the PEDW prior to the Submission of the Plan. PEDW 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.

---

STAGE 6: INSPECTOR'S REPORT (JULY 2027) (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.

---

STAGE 7: ADOPTION (SEPTEMBER 2027) (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) 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).

---

ANNUAL MONITORING REPORT & REVIEW (31ST 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. APPENDIX 1: LIST OF SPECIFIC AND GENERAL CONSULTATION BODIES

### 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
    - Llancarfan 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.

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:

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)
- Llancarfan 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

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

BODIES WHICH REPRESENT THE INTERESTS OF DIFFERENT 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
- Tynewydd Rd Congregational Church
- U.K. Islamic Mission
- Undeb Bedyddwyr Cymru (Union of Welsh Baptists)
- United Free Church
- United Reformed Church (Wales) Trust

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

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

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

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

## 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.

### EMERGENCY SERVICES

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

### HOUSING ASSOCIATIONS

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

### 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
- Welsh Government (Economy, Treasury and Constitution Group - Property Infrastructure)
- Welsh Local Government Association

### 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

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

| **Community Involvement Timetable and Proposed Methods of Engagement - Definitive Stages** | | | | | |
|---|---|---|---|---|---|
| **Stage 1 – Delivery Agreement (LDP Regulations 9 and 10)** | | | | | |
| **Key steps in the RLDP process** | **Purpose** | **When / Timescale** | **Who will be involved?** | **Method of engagement** | **Outcomes / Reporting Mechanism** |
| **Prepare Draft Delivery Agreement** | To set out the timetable for the preparation of the RLDP and the process / methods of community engagement | June 2021 – August 2021 | RLDP Team<br>Internal consultees<br>Members | Council website updated to advise stakeholders and interested parties | Draft Delivery Agreement prepared by officers. |
| **Draft Delivery Agreement consultation** | To inform stakeholders that the Council is preparing a RLDP and to seek community engagement.<br><br>To seek the views of stakeholders on the content of the draft Delivery Agreement | Political Reporting September 2021 – October 2021<br><br>Public Consultation November 2021 – January 2022 | RLDP Team<br>Specific Consultation Bodies<br>General Consultation Bodies<br>Other Consultation Bodies<br>General Public<br>Members<br>Public Services Board (key stakeholder group) | Council Website<br>Notification via email/letter.<br>Social media<br>Press release<br>Posters<br>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. |
| **Submission of amended Delivery Agreement to Welsh Government for approval** | To seek formal agreement from the WG of the Delivery Agreement following consultation, consideration of | April 2022 (Welsh Government have 4 weeks to respond) | RLDP Team<br>Welsh Government | Delivery Agreement submitted to Welsh Government for approval | Delivery Agreement approved by Welsh Government. |

| | | | | | |
|---|---|---|---|---|---|
| | comments received and approval by Council. | | | | |
| **Publication of approved Delivery Agreement (Regulation 10)** | To inform stakeholders of the agreed Delivery Agreement timetable and CIS. | May 2022 | RLDP Team | Council Website<br>Notification via email/letter.<br>Social media<br>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. |
| **Prepare Revised DA** | To set out the timetable for the preparation of the RLDP and the process / methods of community engagement | July 2023 – September 2023 | RLDP Team | Council website updated to advise stakeholders and interested parties | Draft Delivery Agreement prepared by officers. |
| **Submission of amended Delivery Agreement to Welsh Government for approval** | To seek formal agreement from the WG of the Delivery Agreement. | November 2023 | RLDP Team<br>Welsh Government | Delivery Agreement submitted to Welsh Government for approval | Delivery Agreement approved by Welsh Government. |
| **Publication of approved revised Delivery Agreement** | To inform stakeholders of the agreed Delivery Agreement timetable and CIS. | December 2023 | RLDP Team | Council Website<br>Notification via email/letter.<br>Social media<br>Press release | Agreed Delivery Agreement published on the Council's web site and paper copy made available for viewing at principal office - Civic Offices, Barry during normal office hours. |
| **Prepare Revised DA** | To set out the timetable for the preparation of the RLDP and the process / methods of community engagement | September 2025 – October 2025 | RLDP Team | Council website updated to advise stakeholders and interested parties | Draft Delivery Agreement prepared by officers. |

| | | | | | |
|---|---|---|---|---|---|
| **Submission of amended Delivery Agreement to Welsh Government for approval** | | January 2026 | RLDP Team<br>Welsh Government | Council website updated to advise stakeholders and interested parties | Draft Delivery Agreement prepared by officers. |
| **Publication of approved revised Delivery Agreement** | To seek formal agreement from the WG of the Delivery Agreement. | January 2026 | RLDP Team | Council Website<br>Notification via email/letter.<br>Social media<br>Press release | Agreed Delivery Agreement published on the Council's web site and paper copy made available for viewing at principal office - Civic Offices, Barry during normal office hours. |

| **Stage 2 – Pre-Deposit Preparation & Participation (Regulations 14 & 15)** | | | | | |
|---|---|---|---|---|---|
| **Stage in the RLDP process** | **Purpose** | **When / Timescale** | **Who will be involved?** | **Method of Engagement** | **Outcomes / Reporting Mechanism** |
| Review / update existing LDP evidence base (including ISA / SEA baseline and framework) | To inform the RLDP strategy and policy framework.<br><br>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 – November 2024 | RLDP Team<br>Other relevant Council departments<br>Consultants (where necessary)<br>Specific / general / other consultation bodies as required.<br>ISA / SEA consultees | Notification via email/letter.<br>website | Topic / background papers<br>Survey reports<br>RLDP monitoring<br>Specialist surveys/data collection & analysis<br>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. | June 2022-August 2022 (12 weeks) | All stakeholders and interested parties who wish to promote sites for future development. | Website<br>Notification via email/letter.<br>Social media | Publication of Candidate Sites Register (Regulation 14) |

| | | | | | |
|---|---|---|---|---|---|
| | Identify potential development sites and inform the RLDP Strategy. | Note: A further Candidate Site Call may be necessary depending on the outcome of the initial site call. | | Press release<br>Posters | |
| Prepare ISA Scoping Report | To set the context, establish the baseline and decide on the ISA scope and objectives<br><br>Includes the review of relevant plans, programmes and policies | April 2022 – July 2022 | RLDP Team / Consultants (where necessary)<br>Specific consultation bodies<br>Neighbouring local authorities<br>SEA / SA statutory consultees | Website<br>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) | RLDP Team / Consultants (where necessary)<br>Statutory authorities (NRW and Cadw)<br>Comments also invited from all other interested parties. | Notification via email/letter.<br>Social media<br>Press release<br>Posters<br>Website<br>Deposit locations<br>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 | May 2022 – July 2022 | RLDP Team<br>Members<br>Relevant Council departments | Notification via email/letter.<br>Website | Seek consensus on vision, issues and objectives |

| | | | | | |
|---|---|---|---|---|---|
| | | | Public Services Board (Key Stakeholder Group)<br>Town and Community Councils | Social media<br>workshops / meetings / drop-in sessions -<br>These may need to be adapted to take account of the latest government advice regarding the Covid 19 pandemic<br>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 | RLDP Team<br>Members<br>Relevant Council departments<br>Public Services Board (Key Stakeholder Group)<br>Town and Community Councils | Notification via email/letter.<br>Website<br>Social media<br>workshops / meetings / drop-in sessions -<br>These may need to be adapted to take account of the latest government advice regarding the Covid 19 pandemic<br>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 – September 2023 | RLDP Team Consultants (where necessary)<br>Members | Website<br>Notification via email/letter<br>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 | December 2023 – February 2024 (10 weeks) | All stakeholders and interested parties including general public<br>Members | Website<br>Notification via email/letter.<br>Social media<br>Posters | Report of consultation |

| | | | | | |
|---|---|---|---|---|---|
| | preparation of the preferred strategy, the initial ISA (SEA) Report and HRA Screening Report and suggest modifications. | | | Exhibitions / 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 virtual meeting and exhibitions | |
| Analyse consultation responses and prepare Initial Consultation Report. | To consider whether any changes are needed to the Preferred Strategy | February 2024 – August 2024 | RLDP Team | Website<br>Notification via e mail / letter | Report of consultation |
| Political reporting – Council to approve Preferred Strategy Initial Consultation Report | To obtain member endorsement of the Preferred Strategy | September 2024 - October 2024 | RLDP Team<br>Members<br>Other relevant internal departments | Internal consultation on report<br>Member briefing | Members to endorse the Preferred Strategy for the RLDP |

| **Key Stage 3 – Deposit (LDP Regulations 17, 18 & 19)** | | | | | |
|---|---|---|---|---|---|
| **Stage in the RLDP process** | **Purpose** | **When / Timescale** | **Who will be involved?** | **How will they be involved?** | **Reporting, Dissemination and Notification** |
| Preparation of Deposit Plan / update ISA Report and HRA. | Prepare Deposit RLDP and associated ISA/ HRA documents for statutory consultation. | February 2024 – December 2025 | RLDP Team<br>Other relevant internal departments<br>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 | December 2025 – January 2026 | RLDP Team<br>Members<br>Other relevant internal departments | Internal consultation on report<br>Member briefing | Members to endorse the Deposit RLDP / ISA / HRA for public consultation purposes |
| Consultation on Deposit Plan / ISA Report / HRA | To enable all stakeholders and | February 2026 – March 2026 (6 weeks) | All stakeholders and interested parties. | Website<br>Notification by email/letter. | Deposit RLDP<br>Final ISA/SEA Report<br>HRA Report |

| | | | | | |
|---|---|---|---|---|---|
| and other relevant supporting documents. | interested parties to make representations on the Council's RLDP and supporting documents. | | | Deposit locations<br>Posters<br>Social media<br>Press release<br>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. | Other relevant supporting documents<br><br>LDP Team to acknowledge receipt of duly made representations.<br><br>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. | April 2026 – September 2026 | RLDP Team | Officers to consider duly made representations | Details of duly made representations to be incorporated into consultation report. |

| **Timescales for stages 4 -7 are indicative** | | | | | |
|---|---|---|---|---|---|
| **Key Stage 4 – Submission (LDP Regulation 22)** | | | | | |
| **Stage in the RLDP process** | **Purpose** | **When / Timescale** | **Who will be involved?** | **How will they be involved?** | **Reporting, Dissemination and Notification** |
| Political Reporting – Council to approve submission to Welsh Government. | To advise members of the content and outcome of the Deposit RLDP consultation. | October 2026 – November 2026 | RLDP Team<br>Members<br>Other relevant internal departments | Consultation on report | Members to endorse the submission of the RLDP to Welsh Government and the Planning & Environment Decisions Wales |
| Submission of RLDP and associated documents to Welsh Government & Planning & Environment | To submit the RLDP and associated documents to Welsh Government and the Planning & | November 2026 | All stakeholders and interested parties including the general public.<br>RLDP Team.<br>Welsh Government | Notification by email/letter.<br>Website<br>Social media<br>Deposit locations | The following documents will be submitted to the Welsh Government and the Planning & Environment Decisions Wales and |

| | | | | | |
|---|---|---|---|---|---|
| Decisions Wales for examination. | Environment Decisions Wales independent examination. | | Planning & Environment Decision Wales | | published on the Council's web site:<br>RLDP<br>ISA Report<br>CIS<br>Consultation Report<br>Copy of representations<br>Any other relevant supporting documents<br><br>Statement on web site advising that RLDP has been submitted and details of where and when it can be viewed. |

| **Key Stage 5 – Independent Examination (LDP Regulation 23)** | | | | | |
|---|---|---|---|---|---|
| **Stage in the RLDP process** | **Purpose** | **When / Timescale** | **Who will be involved?** | **How will they be involved?** | **Reporting, Dissemination and Notification** |
| 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 1st hearing session | All stakeholders and interested parties including the general public. | Website<br>Notification by email/letter.<br>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. | December 2026 | All representors and any stakeholders that have asked to be kept informed of progress. | Website<br>Notification by email/letter.<br>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 | To provide an impartial planning view on the | January 2027 – February 2027 | All stakeholders and interested parties including the general public. | Round table discussions / hearings | Publish details of hearing sessions and advise all interested parties. |

| | | | | | |
|---|---|---|---|---|---|
| made to the Plan by the independent Planning Inspector appointed to consider the evidence. | soundness of the Plan and the representations made in respect of it. | | | N.B. The Inspector will determine the procedures to be used to hear representations orally.<br>Formal written Submissions also considered by Inspector. | Seek statements of common ground with objectors prior to hearing sessions.<br><br>Prepare and consult on any Matters Arising Changes (MACs). RLDP Team to forward responses to the Inspector. |
| Inspector's Reporting. | Inspector to consider evidence presented at Examination and in formal written submissions. | March 2027 – June 2027 | Planning and Environment Decisions Wales | Inspector's Report. | Inspector's Report. |

| **Key Stage 6 – Inspectors Report (LDP Regulation 24)** | | | | | |
|---|---|---|---|---|---|
| **Stage in the RLDP process** | **Purpose** | **When / Timescale** | **Who will be involved?** | **How will they be involved?** | **Reporting, Dissemination and Notification** |
| 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. | July 2027 | RLDP Team<br>Planning and Environment Decisions Wales<br>Members | The Inspector's Report will be fact checked by the RLDP team.<br><br>Planning and Environment Decisions Wales to be advised of any factual errors.<br><br>RLDP team to undertake any changes to the RLDP recommended by the Inspector. | Advise members of changes as set out in Inspector's Report. |

| | | | | | |
|---|---|---|---|---|---|
| Publication of the Inspector's Report. | To make the Inspector's Report publicly available. | July 2027 | 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.<br>Council website.<br>Deposit Locations.<br>Press release.<br>Social media. | Publication of the Inspector's Report on the Council's web site and at deposit locations. |

| **Key Stage 7 – Adoption (LDP Regulation 25)** | | | | | |
|---|---|---|---|---|---|
| **Stage in the RLDP process** | **Purpose** | **When / Timescale** | **Who will be involved?** | **How will they be involved?** | **Reporting, Dissemination and Notification** |
| 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 (August 2027 – September 2027) | RLDP Team<br>Other relevant internal departments<br>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 RLDP. | Welsh Government<br>Specific consultation bodies<br>General consultation bodies<br>Other consultation bodies<br>All others on RLDP database<br>Town and Community Councils<br>Members<br>Internal consultees | Member briefing<br>Notification by email/letter<br>Council website.<br>Social media<br>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.<br><br>Adopted RLDP and adoption statement to be sent to Welsh Government. |

| Key Stage 8 – Annual Monitoring Report (LDP Regulation 37) | | | | | |
|---|---|---|---|---|---|
| **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 31st October each year following adoption. | RLDP Team<br>Other relevant internal departments<br>Members<br>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 31st October each year. |

## 4.3. APPENDIX 3 - DETAILED RLDP TIMETABLE

| KEY STAGES AND TASKS | 2021 | | | | | | | 2022 | | | | | | | | | | | 2023 | | | | | | | | | | | 2024 | | | | | | | | | | | 2025 | | | | | | | | | | | 2026 | | | | | | | | | | | 2027 | | | | | | | | | | |
|---|---|---

## 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 |
|---|---|---|---|
| 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.<br><br>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<br><br>Ensure adequate briefing of Members |
| Delays caused by Council delaying approval of Documents. | Programme slippage. | Low/Medium. | Ensure adequate briefing of Members.<br>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.<br><br>Consider additional resources as and when necessary. |
| Implications of Plan on a Designated European site in Great Britain. | Programme slippage. | Low. | Likelihood covered in ISA/SEA |
| Insufficient information to enable preparation of a sound plan e.g. up to date population projections, to | Programme slippage. | Low/Medium. | Identify expectations of consultation bodies in DA.<br><br>Consider additional resources. |

| | | | |
|---|---|---|---|
| undertake SEA of proposals. | | | |
| 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.<br><br>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. |
| PEDW unable to meet the required timescale for examination and reporting. | Examination and/or report is delayed.<br><br>Key milestones in programme are not met. | Medium. | Close liaison with the PEDW to ensure early warning of any problems e.g. consultation on the LDP.<br><br>Establish Service Level Agreement with PEDW 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.<br><br>Significant slippage / Additional workload. | Low/medium. | Ensure procedures, Act, Regulations etc. are fully complied with. |
| Reduction or lack of financial resources. | Programme slippage.<br><br>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.<br><br>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

| Glossary of Terms | |
|---|---|
| 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 |
| PEDW | Planning and Environment Decision Wales |
| 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 |
| WBFG Act | Well-being of Future Generations (Wales) Act 2015 |

## 4.6 APPENDIX 6: LETTER FROM WELSH GOVERNMENT CONFIRMING AGREEMENT TO REVISED TIMETABLE

**The Vale of Glamorgan Council**
Directorate of Place
Dock Office
Barry Docks
Barry CF63 4RT

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



# THE VALE OF GLAMORGAN REPLACEMENT LOCAL DEVELOPMENT PLAN 2021-2036

# HEALTHY PLACEMAKING

# DRAFT SUPPLEMENTARY PLANNING GUIDANCE

**This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg**

1 INTRODUCTION ..... 2
2 PURPOSE OF THE SUPPLEMENTARY PLANNING GUIDANCE ..... 3
3 STATUS OF THE GUIDANCE ..... 3
4 HEALTHY PLACEMAKING: THE LINKS BETWEEN PLANNING AND HEALTH AND WELL BEING ..... 4
5 PLANNING AND PUBLIC HEALTH POLICY CONTEXT ..... 5
**NATIONAL PUBLIC HEALTH POLICY CONTEXT** ..... 5
Well-being of Future Generations (Wales) Act 2015 ..... 5
Active Travel (Wales) Act 2013 ..... 6
Public Health (Wales) Act 2017 ..... 7
Healthy Weight, Healthy Wales 2020 ..... 8
**NATIONAL PLANNING POLICY CONTEXT** ..... 8
**LOCAL PLANNING POLICY AND HEALTH CONTEXT** ..... 10
6 HEALTHY PLACEMAKING – HOW AND WHEN TO CONSIDER HEALTH AND WELL-BEING WITHIN NEW DEVELOPMENTS ..... 16
7 HEALTH IMPACT ASSESSMENTS (HIA) ..... 20
**PLANNING FOR HEALTH CHECKLIST** ..... 22
**DESIGN AND ACCESS STATEMENTS** ..... 23
**COMMUNITY ENGAGEMENT AND PARTICIPATION** ..... 23
8 ENCOURAGING ACTIVE SUSTAINABLE TRAVEL CHOICES ..... 24
**ACTIVE TRAVEL CHOICES** ..... 24
**SUSTAINABLE TRAVEL CHOICES** ..... 26
9 CREATING ACCESSIBLE AND INCLUSIVE OPEN SPACES ..... 29
10 CREATING AGE FRIENDLY ENVIRONMENTS ..... 32
11 DEMENTIA FRIENDLY ENVIRONMENTS ..... 34
12 ENABLING HEALTHY FOOD CHOICES ..... 37
PROMOTING HEALTHY FOOD ENVIRONMENTS ..... 38
13 ENABLING ACCESS TO COMMUNITY SERVICES AND FACILITIES ..... 40
COMMUNITY FACILITIES ..... 40
HEALTH SERVICES ..... 41
14 COMMUNITY SAFETY ..... 42
15 AIR QUALITY, NOISE AND NEIGHBOURHOOD AMENITY ..... 43
IMPROVING AIR QUALITY ..... 43
REDUCING NOISE POLLUTION ..... 44
16 FURTHER INFORMATION AND ADVICE ..... 46
PRE-APPLICATION PLANNING ADVICE ..... 46
HEALTH IMPACT ASSESSMENTS ..... 46

## 1 INTRODUCTION

1.1 The Council has published this Supplementary Planning Guidance (SPG) to support the policies and proposals contained within the Deposit Replacement Local Development Plan 2021-2036 (RLDP) that seek to create healthy and inclusive environments.

1.2 RLDP Strategic Policy SP5 Creating Healthy and Inclusive Places and Spaces requires new development to ensure that the built environment is inclusive to all and creates environments that may contribute positively to health and wellbeing.

1.3 The purpose of this SPG is to highlight the close links between the built environment and health and well-being, and illustrates that by considering inclusiveness, health and wellbeing at the earliest stage of development, new developments can create healthy and inclusive places and spaces.

1.4 In this regard, the SPG:

- Highlights the relationship between health legislation and national and local planning policy, as well as the linkages between planning and the delivery of health and wellbeing.
- Provides practical guidance that those involved in the development process can take to improve people's quality of life, through the creation of inclusive and healthier environments.
- Introduces a health and well-being checklist to assist applicants in demonstrating how their proposals contribute to health and wellbeing, and in the preparation of Design and Access Statements.
- Guides applicants in the use of Health Impact Assessments for specific developments.

1.5 The Council considers that all new developments should seek to create places that contribute towards improving health and well-being. This SPG sets out how the Council will consider health and wellbeing through the development management process and provides information on measures that can be adopted by developers to create healthier and inclusive environments.

## 2 PURPOSE OF THE SUPPLEMENTARY PLANNING GUIDANCE

2.1 This SPG is intended to assist developers in meeting the Council's pro-active approach to healthy placemaking. It sets the basis for discussions at pre-application stage to ensure health and well-being is given due consideration at an early stage in the planning process.

2.2 The advice contained within the SPG is particularly relevant for the planning and development of larger regeneration projects and masterplans. The SPG focuses on the areas where planning influences health outcomes and identifies specific criteria which should be considered in the planning process.

## 3 STATUS OF THE GUIDANCE

3.1 This SPG was approved by Cabinet as a draft for public consultation purposes on the XXX (minute XXX refers). The Council will take account of the comments received during the six-week consultation period before reporting the matter back to Cabinet for consideration.

3.2 In accordance with Planning Policy Wales, Edition 12 February 2024 (PPW), the SPG will be a material consideration in the determination of relevant planning applications and appeals in the Vale of Glamorgan.

## 4 HEALTHY PLACEMAKING: THE LINKS BETWEEN PLANNING AND HEALTH AND WELL BEING

4.1 There are long established links between planning and health. The benefits of a high quality well designed built and natural environment on physical and mental well-being are numerous. Having access to green open spaces, healthy food, opportunities to be active, clean air, well designed buildings that promote health and well-being, and supportive services delivered from local facilities help people to thrive in a local community[1]. Conversely, the built environment can have negative impacts on health and well-being, such as where poor quality housing or air pollution levels contribute to adverse health outcomes.

4.2 The Well Being and Future Generations (Wales) Act (WBFGA) goal of "A Healthier Wales" recognises that where we live, and work can shape an individual's health and well-being. It identifies Placemaking and designing-in community health and well-being as key enablers of achieving its goal.

4.3 Local planning policy has an important role in ensuring that opportunities exist for people to make healthier lifestyle choices and to live in places that benefit their health and do not cause harm, and to address health inequalities. For example, places that provide access to safe and convenient green spaces can help to encourage physical activity and social interaction. Conversely, poorly designed and connected developments can contribute towards social isolation and poorer physical and mental health[2].

4.4 In recent years there has been much research and guidance developed around healthy spatial planning and placemaking, and consideration has been given to how the built and natural environment influences health and well-being.

4.5 As a result of improved healthcare provision, people are generally living longer. Many people live healthy lives in older age, but some are living longer with disabilities or non-communicable diseases. Much of the burden of disease is associated with avoidable lifestyle behaviours such as smoking, drinking too much alcohol, limited physical activity and poor diet. There is now a greater understanding of the close links between physical and mental health, and the

---

[1] Public Health Wales. 2018. Creating Healthier Places and Spaces for Our Present and Future Generations. Available at: http://www.wales.nhs.uk/sitesplus/documents/888/Creating%20healthier%20places%20spaces.pdf

[2] National Institute for Care and Excellence (NICE). March 2018. Physical Activity and the Environment. Available at: https://www.nice.org.uk/guidance/ng90/resources/physical-activity-and-the-environment-pdf-1837748441797

high prevalence of mental health issues in the population. All these areas of health can be strongly influenced by the built and natural environment.

4.6 Within the Vale of Glamorgan, inequalities in health in terms of life expectancy and healthy life expectancy at birth are apparent between areas of high deprivation and more affluent areas. In 2020-22[3], the gap in life expectancy between the most and least deprived communities was 8.4 years for males, and 7.24 years for females (Wales was 7.6 years and 6.4 years respectively). This gap was even greater for healthy life expectancy at birth, with a 17.9 year difference for males and 19.3 years for females. This means that people living in the most deprived areas die earlier and will experience ill health for longer.

4.7 Consequently, encouraging Healthy Placemaking through land use planning and collaborative working will contribute to improving the physical and mental well-being of the Vale of Glamorgan's residents. It will also help to achieve multiple local objectives and priorities within the wider context, including; improving road safety, reducing air pollution, maximising environmental protection, and securing infrastructure investment.

## 5 PLANNING AND PUBLIC HEALTH POLICY CONTEXT

### NATIONAL PUBLIC HEALTH POLICY CONTEXT

5.1 Welsh policies and the legislative framework provide a key focus on the important links between the natural and built environment and health and well-being.

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

5.2 The Act introduced the requirement for public bodies in Wales to think about the long-term impact of their decisions, to work better with people, communities, and each other, and to prevent persistent problems such as poverty, health inequalities and climate change. The Act states that public bodies must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

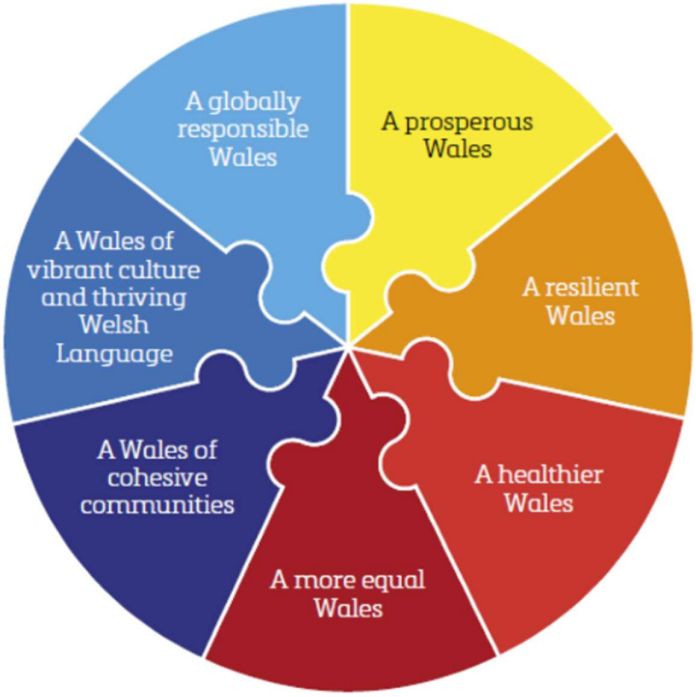
5.3 Welsh local planning authorities have specific duties and powers to improve well-being and reduce health inequalities, as set out in this legislation and the

[3] Public Health Wales. Outcomes Framework. Available at: Public Health Outcomes Framework (2022) - Public Health Wales

Planning (Wales) Act 2015. The Act places a duty on all public bodies to work towards delivering the principles of the Act when carrying out their duties, including local planning authorities when assessing planning applications.

5.4 To ensure these bodies work toward this principle the Act puts in place seven well-being goals to help ensure that all public bodies work towards delivering the same vision of a sustainable Wales as shown in figure 1 below. These include “A Healthier Wales” and links to the role of the environment in promoting well-being referred to within the Goals relating to “A prosperous Wales’, ‘A resilient Wales’, ‘A Wales of connected communities’ and ‘A globally responsible Wales’.

Figure 1: Well Being Goals




## ACTIVE TRAVEL (WALES) ACT 2013

5.5 The Active Travel (Wales) Act places a legal duty upon local authorities to plan for suitable routes for active travel, produce active travel maps, consider the needs of pedestrians and cyclists and to make better provision for them. Local authorities must improve the local walking and cycling infrastructure and promote walking and cycling as a mode of transport. Active travel particularly refers to journeys undertaken by walking and cycling, such as those made to or from a workplace or educational establishment, or to access health, leisure or other services or facilities. New developments should consider active travel

and include the provision of new and improved walking and cycling routes where appropriate.

## PUBLIC HEALTH (WALES) ACT 2017

5.6 Part 6 of The Public Health (Wales) Act places a requirement for public bodies to carry out Health Impact Assessments (HIAs) in specific circumstances. The regulations when published shall set out the circumstances in which a public body must carry out a HIA; and the way in which a HIA is to be carried out.

5.7 Where a public body has carried out a HIA in accordance with regulations, it must publish the assessment, and take the assessment into account when exercising those functions in connection with which the assessment was carried out. Further information and guidance on when and how to undertake HIA is available from the Wales Health Impact Assessment Support Unit: https://whiasu.publichealthnetwork.cymru/en/resources/

5.8 Planning Policy Wales, Edition 12, recognises that HIA makes a valuable contribution towards plan making. Undertaking a HIA can ensure that the potential positive and unintended negative impacts of development on both health and health inequalities are considered and addressed during the planning process. Accordingly, where a HIA is required for specific developments, this should be undertaken at an early stage in the development process so that any relevant health impacts are identified and addressed through planning and design stages.

5.9 Where a HIA has been undertaken in relation to a development proposal this should be submitted at the application stage and demonstrate how the HIA has informed the design of the scheme. The HIA should aim to enhance the positive health aspects of a proposal while avoiding or minimising any potential unintended negative impacts. Emphasis should be placed on mitigating negative or enhancing positive impacts for population groups identified through the HIA process, particularly those living in deprived areas.

## HEALTHY WEIGHT, HEALTHY WALES 2020

5.10 Healthy Weight, Healthy Wales is a strategy to prevent and reduce obesity in Wales. Being a healthy weight is key to the reduction of risks of long-term health conditions such as diabetes, heart disease and some cancers. The prevention of obesity is complex and requires many contributing factors at individual, community and society level. One of the mechanisms to enable people to achieve and maintain a healthy weight is their ability to live in a healthy environment, where they have access to open space, healthy food, and the infrastructure to enable active travel.

5.11 The Strategy sets out these ambitions:

- To achieve a healthier food environment, where healthier options are available on our high streets, and there is the opportunity for people to grow their own food.
- To enhance the ability of people to be able to undertake active travel opportunities.
- To have safer communities, with safer routes to schools, more 20mph zones and safer access to enable walking and cycling.
- To enable better access to green spaces.
- To increase investment into play and sport facilities and ensure physical activity is routinely built into infrastructure decisions such as schools, housing, and regeneration.

## NATIONAL PLANNING POLICY CONTEXT

5.12 **The Planning (Wales) Act 2015** introduced a statutory requirement for all Local Planning Authorities to exercise their planning duties in accordance with the economic, social, environmental, and cultural sustainability principles set out in the Well-being of Future Generations (Wales) Act 2015 (WBFGA).

5.13 **Future Wales: The National Plan 2040**, sets out the Welsh Government's strategic national development framework and builds upon the key objectives of Planning Policy Wales. It outlines the Welsh Government's strategies for addressing key national priorities through the planning system. These include sustaining and developing a vibrant economy, providing quality development in the right places for the right reasons, and improving the health and well-being of communities across Wales.

5.14 **Planning Policy Wales (PPW) Edition 12 (February 2024)** sets out the Welsh Governments aims and objectives of the land use planning system within Wales across a range of social, environmental, and economic topics; indicating that the planning system is central to delivering the sustainable development goals of the WBFGA.

5.15 PPW considers that the best way to implement the requirements of the WBFGA is by adopting a 'placemaking' approach to plan making, planning policy and decision making at the local and national level. Placemaking is defined by PPW as:

> *"A holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area's potential to create high quality development and public spaces that promote people's prosperity, health, happiness, and well-being in the widest sense."* (Page 14 refers)

5.16 Five key national planning principles underpin the delivery of placemaking which development plans and development proposals must seek to deliver development in order to contribute to the national sustainable placemaking:

- Growing Our Economy in a Sustainable Manner.
- Making Best Use of Resources.
- Facilitating Accessible and Healthy Environments.
- Creating and Sustaining Communities; and
- Maximising Environmental Protection and Limiting Environmental Impact.

5.17 Facilitating Accessible and Healthy Environments highlights the role that the planning system can have in promoting health and well-being:

> *"Our land use choices and the places we create should be accessible for all and support healthy lives. High quality places are barrier-free and inclusive to all members of society. They ensure everyone can live, work, travel and play in a way that supports good physical and mental health. Our built and natural environments should be planned to promote mental and physical well-being. The best way of achieving this is to involve and collaborate with others to ensure issues are understood and prevented at the earliest opportunity through effective engagement with those affected by or having an interest in the development concerned."* (Page 17)

5.18 Paragraphs 3.19 to 3.24 Promoting Healthier Places in PPW sets out how LPAs through their forward planning and development management functions can assist in maximising health and well-being. This includes maintaining and creating places that encourage healthy lifestyles, ensuring access to green spaces and community facilities, and promoting walking and cycling. It also highlights the importance of ensuring that the planning process minimises the potential negative impacts new developments can have on physical and mental health, by safeguarding amenity and by reducing exposure to noise and air pollution. Paragraph 3.21 states that LPAs should refuse development proposals if the impacts on health or amenity are adverse or cannot be mitigated satisfactorily.

## LOCAL PLANNING POLICY AND HEALTH CONTEXT

### The Vale of Glamorgan Corporate Plan 2025-2030 (Vale 2030)

5.19 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:

- Creating Great Places to Live, Work and Visit.
- Respecting and Celebrating the Environment.
- Giving Everyone a Good Start in Life.
- Supporting and Protecting Those Who Need Us.

5.20 For each objective, the plan sets out how the Council will collaborate with the community and partners to deliver the objectives over the 5-year Corporate Plan period, and within each improving health and wellbeing of the Vales residents is a recurring theme. This includes improving access to health services, reducing levels of childhood obesity, improving access to healthy food and reducing food insecurity, and supporting residents to lead healthier lives.

### Vale of Glamorgan Well-Being Plan 2023-28

5.21 As part of the requirements of the Well-being of Future Generations Act the Council, together with public sector partners as the Vale of Glamorgan Public Services Board (PSB), has prepared its 2nd Well-being Plan for the Vale. Informed by a Well-being Assessment, the Well-being Plan encompasses the 7 well-being goals and provides a framework for all public sector bodies to

deliver the Sustainable Development Principle through adopting the 5-ways of working.

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

- **A more resilient and greener Vale** - by understanding and making the changes necessary as individuals, communities, and organisations in response to the climate and nature emergencies.
- **A more active and healthier Vale** – by encouraging and enabling people of all ages to be more active and to promote the benefits of embracing a healthier lifestyle.
- **A more equitable and connected Vale** - by tackling the inequities that exist across the Vale, engaging with our communities and providing better opportunities and support to make a lasting difference.

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

- **Responding to the climate and nature emergencies** - The Well-being Assessment sets out some of the key issues for the Vale in terms of the climate and nature emergencies and partners recognise that the changes needed across our organisations and communities can best be achieved by working together. This will include consideration of transport, energy, food, biodiversity and how we use our buildings and land.

- **Working with the people who live in our communities that experience the highest levels of deprivation** - The Well-being Assessment has highlighted the differences across the Vale and how these inequalities have been exacerbated by the Covid 19 pandemic. The Well-being Plan will give particular focus on those areas of the Vale of Glamorgan identified as more deprived by the Welsh Index of Multiple deprivation and addressing inequalities in these communities.

- **Becoming an Age Friendly Vale** - The proportion of the Vale's population aged between 65-84 is projected to increase. The Well-being Plan will seek to ensure that the Vale is more age friendly and a better place for people to grow old, making it a friendlier place for all and recognising the contribution that older people make.

5.24 **Good Food and Movement Framework (2024-30)** for Cardiff and the Vale of Glamorgan brings together partners from the PSBs and the Regional Partnership Board to provide a regional response to how we can encourage people to be more active and have a healthier diet. This strategy focuses on collective action to create meaningful change in communities, schools, workplaces, and the environment over the next six years

5.25 **The Vale of Glamorgan Replacement Local Development Plan (2021-2036) Local Development Plan (RLDP) 2011-2026** sets out the Council's planning policy framework for managing the use and development of land within the authority. The health and well-being of residents is a key theme of the RLDP and is reflected within the overarching vision for the Vale of Glamorgan:

> *…" The Vale of Glamorgan is a healthy and inclusive place for everyone, with equitable access to services and facilities both physically and digitally. Residents are proud of where they live and have access to the homes they need. Housing growth has delivered homes which caters for all, including affordable homes and older person's housing; contributing towards diverse and cohesive communities where residents can maintain their independence.*
>
> *Through placemaking, places and spaces are safe, accessible, and socially inclusive. Development respects local character and sense of place is valued by residents and contributes positively towards health and well-being."*

5.26 RLDP Strategic **Objective 2 Improving Mental and Physical Health and Well-being** highlights the link between health and wellbeing, through ensuring the built environment is inclusive and accessible, facilitates access to nature and enable active lifestyles.

5.27 Key to delivering positive health benefits through the RLDP is contained within **Strategic Policy SP5 Creating Healthy and Inclusive Places and Spaces,** which highlights the importance of identifying and understanding the health implications associated with the development proposed from the outset, designing developments that can contribute to health and also avoid creating environments that can directly and indirectly impact negatively on physical and mental wellbeing:

**SP5 - CREATING HEALTHY AND INCLUSIVE PLACES AND SPACES**

All development should seek to create healthy and inclusive places that reduce health inequities and improve social cohesion. This will be achieved by:

- Ensuring development proposals are designed to facilitate accessible healthy environments to address relevant determinants of health positively, particularly in response to local health needs;
- Ensuring that all places and developments are as inclusive as possible, capable of adapting to a broad range of changing needs and delivering a high quality of life;
- Enabling opportunities for access to a healthy food environment;
- Supporting the provision of new and enhanced community and healthcare facilities;
- Protecting and enhancing existing public health and well-being.

To the achieve this, developers are required undertake a screening assessment of their proposal at the preapplication stage to identify the potential health impacts of their development as set out below:

| **Development Type** | **Major Developments - Healthy Placemaking Checklist** | **Significant Developments - Rapid HIA** |
|---|---|---|
| Residential | Between 10 and 99 Dwellings or an Area of 0.5 hectare to 2 hectares | 100 Dwellings or greater or greater than 2 hectares |
| Employment/Other Commercial/Leisure | Built Floor Space of 1,000m2 to 4,000 m2 | Built Floor Space Greater than 4,000 m2 |

Proposals will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of the assessment.

5.28 For the RLDP, healthy places and spaces are those which incorporate a high standard of design that responds to health and well-being needs of all users

and the placemaking principles; facilitate high levels of multi-modal accessibility for all journeys to necessary services and facilities; the provision of quality active travel infrastructure and open spaces, including sport facilities; the provision of green infrastructure and spaces for socialising, including spaces for growing food; and high-quality and appropriate housing accommodation. Ensuring these will guarantee determinants of health affected by planning are addressed positively.

5.29 Inclusive places are those that deliver equality of accessibility and opportunity, enabling everyone to participate fully in society and people to remain in their homes and communities as their needs change. Relatively small modifications can have a significant impact on the ability of people to enjoy their local area, such as incorporating appropriate lighting to reduce the fear of crime, providing places for people to rest and socialise. Careful design can ensure that places are welcoming for all generations, removing barriers that prevent people from meeting their needs or enjoying active lives.

5.30 In addition to Policy SP5, consideration of health and well-being is contained within the RLDP contains several additional strategic policies covering a range of issues within which the links with health and well-being are a key component:

- **Strategic Policy SP4 Placemaking** seeks to ensure new developments are designed with layouts that create a sense of place and ensure a healthy and safe environment to help tackle health problems associated with physical inactivity and social exclusion arising from car dependency, poor access to services and public transport facilities.
- **Policy SP10 Sustainable Transport** requires new development to contribute to creating an accessible, sustainable, safe, integrated and well-connected transport network, with active travel as the first consideration when designing new developments so that priority is given to walking, cycling and use of public transport above private cars.
- **Policy SP7 Affordable Housing** seeks to ensure that new residential developments contribute towards meeting the needs of the local community and contribute towards the creating socially cohesive communities through the provision of affordable housing and housing for older persons and specialist need housing.
- **Policy SP13 Community Infrastructure and Planning Obligations** seeks 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.

- **Policy SP19 Green Infrastructure** requires new development to integrate green and blue infrastructure within the layout and design, providing opportunities multifunctional space that provide opportunities for recreation and relaxation; promote physical and mental health and well-being; facilitate learning opportunities.

5.31 The remainder of this SPG sets out guidance on the relationship between the built environment and health and wellbeing in meeting the requirements set out in the above policies and provides practical measures that can be adopted to create places that are healthy and inclusive.

## 6 HEALTHY PLACEMAKING – HOW AND WHEN TO CONSIDER HEALTH AND WELL-BEING WITHIN NEW DEVELOPMENTS

6.1 New development has the potential to impact upon a wide range of matters which can affect the health and wellbeing of the population. There is strong evidence linking health and well-being outcomes with the quality of the built and natural environments, which the planning system can have great influence over[4]. The design of neighbourhoods can influence levels of physical activity, travel opportunities, social connections, and impact physical and mental well-being. Below is a summary of some of the influences that planning and design can have over health and well-being[5, 6, 7, 8, 9, 10]

6.2

| | |
|---|---|
| Housing | The cost to the NHS in Wales of poor-quality housing is estimated to be around £95 million per year, and £1 billion cost to society (distress, economy, welfare, finances). Good quality, warm, well maintained and affordable housing is associated with numerous positive health and well-being outcomes.<br><br>Housing affects physical, emotional and social well-being. People who live in cold, damp and unsafe homes are more at risk of cancers, respiratory ill-health, circulatory and cardiovascular illnesses. Older people are more at risk of falls resulting in serious injury. |
| Built Environment | The design of neighbourhoods, and the built environment generally, contributes to the health and well-being and |

[4] Town and Country Planning Association. November 2016. Planning for Better Health and Well-being in Wales. Available at: https://tcpa.org.uk/wp-content/uploads/2021/11/FINAL__HWBW_Briefing.pdf

[5] Public Health England, 2017, Spatial Planning for Health. Spatial Planning for Health: an evidence resource for planning and designing healthier places (publishing.service.gov.uk)

[6] Public Health Wales, 2019, Making a Difference. Housing and Health: A Case for Investment. phw.nhs.wales/files/housing-and-health-reports/a-case-for-investment-report/

[7] Public Health Wales, 2021, Planning and Enabling Healthy Environments. Microsoft Word - Planning and Enabling Main Resource v8.docx (nhs.wales)

[8] Carly J. Wood, Jules Pretty, Murray Griffin, A case–control study of the health and well-being benefits of allotment gardening, JOURNAL OF PUBLIC HEALTH, Volume 38, Issue 3, 17 September 2016, Pages e336–e344, https://doi.org/10.1093/pubmed/fdv146

[9] Jabbar M, Yusoff MM, Shafie A. Assessing the role of urban green spaces for human well-being: a systematic review. GeoJournal. 2022;87(5):4405-4423. doi: 10.1007/s10708-021-10474-7. Epub 2021 Jul 20. PMID: 34305268; PMCID: PMC8290137. Assessing the role of urban green spaces for human well-being: a systematic review - PMC (nih.gov)

[10] Public Health Wales, 2018, Creating healthier places and spaces for our present and future generations. Creating_healthier_places_and_spaces_for_our_present_and_future_generations.pdf (phwwhocc.co.uk)

| | |
|---|---|
| | plays a significant role in shaping health behaviours. Evidence suggests that walkable neighbourhoods encourage active travel and therefore increase levels of physical activity, and improve health.<br><br>Enhanced street connectivity through walking and cycling infrastructure, higher densities and access to public transport systems help to provide alternative routes for active travel. Mixed land use, and provision of local amenities can improve mobility and social engagement amongst older adults, and increase physical activity among children and young people. |
| Food Environment | The food environment plays a crucial role in health and well-being but is part of a complex system which includes proximity to food retail outlets and the type of food available.<br><br>Growing more food locally has multiple benefits, including lower the climate impact of food miles, enabling access to fresh and healthy food, and providing opportunities for healthy outdoor activity. Less than 30 minutes of allotment gardening can result in improvements in self-esteem and mood through reductions in tension and depression. |
| Natural Environment | Green spaces offer numerous benefits for health and well-being, and the accessibility of green space influences not only the likelihood of physical activity being undertaken but its frequency. Increased levels of physical activity reduces the risk of developing conditions such as coronary heart disease, type 2 diabetes, obesity and some mental health conditions.<br><br>In urban areas, green spaces are particularly important to health and well-being, studies show that even a weekly visit to a green space has positive effects on the human body, and access increases active travel.<br><br>Urban green spaces mitigate climate change effects, through reducing heat, enhancing air quality, and enhance biodiversity, which all impact on human health. |
| Transport and Active Travel | Active travel (cycling, walking and use of public transport) can increase physical activity, and a reduction in motorised transport contributes to improved air quality.<br><br>Living in an activity-friendly neighbourhood can provide between 32% and 59% of the weekly physical activity levels recommended for adults to maintain good health. Compared with commuting by motorised private vehicle, rail commuters can experience a 10% lower rate of all-cause mortality, bicycle commuters a 20% reduced rate. People who regularly cycle increase their life expectancy |

| | |
|---|---|
| | by one year on average compare with people who rely on motorised transport. |

6.3 It is important to ensure that both the potential negative impacts and positive health and wellbeing benefits of a new development are fully considered as part of scheme design in order to help create healthy developments. Planning Policy Wales highlights that LPAs through the development management function have a responsibility for ensuring that new development proposals have a positive impact on health and well-being:

*"Planning authorities have a role to play in the prevention of physical and mental illnesses caused, or exacerbated, by pollution, disconnection of people from social activities (which contributes to loneliness) as well as the promotion of travel patterns which facilitate active lifestyles.*

*The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity. This will include considering the provision of, and access to, community and health assets, such as community halls, libraries, doctors' surgeries, and hospitals.*

*Health impacts should be minimised in all instances, and particularly where new development could have an adverse impact on health, amenity, and well-being. In such circumstances, where health or amenity impacts cannot be overcome satisfactorily, development should be refused" (Paragraph 3.21)*

6.4 Planning Policy Wales states that the mechanism for assessing the impact of development plans or proposals should incorporate health considerations, where there is likely to be a significant effect on human health.

6.5 "Health Impact Assessment makes a valuable contribution towards plan making. It may be useful when proposing or making decisions on new development along with evidence collected by Public Service Boards" (Paragraph 3.24)

6.6 Accordingly, the Council will require the proposers of new developments to consider the likely potential impacts, both positive and negative, that their proposals may have on health and wellbeing and incorporate appropriate measures to address the issues identified within the design of their development.

6.7 To the achieve this, Strategic Policy SP5 requires developers to assess and understand the impact of their schemes on health and wellbeing through the

application of either a Rapid Health Impact Assessment or HIA screening tool subject to the thresholds set out in Table1.

| Table 1: Thresholds for Health Impact Assessment and Planning for Health Checklist | | |
|---|---|---|
| **DEVELOPMENT TYPE** | **HEALTHY PLACEMAKING SCREENING CHECKLIST** | **RAPID HEALTH IMPACT ASSESSMENT** |
| Residential | Between 10 and 99 Dwellings or an Area of 0.5 hectare to 2 hectares | 100 Dwellings or greater or greater than 2 hectares |
| Employment/Other Commercial/Leisure | Built Floor Space of 1,000m2 to 4,000 m2 | Built Floor Space Greater than 4,000 m2 |

6.8 All planning applications of 10 residential units/1000m2 or more will require screening for a HIA. The screening stage offers a systematic way of deciding whether a full HIA is required. Screening should identify who is potentially affected by a proposed development, the impact, if any, on health as well as the potential scale of any impacts identified.

6.9 The screening assessment will generally be proportionate to the size of the development; the larger the development the more detailed the responses to the questions will be expected to be, whereas smaller developments are more likely to provide a brief summary.

6.10 Further details in respect of HIA and how to use the Healthy Placemaking Checklist are explained in sections 6.2 to 6.5 below.

## 7 HEALTH IMPACT ASSESSMENTS (HIA)

7.1 A Health Impact Assessment (HIA) is a systematic and iterative process which enables developers to assess the potential impacts of their proposals on the health and wellbeing of different groups in the population, and make appropriate recommendations, to help maximise the positive and minimise the negative impacts through scheme refinement. A HIA should be undertaken at an early stage for it to inform the design of a scheme.

7.2 HIAs are used for a wide variety of proposals, plans and projects, and can take one of two forms: - Rapid or Comprehensive:

- Rapid HIA –typically involves a brief investigation of health impacts, including a short literature review of quantitative and qualitative evidence and the gathering of knowledge and further evidence from a number of local stakeholders. *This type of HIA is most suitable for development proposals of a certain scale (those in column 3 in table 1 above).*

- Comprehensive HIAs are more in-depth and require more detail around potential impacts on key population groups, determinants of health and health inequalities, extensive literature searches and the collection of primary data. Stakeholder engagement is required for a full HIA. These forms of HIA are considered to be more suited to complex proposals, projects or plans of a strategic nature.

7.3 The Council considered that for most development proposals, a Rapid HIA will be the most suitable form of HIA to be carried out. As these offer the opportunity to bring together planners, developers, health practitioners, architects, and other stakeholders to identify how proposals can provide the widest range of health and well-being benefits and minimise potential negative impacts.

7.4 The Wales Health Impact Assessment Support Unit (WHIASU) has published guidance on conducting health impact assessments (HIAs)

7.5 RLDP Policy SP5 requires developments to "address relevant determinants of health" and are the primary focus of HIAs. Figure 2[11] below provides a useful

[11] Barton, H. and Grant, M. (2006) A health map for the local human habitat. http://eprints.uwe.ac.uk/7863/2/The_health_map_2006_JRSH_article_-_post_print.pdf

framework, identifying the wide range of determinants that influence our health and wellbeing, from our individual characteristics to the global ecosystem. These are the social, economic, environmental, and cultural factors that indirectly influence health and wellbeing. They include what we eat and drink; where we live and work; and the social relationships and connections we have with other people and organisations. Some, such as gender, age and family history of illness, cannot change or are difficult to change, while others are influenced by the social, economic and physical environment we live in and can be changed by policy interventions.

Figure 2: Health Map: Determinants of Health and the Built and Natural Environments




7.6 An evidence-based review using published research or resources is an important stage in undertaking a HIA. Relevant information, data and evidence to inform the development of healthy environments can be found on the Wales Health Impact Assessment Support Unit Website Further local health related data can be obtained from the Cardiff and Vale Health Board.

7.7 Informed by this evidence review, developers should assess the likely health impacts of proposals, including their nature, scale, significance, timing, and distribution. The effects on different population groups, both new and existing, should also be considered, as well as any key health issues and health inequalities in the local area. Engagement with the local community early in the process is encouraged, to inform the assessment and the mitigation solutions and/or design and access statement. At the latest, this should take place as part of the Pre-Application Consultation process.

7.8 Possible considerations will include:

- neighbourhood design
- housing location and design
- ensuring accessibility to infrastructure such as cycle and pedestrian routes, amenities, play areas, shops, and public transport.
- enabling access to the natural environment, including private or public green space

7.9 The findings of the assessment should identify potential changes to the proposal that could mitigate negative impacts or enhance positive impacts. These could include measure such as those detailed within this SPG at sections 7-15 and any mitigation measure should be recorded in the submitted HIA and be set out in a planning statement at the time of submission.

## PLANNING FOR HEALTH CHECKLIST

7.10 Table 1 sets out the threshold for developments where the Council shall require the completion of Planning for Health and Wellbeing Checklist which much accompany any planning submission. The Checklist and factors that a development must consider is set out in Appendix 1.

7.11 The aim of the checklist is to ensure that developers, urban designers, and architects consider how their proposals can contribute towards creating healthier and inclusive environments at the earliest stages of development and any potential negative impacts can be designed out or mitigated effectively. The checklist should also be used to assist HIA by identifying potential measures to mitigate any negative outcomes identified.

7.12 The checklist is divided into the health and well-being themes set out below within this SPG and poses questions relating to the planning guidance provided. It is acknowledged that some issues may not be relevant to a specific development proposal and local circumstances.

7.13 It requires developers to identify and explain how their development have incorporated health and wellbeing measures or design principle to delivery positive outcomes. Unlike a HIA, Planning for Health checklists should not require a specialist consultant and should be able to be undertaken by a developer, planning consultant or architect.

7.14 To assist applicants, the following section highlights the key health and well-being issues that should be considered and provides guidance on the types of interventions that can be incorporated into new developments proposal; many

of which are based on best practice design guidance and planning policy. Further detailed guidance is provided in Public Health Wales's guide to creating healthier places and spaces[12].

## DESIGN AND ACCESS STATEMENTS

7.15 The design and quality of buildings and public spaces can have positive and negative impacts on health and well-being. Places, buildings, and facilities should also be carefully designed to suit a wide range of age groups.

7.16 Considering how development proposals through design and layout at the earliest stages provides the opportunity to consider how future residents can easily access new and planned services at the neighbourhood level, and how the density and layout of a site can encourage active travel.

7.17 Accordingly, where Design and Access Statement (DAS) are a requirement consideration should be given to how design and accessibility contributes to health and well-being, and it should aim to maximise the potential positive health benefits and wellbeing outcomes. As such DAS should include references to illustrate how their proposals has taken into account health and wellbeing through specific reference to those measures identified in the Planning for Health and Wellbeing Checklist.

## COMMUNITY ENGAGEMENT AND PARTICIPATION

7.18 Early dialogue with the local community and organisations provides the opportunity to identify more specific needs within the local area, and shape how the design of the development can respond to addressing the community aspirations.

7.19 Engagement and collaboration at an early stage in the development process of Cardiff and Vale University Health Board can also highlight how proposals can contribute towards addressing specific health issues within the locality.

[12] Public Health Wales. 2018. Creating Healthier Places and Spaces for Our Present and Future Generations. Available at: http://www.wales.nhs.uk/sitesplus/documents/888/Creating%20healthier%20places%20spaces.pdf

7.20 In this respect the consideration of health and well-being should form an integral part of the pre-application consultation (PAC)[13] process required to be undertaken by the developer as part of the planning process.

7.21 It is also important to recognise that the act of participating in community engagement itself can improve people's health and wellbeing and reduce health inequalities. For example, it can improve peoples' confidence, knowledge, empowerment and improve social networks[14] [15].

## 8 ENCOURAGING ACTIVE SUSTAINABLE TRAVEL CHOICES

8.1 Connecting people to jobs, education and training, leisure and recreation, town and local centres, neighbouring places, extensive greenspaces and to wildlife, support services, and to each other, are critically important for health and wellbeing. Creating well connected places in an environment that encourages safe, sustainable travel options will increase physical activity and promote social interaction, as well as reducing air pollution, noise, road traffic accident rates and greenhouse gas emissions from transport.

### ACTIVE TRAVEL CHOICES

8.2 Active Travel means being physically active by using a form of travel such as walking or cycling to make every day journeys. The purpose of the journey, whether it is a direct commute to work or school, or a more leisurely outing for pleasure, can influence the design requirements of the route, but both are positive for health.

8.3 The design of the built environment can make it difficult for some members of society to be active for example, obstructions within footways and steep gradients can obstruct and hinder elderly people and those with limited mobility. Similarly, busy roads, the lack of safe walking or cycling routes may

[13] There is a requirement for applicants to submit a pre-application consultation report for all outline or full applications for 'major' proposals. 'Major' development is defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

[14] National Institute for Health and care Excellence (NICE). March 2016. Community Engagement: Improving Health and Wellbeing and Reducing Health Inequalities. Available at: https://www.nice.org.uk/guidance/ng44/resources/community-engagement-improving-health-and-wellbeing-and-reducing-health-inequalities-pdf-1837452829381

[15] Public Health Wales. 2019. Principles of Community Engagement for Empowerment. Available at: https://phw.nhs.wales/news/rules-of-community-engagement-relinquish-your-power-so-that-communities-can-take-control/principles-of-community-engagement-for-empowerment/

reduce opportunities for children to walk to school or deter individuals from being physically active as part of their daily routine.

8.4 In line with the Active Travel (Wales) Act 2013 and to help encourage physical activity new development proposals should promote walking and cycling over other modes. The design and layout of streets and pavements should ensure safe and convenient access to the wider network, and where possible enhance existing active travel routes[16], and seek to address any barriers to pedestrian and cycle movement such as topography or other physical barriers.

8.5 Creating places that are well connected, easily accessible by walking and cycling and provide open spaces can encourage people to live more active lifestyles. Designing in measures such as public open spaces and streets that prioritise the needs of pedestrian and cyclists can encourage informal and formal physical exercise which will have a positive impact on both physical and mental well-being.

8.6 At the earliest stages in the design process consideration should be given to how proposals can encourage people to be physically active as a routine part of their daily life. The examples below[17] highlight the types of measures that can be integrated within the design and layout of buildings to encourage more active lifestyles.

- Consider how the proposal can be linked to existing walking and cycleways, and where possible provide opportunities to extend the network. Ensure local facilities, services, play areas, education and employment opportunities are easily accessible by walking and cycling e.g., through routes;
- Consider the needs of pedestrians and cyclists at the earliest stages in the design process, including the provision of facilities such as cycle parking and storage;
- Prioritise the pedestrian over motorised transport for example through implementing 20mph zones, methods to control traffic speed (signage, road materials, design, layout, shared surfaces);
- Ensure footways, footpaths and cycle routes are convenient, safe, and appealing to users, including people with limited mobility, and are

[16] Vale of Glamorgan Council. 2021. Active Travel Network Maps. Available at: https://www.valeofglamorgan.gov.uk/en/living/transportation/Active-Travel.aspx

[17] National Institute for Health and Care Excellence (NICE). March 2018. Physical Activity and the Environment. Available at: https://www.nice.org.uk/guidance/ng90

built and maintained to a high standard. Provide cycle ways that are safely separated from motorised traffic.

## SUSTAINABLE TRAVEL CHOICES

8.7 Where opportunities for walking and cycling maybe limited, such as within rural communities', consideration should be given to the availability of, and access to public transport services. The design and layout of proposals should enable safe and direct access to transport services, and where new provision is proposed this should be located within 400m of the development.

8.8 In promoting active and sustainable travel, developers should approach accessibility and movement in accordance with the sustainable transport hierarchy prioritising pedestrians, cyclists, and public transport over private vehicles.

Figure 3: Sustainable Travel Hierarchy




1.5.1 It is the Council's policy for major development proposals to be accompanied by Travel Plans that aim to promote sustainable transport and minimise the level of car usage generated by the proposal. Travel plans should be designed to encourage people to use safe, healthier, and sustainable methods of travel and reduce their reliance on cars.

1.5.2 Travel plans should:

- Provide options to increase active travel, including for people with mobility difficulties or children.
- Reduce the number of cars and other private vehicles; so reducing carbon emissions and improving air quality
- Reduce the likelihood that the development will create the need for more road capacity or new roads.
- Support infrastructure and services that improve connections between communities.

8.9 The Council has produced a Travel Plan SPG which sets out the Council's requirements for the preparation and scope of travel plans. Additionally, Policy SP12 Community Infrastructure and Planning Obligations of the RLDP and the Council's Planning Obligations SPG require all new developments to be served by sustainable transport modes. The Council may therefore seek contributions towards walking, cycling and public transport to serve new development.

8.10 The following guidelines provide examples of the measures that can be incorporated within a development to ensure that the needs of all transport users in the hierarchy are considered:

| Mode | Measures to consider at the design and operational stages |
|---|---|
| Pedestrians | • Provide convenient routes, which are easy, safe and attractive to use.<br>• Create 'Home Zones'[18] that reduce the dominance of cars.<br>• Provide clear sign posting and lighting where appropriate.<br>• Provide routes that are accessible to disabled people, particularly wheelchair users.<br>• Link routes to local facilities, public transport nodes, open spaces, and longer distance footpaths such as public rights of way.<br>• Provide conveniently located pedestrian crossing points on busy sections of road.<br>• Avoid steep gradients (not exceeding 1:20);<br>• Provide seating at appropriate locations. |
| Cyclists | • Provide direct, safe and attractive routes.<br>• Ensure that routes are as continuous as possible, avoiding frequent stops or diversions.<br>• Link routes within developments to the wider cycle network.<br>• Provide prominent, secure cycle parking which should be close to building entrances or inside buildings and should avoid the need to carry cycles over steps.<br>• Provide joint pedestrian and cycle facilities only in circumstances where separate facilities for cyclists within the carriageway are not feasible, although pedestrian safety must not be compromised. |
| Public Transport | • Adequate access for bus services and service vehicles should be provided. This should not however, be at the expense of the safety and free movement of pedestrians and cyclists. |

[18] The Institute of Highway Incorporated Engineers. June 2002. Home Zone Design Guidelines. Available at: https://www.theihe.org/wp-content/uploads/2019/03/Home-Zone-Design-Guideline.pdf

| | |
|---|---|
| | • Passenger facilities, such as bus shelters and timetable information should be provided, in consultation with the Council. Alternatively, other public transport enhancements may be required.<br>• Convenient access for pedestrians should be provided with bus stops located within 400m. |
| Private Motor Vehicles | • Provide electric car charging points to promote zero/low carbon vehicles.<br>• Internal roads designed for an average speed of 20mph or less, particularly at junctions and pedestrian/cycle crossings.<br>• Limit the use of roundabouts as these create difficult crossing points for pedestrians and cyclists.<br>• Consider designing in traffic calming techniques at the master planning stage, utilising measure such as street enclosure, location of buildings, orientation of roads, road narrowing and changes in road surfaces.<br>• Where possible locate parking at the rear of properties to allow for pedestrian friendly street layouts.<br>• Consider reducing standard parking requirements in developments well served by public transport or accessible to a range of services and facilities. |

## 9 CREATING ACCESSIBLE AND INCLUSIVE OPEN SPACES

9.1 Parks, open spaces, playing fields, woodlands, road verges, allotments and private gardens are all examples of green infrastructure and open spaces. Drainage systems, swales, wetlands, rivers and canals and other water courses are referred to as 'blue' spaces.

9.2 RLDP Policy SP5 Placemaking and SP18 Green Infrastructure requires all new development to consider the provision of inform and formal green spaces as the earliest stages so to creating a network of joined open spaces and enables greater accessibility to a range of open space provision.

9.3 The proximity and accessibility of the natural environment is positively associated with a wide range of improvements to physical and mental health[19] and wider environmental benefits. Access to open spaces can encourage participation in physical activity, provide tranquil areas that reduce stress, and in more deprived areas, the provision of green open spaces can also aid in reducing health inequalities[20] . Within work places access to open spaces has been linked to higher productivity, job satisfaction and reduced absences[21]

9.4 Children and young people need free, inclusive, and accessible spaces offering high-quality play and informal recreation opportunities and child friendly neighbourhood environments. Playing outside is also essential for children to develop balance, coordination, and physical strength. It provides opportunities for children to gain social skills, and improve their imagination, creativity, and problem-solving ability. It can also strengthen their sense of self and their sense of connection with their peers and to their community and the environment.

9.5 In this respect, developers are encouraged to explore opportunities for incorporating both formal and informal spaces and features which facilitate children play, including "street play" through for example enhanced traffic

[19] Public Health England and the UCL Institute of Health Equity. September 2014. Local Action on Health Inequalities: Improving Access to Green Spaces. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/355792/Briefing8_Green_spaces_health_inequalities.pdf

[20] World Health Organisation. October 2017. Urban Green Space Interventions and Health: A Review of Impacts and Effectiveness. Available at: https://www.who.int/europe/publications/m/item/urban-green-space-interventions-and-health--a-review-of-impacts-and-effectiveness.-full-report

[21] FitForWork.gov.uk. Benefits of a Healthy Workforce. http://fitforwork.org/employer/benefits-of-a-healthy-workforce/

calming measures such as shared surfaces and home zone areas which also provide improved pedestrian and cycle environments.

9.6 Where new development is proposed, it is important to ensure that green open spaces (new and existing) are easily accessible to all users by both walking and cycling and offer a variety of facilities to encourage physical activity across all age groups. Open spaces should incorporate quiet areas that offer the opportunities for respite, tranquillity, and social interaction. Consideration should also be given to enhancing linkages between open spaces to facilitate a network of different spaces that offer a range of activities. In this respect, developers and are encouraged to consider guidance produced by Play Wales who have produced a series of toolkits to assist in creating inclusive and accessible play opportunities for children and young people[22].

9.7 To ensure good accessibility to open spaces the Council recommends that applicants ensure that the proximity of new developments to existing or new open spaces accord with the walking distances recommend by the Fields in Trust[23] .

| **Open space typology** | **Walking Distance Guidelines** |
|---|---|
| Other outdoor provision | Multi Use Games Area (MUGA) - 700m |
| Equipped/ designated play areas | Local Area for Play (LAP) –100m<br>Local Equipped Area for Play (LEAP) – 400m<br>Neighbourhood Equipped Area for Play (NEAP) – 1,000m |
| All outdoor sports | 1,200m |
| Playing pitches | 1,200m |

9.8 The type of measures which could be integrated into design of spaces could include:

[22] Play Wales https://play.wales/resources-library

[23] Fields in Trust. January 2017. Guidance for Outdoor Sport and Play, Beyond the Six Acre Standard, Wales. Available at: https://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-Wales.pdf

- Provide (retain, retrofit, or design in) green and blue infrastructure and spaces within new and regenerated developments of housing, transport routes and community facilities.
- Where new open space is provided ensure that it is located in close proximity to walking and cycling routes, and that open spaces encourage varied, physically active play.
- Ensure that the design and layout of open space enables children to play safely outside, for example by providing playgrounds which are overlooked, using shared space, e.g., adopting 'Home Zone' design principles[24] , and designing streets that could be utilised for play[25];
- Provide opportunities for active and informal play within residential areas, within natural play spaces where possible.

[24] The Institute of Highway Incorporated Engineers. June 2002. Home Zone Design Guidelines. Available at: https://www.theihe.org/wp-content/uploads/2019/03/Home-Zone-Design-Guideline.pdf

[25] Play Wales. March 2019. Opening Streets for Play. Available at: https://issuu.com/playwales/docs/opening_streets_for_play?e=5305098/68904846

## 10 CREATING AGE FRIENDLY ENVIRONMENTS

10.1 In 2023, the Vale of Glamorgan Local Service Board became a member of the World Health Organisations's Global Network of Age-Friendly Cities and Communities. Given that an increasing number of people are living longer, the ability for people to live independently within their own homes should be a key consideration within new development proposals. Developments should therefore be accessible and welcoming to older people. Removing barriers to travel and improving the accessibility of buildings will help people to remain active and contribute towards society in old age. Measures such as direct walkable neighbourhoods with "step free" flat routes to public spaces and connections to public transport routes can enable independence and social interaction.

10.2 Where new residential developments are proposed, consideration should be given to how the range, type and mix of dwellings can contribute towards meeting the housing needs of the community. This is likely to include affordable housing and may include housing designed for older persons. Provision of specialist accommodation can assist in allowing older people to live independently within the community. Similarly, ensuring that new dwellings are built to Lifetime Homes Standard[26], or designed so that they can be easily adapted to meet ones changing needs, should also be considered. In Wales it is a requirement for new publicly funded homes to comply with the Lifetime Homes Standard[27].

10.3 RLDP SP7 Affordable Housing Provision and Policy SP8 Affordable Housing Requirements sets out the Council's requirements for the provision of affordable housing contributions as part of any new residential development. In seeking affordable housing contributions, the Council will negotiate with developers to ensure that the affordable housing mix best meets the community's needs. Further details on the Council's approach to securing affordable housing is set out in the Council's Affordable Housing Supplementary Planning Guidance.

[26] Habinteg Housing Association. 2011. Lifetime homes Design guide. Available at: https://www.brebookshop.com/samples/326824.pdf

[27] Welsh Government. July 2021. Welsh Development Quality Requirements 2021, Creating Beautiful Homes and Places. Available at: https://gov.wales/sites/default/files/publications/2021-08/development-quality-requirements-for-housing-associations.pdf

10.4 When designing a new development, developers should consider incorporating the following age friendly principles within their scheme, many of which are consistent with general good design practice. These age friendly principles include:

- Promoting walkable neighbourhoods that give priority to pedestrians and cyclists over motorised vehicles- for example by adopting the principle of 'home zones[28]' within new developments.
- Ensuring that public footpaths are well lit and evenly surfaced. Where there are changes to ground levels, the transition should be gradual and avoid the introduction of steps. Where steps are unavoidable handrails should be provided.
- Providing benches and seats at intervals along main pedestrian routes and public spaces.
- Incorporating a range of open spaces that offer quiet areas away from the main road network.
- Ensuring that buildings incorporate step-free access or clearly signpost accessible alternatives.
- Ensuring that public transport links are accessible with bus stops located within easy walking distances (within 400m).
- Ensuring that footpaths are convenient, safe and are free from unnecessary obstructions (whether permanent or temporary).
- Providing for a range of home types which cater for the needs of the elderly, including Lifetime Homes, or those that are designed and constructed to enable them to be easily and affordably adapted to meet future needs.

[28] The Institute of Highway Incorporated Engineers. June 2002. Home Zone Design Guidelines. Available at: https://www.theihe.org/wp-content/uploads/2019/03/Home-Zone-Design-Guideline.pdf

## 11 DEMENTIA FRIENDLY ENVIRONMENTS

11.1 In the UK there are over 850,000 people living with dementia and with an increasing ageing population it is estimated that this figure will increase by 35% by 2025[29].

11.2 Research undertaken by the Alzheimer's Society found that 35% of people with dementia leave their home only once a week or less and 10% once a month or less[30]. Similarly, research undertaken by Oxford Brookes University highlighted that those living with dementia are far more physically restricted than those without dementia, limiting their journeys to within walking distance of their homes when unaccompanied[31].

11.3 It is vital that people with dementia are supported to stay as physically, mentally, and socially active as they can, the local built and natural environment plays a large part in determining how easily they are able to do this. The environment is therefore fundamentally important to people's quality of life[32].

11.4 For people living with dementia, safe and accessible environments can significantly enhance personal independence and greatly enrich their quality of life. Such environments contain a variety of uses, are of varied urban form and contain environmental features that are easily understood. They contain welcoming open spaces and short, well-connected streets with good visual access and wide smooth footpaths laid with non-slip, non-reflective paving[33].

[29] Kings College London and the London School of Economics. November 2014. Dementia UK: Update. Second Edition. Available at: https://www.alzheimers.org.uk/sites/default/files/migrate/downloads/dementia_uk_update.pdf

[30] Kings College London and the London School of Economics. 2007. Dementia UK. Available at: https://www.alzheimers.org.uk/sites/default/files/2018-10/Dementia_UK_Full_Report_2007.pdf?fileID=2 alzheimers_16425

[31] Lynne Mitchell and Elizabeth Burton, Oxford Brookes University. January 2006. Neighbourhoods for Life: Designing Dementia-Friendly Outdoor Environments.

[32] RTPI. September 2020. Dementia and Town Planning, RTPI Practical Advice. Available at: dementiatownplanningpracticeadvice2020.pdf (rtpi.org.uk)

[33] Ibid

11.5 When designing new developments, developers should consider incorporating the following 6 elements that contribute towards creating dementia friendly environments[34]:

**A familiar environment**

- Places and buildings are long established with any change being small-scale and incremental.
- The functions of places and buildings are obvious.
- Architectural features and street furniture are in designs familiar to or easily understood by older people.

**A legible environment**

- There is a hierarchy of street types, such as main streets, side streets, alleyways, and passages.
- Blocks are small and laid out on an irregular grid based on an adapted perimeter block pattern.
- Streets are short and narrow, well connected and gently winding with open ended bends to enable visual continuity, forked and T-junctions are more common than crossroads.
- Latent cues are positioned where visual access ends, especially at decision points, such as junctions and turnings.
- Entrances to places and buildings are clearly visible and obvious signage is minimal. The necessary signage is on single pointers, provides simple, essential information at decision points, and has large graphics with realistic symbols in clear colour contrast to the background.

**A distinctive environment**

- Urban and building form is varied, with a variety of landmarks including historic and civic buildings, distinctive structures, and places of activity.
- Architectural features are in a variety of styles, colours and materials.
- There is a variety of welcoming open spaces, including squares, parks, and playgrounds. They should incorporate practical features, such as trees and street furniture.

**An accessible environment**

- Land uses are mixed with services and facilities within 5-10 minutes walking distance of housing.

[34] Adapted from: Lynne Mitchell and Elizabeth Burton, Oxford Brookes University. January 2006. Neighbourhoods for Life: Designing Dementia-Friendly Outdoor Environments.

- Footpaths are wide and flat, and unavoidable level changes have gentle slopes with a maximum gradient of 1 in 20.
- Entrances to places and buildings are obvious and easy to use, pedestrian crossings and public toilets are at ground level.

**A comfortable environment**

- Urban areas have small, well-defined open spaces with toilets, seating, shelter, and lighting, as well as minimal use of signs, advertising hoardings and bollards.
- Quiet side roads as alternative routes away from crowds/traffic. Planting or fencing are used to reduce background noise.

**A safe environment**

- Footways are wide, with flat, smooth, non-slip and non-reflective paving.
- Bicycle lanes are separate from footways, and pedestrian crossings have audible cues.
- Spaces and buildings are oriented to avoid creating areas of dark shadow or bright glare, and street lighting is adequate for people with visual impairments.

## 12 ENABLING HEALTHY FOOD CHOICES

12.1 The availability of local healthy, affordable food is associated with improved attitudes towards healthy eating and healthier food purchasing behaviour, as well as changes to dietary behaviour, such as increased fruit and vegetable consumption.

12.2 The provision of areas for growing food within new development offers the opportunity for individuals and communities to have access to fresh fruit and vegetables, contributing to healthy lifestyles and encouraging physical activity. Additionally, gardening and food growing can also contribute to mental wellbeing and social inclusion, and provide economic, environmental, and educational benefits[35]. Depending on the proposal, the incorporation of areas for growing could count towards the provision of on-site open space as required or form part of a site's green infrastructure.

12.3 The provision of allotments is the most common way to provide informal opportunities for local food production. However, where there is limited scope to provide designated outdoor growing spaces, creative solutions should be explored. Such measures could include the planting of fruit trees, the provision of containers and raised beds within landscaping schemes, the creation of growing spaces within communal gardens, internal courtyards, and roof gardens, or by utilising incidental spaces. In larger developments this could also include areas of land unsuitable for buildings.

12.4 In providing growing spaces, the following technical issues should be considered:

- **Aspect and light**: Ideally growing spaces should be south facing. If this is limited it may restrict the choice of plants to those which require less light.
- **Water**: A reliable water supply is essential to support a successful growing space. Ideally this would be provided through a sustainable rainwater harvesting system such as a rooftop collection and water butt, however an on-site mains tap could also be appropriate.
- **Soil/growing medium**: Different types of soil support certain types of plants, so consideration will need to be given towards the preferred produce. If existing site soil is going to be used, then the quality of the soil may need to be checked, to see whether it would support food growing.

[35] Sustain. April 2014. Planning Sustainable Cities for Community Food Growing. Available at: https://www.sustainweb.org/publications/planning_sustainable_cities/

- **Compost**: Provision of on-site composting facilities should also be incorporated into a scheme to increase environmental and financial sustainability.
- **Contaminated Land**: The suitability of the land for growing food should be assessed as previous or current land uses could have caused the soil to become contaminated. Depending on the circumstances, soil contamination can be overcome by use of containers or raised beds.
- **Access**: The growing space should be laid out in such a way so as to provide adequate access, particularly for a person with disabilities.
- **Storage**: Adequate provision for the storage of tools and associated equipment will need to be integrated into the design.
- **Management**: To avoid growing spaces becoming unsightly and underused, it is crucial to consider management issues at the earliest available point, preferably at the design stage.

## PROMOTING HEALTHY FOOD ENVIRONMENTS

12.5 Town centres offer a wide range of services to meet the needs of their residents and allow them to enjoy a high standard of living. However, the prevalence, availability, and location of hot food takeaways can encourage unhealthy consumption, particularly where access to fresh produce locally may be limited. Hot food takeaways generally sell low cost, energy-dense meals with little nutritional value that can contribute towards increasing obesity and ensuing health issues. Restricting the provision and location of hot food takeaways in communities can influence the health of those communities[36].

12.6 Whilst it is recognised that hot food takeaway uses provide convenience in the food offer, particularly in town centres. However, when compared to other uses, there is an increased likelihood that they will have an adverse impact on amenity, character and function of the retail centre. A high concentration of hot food takeaway uses in centres and the clustering of these uses together may lead to harmful impacts, resulting from increased incidences of littering, odours, noise, anti-social behaviour, and general disturbance, in addition to parking problems and increased traffic congestion. Hot food takeaways may be shuttered up during daylight hours, leading to ‘dead frontages’ that could lead to negative impacts on town centre vitality and viability. It is therefore

[36] TCPA. December 2014. Planning Healthy Weight Environments. Available at: https://tcpa.org.uk/wp-content/uploads/2022/05/TCPA-Planing-Healthy-Weight-Env-elements.pdf

important that these centres retain their vitality and viability and remain viable in attracting investment opportunities.

12.7 To help address this the Council shall carefully control the provision of hot new takeaways within retail centres in line with the Council's Hot Food Takeaways policy and supporting SPG[37]

12.8 Evidence suggests that reducing exposure to the food environment along routes to school would improve the estimated exposure and consequent impact on health measures such as waist circumference.[38]

12.9 Limiting new hot food takeaways in sensitive locations will help promote healthy communities will assist in minimising the detrimental impact of new hot food takeaways on the amenity of the area, in terms of odour, noise, waste disposal and customer litter, disturbance, traffic and road safety.

[37] https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/SPG/Retail-Development-SPG-English-March-2023.pdf

[38] Fast food outlets on school route resulting in slight increase in waist circumference - 0.21 (95% CI but increased by 0.21 for every added outlet - argument being if there are 10 fast food outlets that becomes clinically significant. Reference: Green, M.A., Radley, D., Lomax, N. et al. Is adolescent body mass index and waist circumference associated with the food environments surrounding schools and homes? A longitudinal analysis. BMC Public Health 18, 482 (2018). https://doi.org/10.1186/s12889-018-5383-z

## 13 ENABLING ACCESS TO COMMUNITY SERVICES AND FACILITIES

13.1 Community facilities are wide ranging and encompass amenities such as health centres, doctor's surgeries, and educational facilities, and social facilities including community halls, public houses, libraries, and places of worship. The availability of local services and facilities which are accessible by walking, cycling and public transport can positively impact health and well-being[39] by increasing opportunities for social interaction and community cohesion.

### COMMUNITY FACILITIES

13.2 A key planning objective of the RLDP is to encourage access to community facilities for the whole of the community, and to safeguard existing community facilities from alternative uses. RLDP SP12 Community Infrastructure and Planning Obligations seeks 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 wider community, to create safe, sustainable, liveable, healthy, and mixed communities, either through the provision of new community facilities infrastructure or through the enhancement of existing facilities.

13.3 Where new or enhanced community facilities are required as part of new, the Council encourages multi-use community facilities that offer a range of accessible community-based services, such as leisure, health care, education, community meeting space, and other essential community services. Shared community facilities and spaces assist in reducing travel demand, promoting sustainable communities, and facilitating the effective delivery of community facilities number of organisations.

13.4 In this respect, applicants should consider the proximity and availability of existing community facilities and explore opportunities to provide improved accessibility through enhancing the provision of public transport, or opportunities to co-locate services and facilities.

13.5 In considering opportunities for developing shared community spaces, the Council will expect that developers of major residential schemes engage with Cardiff and Vale University Health Board, community groups and other third sector organisations as part of the statutory pre-application consultation stage Early engagement provides the opportunity to identify, at the earliest

[39] TCPA. 2017. Practical Guide 8: Creating Health-Promoting Environments. Available at: https://tcpa.org.uk/resources/guide-8-creating-health-promoting-environments/

stages, the potential opportunities for delivering services within the community and ensure long term viability of community spaces provided through development.

## HEALTH SERVICES

13.6 Access to health care facilities has a key role in promoting health and well-being. There is a need to ensure that health care facilities are adequate for the needs of the local community, and that future demands can also be met. When new development is proposed, the capacity of current services should be considered, and additional facilities provided where there is a need. The RLDP seeks to ensure that new development does not place undue pressure on existing services.

13.7 Co-locating health and care services with other community facilities can deliver benefits for all. For example, locating health facilities or services within a new or existing community building increases the opportunities for people to actively engage in social activities, whilst also supporting the viability of community buildings. The site identified for new developments should ensure they are accessible and have the potential to be shared by different service providers; and that they provide a physical and built environment that supports interconnectivity, active travel choices, promotes healthy lifestyles and enhances road safety.

13.8 Facilities that are designed to be used by both existing and new communities will help bring people together. Creating a greater critical mass of residents that can attract new shops, schools, and health and other community buildings, benefiting everyone's wellbeing.

13.9 New health and wellbeing services can be successfully integrated into mixed-use developments particularly where new community buildings are required as part of a development, providing the opportunity to improve access to health through other community infrastructure. Accordingly, the Council shall engage with Cardiff and Vale University Health Board for advice in respect of the capacity, location and accessibility of health infrastructure in the area and explore opportunities for the co-location of health or other services within new community space.

13.10 Where opportunities are identified new community buildings will require developers to work with the UHB and its partners to ensure that community spaces are designed to accommodate the services to be provided.

## 14 COMMUNITY SAFETY

14.1 Crime reduction and community safety clearly impact on health and wellbeing, both directly through incidents of crime and indirectly through fear of crime. They can affect life choices, such as whether to go out and when which, in turn, can deny people opportunities and result in social isolation.

14.2 Measures to reduce fear of crime and anti-social behaviour should be considered at the earliest stages of the development process to allow for an integrated approach to addressing issues. To help reduce crime and the fear of crime, and increase community safety, development proposals should:

- Apply design solutions in streets and public spaces that encourage their legitimate active or community use, including through the use of materials, effective lighting, street furniture and signage
- Avoid creating crime hotspots and optimise natural surveillance and maintain good lines of sight on walking routes.
- Be informed by effective engagement with the local community and voluntary sector as part of their design.

14.3 The Council encourages developers to adopt “Secure by Design” (SBD) principles that encourage design principles that seek to create safe and attractive places to live. It is recommended that applicants liaise with the Local Police Force Design Out Crime Officer who can assist in ensuring that the design and layout of proposals incorporate SBD standards. Further advice and guidance on SDB is available from: https://www.securedbydesign.com/guidance/design-guides

## 15 AIR QUALITY, NOISE AND NEIGHBOURHOOD AMENITY

15.1 Poor air quality from pollution and dust is linked to a number of health issues including lung disease and asthma. Excessive noise and vibration and artificial light can interfere with people's daily activities, cause sleep disturbance, stress and annoyance, reduce performance, and provoke changes in social behaviour. Links have also been found between long term exposure to transport noise and an increase in the risk of cardiovascular effects, including heart disease and hypertension.

15.2 It is therefore important that new developments are designed effectively, or incorporate appropriate mitigation measures, to minimise their impact on neighbourhood amenity.

### IMPROVING AIR QUALITY

15.3 Wales has some of the worst air quality in the UK, and it is estimated that it contributes to 2,000 deaths a year in Wales (6% of total deaths)[40]. The societal cost of air pollution from health service costs and lost workdays is estimated to be £1 billion each year[41].

15.4 Air pollution disproportionately affects children and older people, people with existing health issues, as well as those living or working in urban and deprived communities who are exposed to a higher concentration of air pollution. Whilst road transport is the principal source of air pollution, other sources such as emissions from industrial processes and heating from domestic and commercial buildings contribute to poor air quality.

15.5 The type of measures proposed to reduce air quality impacts will depend on the nature and scale of the proposed development. The following measures

[40] National Assembly for Wales. June 2019. Air Quality Research Briefing. Available at: https://research.senedd.wales/media/2gmjaank/19-036-web-eng.pdf

[41] Public Health Wales. 2016. Making a Difference: Investing in Sustainable Health and Well-being for the People of Wales. Available at: https://www.wales.nhs.uk/sitesplus/documents/888/PHW%20Making%20a%20difference%20ES%28Web_2%29.pdf

should therefore be considered at the design and operational stage of a development to limit exposure to and creation of air pollution[42]:

- Consider how tree planting and landscaped verges within developments and adjacent to highways will affect airflow and the distribution of air pollutants.
- Avoid the creation of street and building configurations that encourage pollution to build up where people spend time.
- Minimise the exposure of vulnerable groups to air pollution by siting buildings (such as schools, nurseries and care homes) away from areas where pollution levels may be high.
- Site habitable rooms away from busy roadsides, junctions, chimney stacks etc.
- Adopt traffic management and traffic engineering measures to minimise traffic congestion especially through residential areas.
- Where travel plans are required incorporate air quality outcomes.
- Promote car sharing and car clubs and the use of zero- and low-emission vehicles, by providing charging facilities for electric vehicles.
- Increasing stack heights within industrial developments.
- Ensure that there is good spatial separation of industrial processes and activities from residential areas.

## REDUCING NOISE POLLUTION

15.6 Noise pollution can also have a serious impact on health and wellbeing. Depending on the scale and type of development proposed, the impacts on health can range from general annoyance, irritability and/or sleep disturbance of an individual, to serious and long-lasting disturbance affecting large parts of the community.

15.7 New development should ensure that it contributes to the effective management of environmental, neighbour and neighbourhood noise. This can be achieved by the reduction of noise exposure by the design, layout, and orientation of buildings, and by maintaining distances from existing sources of noise, and carefully managing the demolition/construction phases of development.

[42] Institute of Air Quality Management. January 2017. Land-Use Planning & Development Control: Planning for Air Quality. Available at: https://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf

15.8 Where new development proposals are in close proximity to existing noise sensitive development (e.g., residential areas, hospitals, and schools), or where the development is proposed in close proximity to a noise source (e.g., major road or existing factory) applicants may be required to undertake a noise assessment. In such cases, developers are encouraged to use the Council's pre-application services so that such matters can be discussed at an early stage.

## 16 FURTHER INFORMATION AND ADVICE

### PRE-APPLICATION PLANNING ADVICE

16.1 Further advice on all aspects of this guidance can be sought from the Planning Department. Prior to the formal submission of a planning application, the Council encourages applicants to utilise the Council's pre-application service which can save unnecessary work, costs and delays caused by negotiations. Further information on the Council's pre-application advice services can be found on the Council's website:

https://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/Planning/Planning-Applications/Make-a-Planning-Application.aspx

16.2 Alternatively, information and general advice on the submission of planning applications can be obtained from:

**Development Management**,
The Vale of Glamorgan Council,
Civic Offices,
Holton Road,
Barry,
CF63 4RU
Tel: Duty Officer (01446) 704681
Email: planning@valeofglamorgan.gov.uk

### HEALTH IMPACT ASSESSMENTS

16.3 Further information on HIA is provided by Wales Health Impact Assessment Support Unit (WHIASU). The unit provides advice, support, guidance, training and research for health impact assessments across Wales and is funded by the Welsh Government through Public Health Wales https://whiasu.publichealthnetwork.cymru/en/

**The Cardiff and Vale University Health Board**
Cardiff & Vale Public Health Team,
Woodland House,
Maes y Coed Road,
Cardiff
CF14 4HH
029 21836506

**Design out Crime Officer**
South Wales Police
Police Headquarters
Bridgend
CF31 3CU
01656 761893

# APPENDIX 1: PLANNING FOR HEALTH AND WELLBEING CHECKLIST

| | |
|---|---|
| **Site Address** | |
| **Development Proposal** | |

**Data should inform the measures incorporated into development proposals. This analysis will assist in identifying any key health issues and inequalities in the local area that must be addressed.**

| | |
|---|---|
| **What is the age profile of the site's locality? How does this compare to the Vale average?**<br>Source: Census Data | |
| **What is life expectancy and healthy life expectancy in the site's locality?**<br>Source: Census Data | |
| **Is the locality an outlier on any of the WIMD metrics?**<br>Source: Welsh Index of Multiple Deprivation | |
| **What is the prevalence of opportunities for food growing within the site ?**<br>Source: Green Infrastructure Assessment | |
| **Are there any prevalent health issues in the locality?**<br>Source: CAV University Health Board | |

**Positive and negative health implications of proposed development, and impacts on determinants of health [See figure 2]**

| |
|---|
| |

**Theme: Healthy and Active Environments [SPG Section 7 & 8]**

| **Outcome** | **Yes** | **No** | **Please explain the measures incorporated into the proposal** |
|---|---|---|---|

# APPENDIX 1: PLANNING FOR HEALTH AND WELLBEING CHECKLIST

| **Criteria** | | | |
|---|---|---|---|
| Does the proposal promote active travel? For example, by providing links to existing walking and cycleways, and/or providing the opportunity to extend the wider network for example by connecting to the National Cycle Network, Active Travel Routes or public rights of way? | | | |
| Are footpaths and cycleways designed to provide convenient safe routes that are accessible to all users? | | | |
| Will walking and cycling routes link to and provide barrier free access (e.g. pedestrian crossings) to local facilities, public transport, open spaces etc.? | | | |
| Will provision be made for safe and convenient cycle storage and parking in accordance with the Council's parking standards? | | | |
| Will the proposal incorporate traffic calming measures (such as Home Zones) that give priority to walking and cycling, and enable informal outdoor play? | | | |
| Will the design and layout of buildings encourage physical activity (e.g. steps and staircases are positioned to encourage people to use them)? | | | |
| Where a Travel Plan is required are there clear mechanisms in place to implement proposed measures that promote active travel? | | | |
| **Theme: Age Friendly Environments [SPG Section 8, 9 & 10]** | | | |
| **Outcome**<br>**Criteria** | **Yes** | **No** | **Please explain the measures incorporated into the proposal** |
| Will the proposal incorporate homes built to Lifetime Homes standards and/or designed to be adapted affordably to meet future needs of residents? | | | |
| Will the site layout avoid steep changes in ground levels, or ensure that changes to ground levels are gradual? | | | |

# APPENDIX 1: PLANNING FOR HEALTH AND WELLBEING CHECKLIST

| | | | |
|---|---|---|---|
| Are existing or new public transport links such as bus stops within 400m walking distance? | | | |
| Are footpaths and pathways etc. designed to provide convenient, safe access that is free from unnecessary obstructions? | | | |
| Does the design and layout of the proposal incorporate best practice design principles to assist persons living within dementia? | | | |
| **Theme: Community Safety [SPG Section 14]** | | | |
| **Outcome**<br>**Criteria** | **Yes** | **No** | **Please explain the measures incorporated into the proposal** |
| Has the design and layout of the proposal incorporated measures to reduce crime and fear of crime, in consultation with the Local Police Crime Prevention Design Advisor? | | | |
| **Theme: Open Spaces [SPG Section 8]** | | | |
| **Outcome**<br>**Criteria** | **Yes** | **No** | **Please explain the measures incorporated into the proposal** |
| Will the proposal provide new open spaces, or enhance existing provision and improve access to existing spaces? | | | |
| Will open space provision offer a range of play spaces for children and young people, and incorporate quiet areas? | | | |
| Will the new or existing open spaces be within walkable distances recommended by the NPFA standards | | | |
| **Theme: Healthy Food Choices [SPG Section 11 and 12]** | | | |
| **Outcome**<br>**Criteria** | **Yes** | **No** | **Please explain the measures incorporated into the proposal** |

# APPENDIX 1: PLANNING FOR HEALTH AND WELLBEING CHECKLIST

| | | | |
|---|---|---|---|
| Will the proposal provide opportunities for food growing, for example by providing allotments, private and communal gardens or green roofs? | | | |
| Will the proposal support the provision and/or retention of local food shops to provide a healthier food options? | | | |
| **Theme: Community Facilities [SPG Section 13]** | | | |
| **Outcome**<br>**Criteria** | **Yes** | **No** | **Please explain the measures incorporated into the proposal** |
| Will the proposal involve the loss of an existing community facility? | | | |
| Are community facilities conveniently accessible by walking, cycling or public transport? | | | |
| Will the development provide new or enhanced community facilities, including opportunities for the co-location of services and improved access to existing community facilities? | | | |
| Has the impact on healthcare services and education needs been considered and addressed? | | | |
| **Theme: Promoting Active and Sustainable Travel [SPG Section 7]** | | | |
| **Outcome**<br>**Criteria** | **Yes** | **No** | **Please explain the measures incorporated into the proposal** |
| Will the proposal promote active and sustainable travel in line with the principles of the transport hierarchy? | | | |
| Will the proposal improve connectivity and accessibility to the existing walking and cycling network, and existing bus and rail services? | | | |

# APPENDIX 1: PLANNING FOR HEALTH AND WELLBEING CHECKLIST

| | | | |
|---|---|---|---|
| Is the development supported by a comprehensive travel plan that promotes sustainable transport and active travel measures, targets for modal shift and details a strategy for monitoring this? | | | |
| **Theme: Air Quality [SPG Section 15]** | | | |
| **Outcome**<br>**Criteria** | **Yes** | **No** | **Please explain the measures incorporated into the proposal** |
| Does the design, layout of buildings and landscaping seek to reduce exposure to air pollution? | | | |
| Will the proposal incorporate measures to reduce emissions from transport and buildings? E.g., electric vehicle charging points, car club or car sharing schemes? | | | |
| **Theme: Noise [SPG Section 15]** | | | |
| **Outcome**<br>**Criteria** | **Yes** | **No** | **Please explain the measures incorporated into the proposal** |
| Will the proposal avoid, minimise, or mitigate the impacts of noise through building design, site layout and landscaping? | | | |
| Conclusions from Checklist and Recommendations for Proposed Development | | | |
| | | | |

Vale of Glamorgan Council

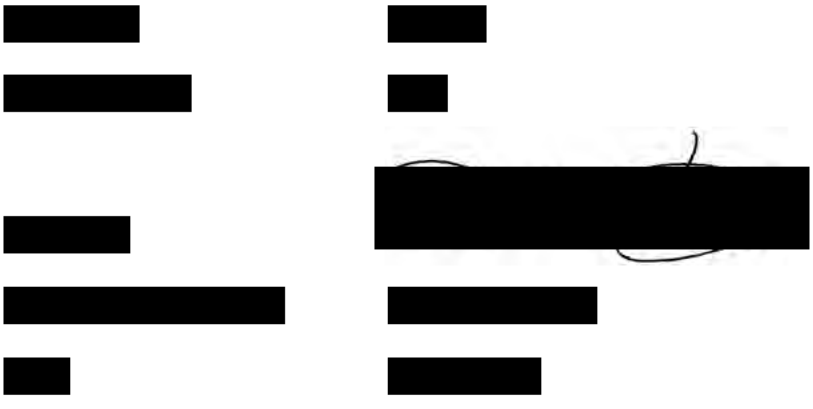
# Vale of Glamorgan Green Infrastructure Strategy



December 2023

Vale of Glamorgan Council

# Vale of Glamorgan Green Infrastructure Strategy



**CONTENTS**


| | | |
|---|---|---|
| **EXECUTIVE SUMMARY** | | **3** |
| **1.0** | **INTRODUCTION** | **5** |
| **1.1** | **Purpose of the Strategy** | **5** |
| **1.2** | **Structure of the Strategy** | **6** |
| **2.0** | **THE GREEN INFRASTRUCTURE APPROACH** | **8** |
| **2.1** | **General** | **8** |
| **2.2** | **Local Policies** | **8** |
| **2.3** | **National Legislative and Policy Context** | **13** |
| **2.4** | **What is Green Infrastructure?** | **14** |
| **3.0** | **GREEN INFRASTRUCTURE ASSESSMENT** | **19** |
| **3.1** | **The Need for a Green Infrastructure Assessment** | **19** |
| **3.2** | **Vale of Glamorgan's Green Infrastructure Typology** | **19** |
| **3.3** | **Water Assets** | **22** |
| **3.4** | **Biodiversity Assets** | **24** |
| **3.5** | **Landscape & Heritage Assets** | **26** |
| **3.6** | **Accessible Greenspace Assets** | **28** |
| **3.7** | **Socio-economic Context for Green Infrastructure** | **31** |
| **3.8** | **Functionality of the Existing Green Infrastructure Network** | **34** |
| **4.0** | **GREEN INFRASTRUCTURE STRATEGY** | **36** |
| **4.1** | **Vision for Green Infrastructure in the Vale of Glamorgan** | **36** |
| **4.2** | **Strategic GI Objectives and Priorities** | **37** |
| **4.3** | **Integrating Green Infrastructure and Development** | **45** |
| **5.0** | **GREEN INFRASTRUCTURE DELIVERY PLAN** | **47** |
| **5.1** | **Delivery Framework** | **47** |
| **5.2** | **Delivery Principles** | **48** |
| **5.3** | **Potential Funding Streams** | **49** |
| **5.4** | **Green Infrastructure Management, Maintenance and Stewardship** | **49** |
| **5.5** | **Green Infrastructure Action Planning** | **50** |

**APPENDICES**

**1 – Green Infrastructure Policy Context**
**2 – Green Infrastructure Typology Audit**
**3 – Green Infrastructure Functionality/Ecosystem Services Assessment by GI Zone**
**4 – Vale of Glamorgan Council Officers Green Infrastructure Plan Workshop Note**
**5 – Green Infrastructure Action Plan User Guide**

**GLOSSARY**

**MAPS**

**1.1 – Context**

**3.1a – Green Infrastructure Typology (West)**
**3.1b – Green Infrastructure Typology (East)**
**3.2a – Water: Flood Risk from Rivers**
**3.2b – Water: Flood Risk from Surface Water and Small Watercourses**
**3.2c – Water: Flood Risk from the Sea**
**3.3 – Biodiversity: Priority Habitats**
**3.4 – Biodiversity: Designations**
**3.5 – Woodlands**
**3.6 – Heritage Assets**
**3.7 – Access: Spaces & Routes**
**3.8a – Areas of Deprivation: Overall**
**3.8b – Areas of Deprivation: Health**
**3.8c – Areas of Deprivation: Physical Environment**
**3.9 – Existing Green Infrastructure Network**

**4.1 – Strategic Green Infrastructure Network**

**DIAGRAMS**

**2.1 – Green Infrastructure Scales**
**3.1 - Green Infrastructure Network – Functionality**

## EXECUTIVE SUMMARY

## VALE OF GLAMORGAN GREEN INFRASTRUCTURE STRATEGY

Green Infrastructure (GI) is 'the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales.' (Planning Policy Wales Edition 11, 2023)

The range of social, environmental, and economic benefits provided by GI are now widely accepted within national policy. Planning for GI is increasingly recognised as a part of the solution to countering social, economic, and environmental challenges, including mitigating and adapting to climate change. However, to be successful, GI must be considered holistically and strategically both in its management and in relation to new development.

The Green Infrastructure Strategy provides a strategic framework for the planning, design and management of GI across the Vale of Glamorgan. The Strategy seeks to:

- Understand the current provision of GI assets across the Vale, in particular Council-owned assets, and identify needs and opportunities for enhancement, connection or expansion
- Ensure that GI delivery supports the Vale of Glamorgan Well-being Plan 2023-28, Climate Change Challenge Plan 2021-2030 and the 2019 Biodiversity Forward Plan
- Help embed GI into the emerging Replacement Local Development Plan (RLDP) to support growth and sustainable development in the Vale
- Protect, enhance and increase the provision of GI across the Vale through good design standards, governance and asset management/community stewardship
- Support funding applications for GI projects and corporate decision making on investments

The Vale's GI has a key role to play in underpinning the Council's vision for strong communities with a bright future and supporting Well-being Plan objectives. It is anticipated the proposed vision for GI will be delivered through the commitment and involvement of the public, private and voluntary sectors, working together in partnership with the Council.

**Green Infrastructure Vision for the Vale of Glamorgan 2036**

***To develop an integrated network of multi-functional green and blue spaces that makes the Vale of Glamorgan a healthy, biodiverse and resilient place to live, work and visit***

The GI Strategy sets out a proposed Strategic GI Network, embracing Strategic GI Corridors connecting existing GI assets within the Vale and in neighbouring areas, which provide important links to the Vale's settlements and communities. These Strategic GI Corridors highlight key areas for focussing the delivery of GI in line with the strategic priorities identified by the Strategy.

The vision is supported by six strategic objectives, with associated priorities, for guiding the planning, management and delivery of GI in the Vale of Glamorgan.

**Strategic Green Infrastructure Objectives**

1. **Improve Health & Well-being:** create a GI network that supports healthy communities and encourages active lifestyles, bringing nature closer to people.
2. **Enhance Biodiversity & Increase Ecosystem Resilience:** develop a resilient and better-connected ecological network that supports net biodiversity gains to underpin nature recovery.
3. **Increase Climate Change Mitigation & Resilience:** maximise nature-based solutions to help mitigate and adapt to the impacts of climate change.
4. **Improve Social Cohesion:** maximise opportunities for GI to support social initiatives and bring communities together
5. **Support Sustainable Economic Development:** integrate GI as a key component of the local economy, tourism and regeneration.
6. **Strengthen Sense of Place:** utilise GI to enhance landscape character and the built environment.

The Strategy highlights the benefits of integrating GI into development through appropriate site selection and use of creative design in line with Planning Policy Wales, which requires that Building with Nature Standards should be applied to all development.

The GI Strategy includes a Delivery Plan, which outlines delivery principles, potential funding streams and the approach to GI management, maintenance and stewardship. It also provides a framework for developing a prioritised Action Plan, which will enable local partners to deliver GI in line with the Strategy's objectives and priorities.

# 1.0 INTRODUCTION



© Vale of Glamorgan Council

# 1.0 INTRODUCTION

## 1.1 Purpose of the Strategy

1.1.1 Planning Policy Wales Edition 11 (2023) defines Green Infrastructure (GI) as 'the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places.'

1.1.2 The range of social, environmental, and economic benefits provided by GI are now widely accepted within national policy, and planning for GI is increasingly recognised as a part of the solution to countering social, economic, and environmental challenges, including mitigating and adapting to climate change. However, to be successful, GI must be considered holistically and strategically both in its management and in relation to new development.

1.1.3 Planning Policy Wales Edition 11 (2023 update) requires the planning system to provide a framework which facilitates the implementation of Green Infrastructure Strategies for urban and rural areas through effective joint working and collaboration across sectors and activities. As part of adopting a strategic and proactive approach to GI, biodiversity and ecosystems resilience, planning authorities are also required to produce Green Infrastructure Assessments to provide up to date inventories and maps of existing GI, ecological assets and networks to inform Green Infrastructure Strategies to support preparation of development plans, drawing from the evidence base provided by Area Statements and well-being assessments as appropriate.

1.1.4 In this context, the Green Infrastructure Strategy is intended to provide a strategic framework for the planning, design and management of GI across the Vale of Glamorgan (the Vale), and to increase understanding of what GI is in the context of the Vale, by:

- Understanding the current provision of GI assets across the Vale, in particular Council-owned assets, and identifying needs and opportunities for enhancement, connection or expansion
- Ensuring that GI delivery supports the Vale of Glamorgan Well-being Plan 2023-28, Climate Change Challenge Plan 2021-2030 and the 2019 Biodiversity Forward Plan

- Helping to embed GI into the emerging Replacement Local Development Plan (RLDP) to support growth and sustainable development in the Vale
- Protecting, enhancing and increasing the provision of GI across the Vale through good design standards, governance and asset management/community stewardship
- Supporting funding applications for GI projects and corporate decision making on investments

1.1.5 Located within South Central Wales, the Vale of Glamorgan (Bro Morgannwg) lies on the south coast of Wales adjacent to the Severn Estuary (see **Map 1.1**).

## 1.2 Structure of the Strategy

1.2.1 The GI Strategy is structured as follows:

- **Section 2.0** – sets out the Green Infrastructure Approach
- **Section 3.0** – sets out the Green Infrastructure Assessment[1] of the Vale
- **Section 4.0** – sets out the Green Infrastructure Strategy for the Vale
- **Section 5.0** – sets out the Green Infrastructure Delivery Plan for the Vale

1.2.2 The GI Approach is supported by a review of the GI Policy Context (**Appendix 1**). The GI Assessment is supported by the following appendices:

- GI Typology Audit (**Appendix 2**)
- GI Functionality/Ecosystem Services Assessment by GI Zone (**Appendix 3**)

1.2.3 Signposts to where relevant information can be found in relation to the requirements for GI Assessments set out in Section 6.2 of Planning Policy Wales Edition 11 (2023 update) are outlined in **Table 1.1**.

[1] In line with the requirements set out in Section 6.2 (Green Infrastructure) of Planning Policy Wales (2023) and developed in accordance with the principles of the NRW Green Infrastructure Assessment Guidance Note 42 (2023).




**KEY**

- Vale of Glamorgan
- Local Authority Boundary
- Main Rivers and Waterbodies
- Built-up Areas[1]
- Railways
- Main Roads

[1] Labelled settlements within the Vale include Key Settlements, Service Centre Settlements and Primary Settlements as identified in the LDP

Source: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. || Contains OS data © Crown copyright and database right 2023.

**Table 1.1 – Requirements for GI Assessments**

| Planning Policy Wales Edition 11 (2023 update) Green Infrastructure Assessment Requirements | GI Strategy Section |
|---|---|
| *Identify landscape, biodiversity, geodiversity, historic and cultural features which need to be safeguarded as part of multi-functioning urban and rural landscapes (para 6.2.9)* | Section 3.0/ Appendix 2/ Maps 3.1-3.7 |
| *Identify how a net benefit for biodiversity will be secured and the attributes of ecosystem resilience will be enhanced, making the links to other land management activity and maintenance regimes (para 6.2.9)* | Section 3.0/ Appendix 3 Section 4.2 |
| *Facilitate the reduction of pollution by identifying nature based solutions which form part of, or complements, wider activity at a catchment scale to address pollution and improve the restoration of riverine and other habitats (para 6.2.9)* | Section 3.0/ Appendix 3 Section 4.2 |
| *Address the climate emergency by ensuring tree canopy cover in urban areas is increased, incorporating measures for maintaining good air quality and appropriate soundscapes and by requiring effective natural flood management and sustainable urban drainage schemes (para 6.2.9)* | Section 3.0/ Appendix 3 Section 4.2 |
| *Ensure communities have accessible natural green spaces of various sizes and scales within reasonable walking and cycling distances (para 6.2.9)* | Section 3.0/ Appendix 3/ Section 4.2 |
| *Identify how the provision of green infrastructure could form an integral part of strategies for growth and provide broad parameters for securing its implementation which recognises the dynamic nature of its provision and identifies measures which will need to be provided to safeguard it over the long term (para 6.2.9)* | Section 3.0/ Appendix 3 Section 4.2 Section 4.3 Section 5.0 Map 4.1 |
| *The need for ecosystems, habitats and species to adapt to climate change and other pressures should be considered as part of the Green Infrastructure Assessment. (para 6.2.10)* | Section 3.0/ Appendix 3/ Section 4.2 Maps 3.3/3.4 |

1.2.4 The GI Strategy is supported by an integrated GIS map-based evidence resource held by the Council, which provides a tool for informing land use planning and land management decision-making.

1.2.5 The GI Strategy will be kept under review by the Council and updated in the light of changing circumstances as necessary.

1.2.6 The GI Strategy was prepared by CBA in collaboration with internal stakeholders at the Vale of Glamorgan Council, taking into account feedback from a workshop held in December 2022 (See **Appendix 4**)

# 2.0 THE GREEN INFRASTRUCTURE APPROACH



© Nick Russill

# 2.0 THE GREEN INFRASTRUCTURE APPROACH

## 2.1 General

2.1.1 The hierarchy of current local and national policy that provide the context and drivers for GI planning and delivery in the Vale of Glamorgan is highlighted below (see **Appendix 1** for further details). Drawing on national, regional and local priorities for action, the following themes for the GI Strategy have been identified:

- Health & Well-being
- Biodiversity & Ecosystem Resilience
- Climate Change and Sustainability
- Social Cohesion
- Economy
- Sense of Place

## 2.2 Local Policies

### Vale of Glamorgan Local Development Plan

2.2.1 The strategic objectives (**Box 2.1**) and strategic policies (**Box 2.2**) of relevance to GI included in the adopted Vale of Glamorgan Local Development Plan 2011-2026.

**Box 2.1 Relevant Vale of Glamorgan Local Development Plan strategic objectives**

- **Objective 2** – seeks 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 4** – seeks to protect and where appropriate enhance the Vale of Glamorgan's historic, built, and natural environment as an important resource for residents and visitors.

**Box 2.2 Relevant Vale of Glamorgan Local Development Plan Policies**

- **Policy SP1 Delivering the Strategy** - states the strategy will seek to improve the living and working environment, promote enjoyment of the countryside and coast and manage important environmental assets.
- **Policy SP10 Built and Natural Environment** - seeks to preserve and where appropriate enhance the rich and diverse built and natural environment of the Vale of Glamorgan. The supporting text identifies that new development will be required

to minimise its impact on natural systems, landscapes, species and habitats and where appropriate provide opportunities for the creation of new or the enhancement of existing habitats.

- **Policy MD2 Design of Development** - sets out the key design principles for all new developments within the Vale of Glamorgan, and emphasises that new development should contribute positively to creating high quality, healthy, sustainable and locally distinct places.
- **Policy MD9 Promoting Biodiversity** - requires all new developments to conserve and where appropriate, enhance biodiversity interests and only allows the loss of biodiversity where it is fully justified and where any losses are offset to ensure no net loss in biodiversity.
- **Policy MG19 Sites and Species of European Importance** – seeks to protect Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites, and protected species - states that development proposals likely to have a significant effect on a European site or protected species (alone or in combination) will only be permitted under very specific/limited circumstances; and in the event they are allowed to progress will require appropriate compensation measures
- **Policy MG20 Nationally Protected Sites and Species** – seeks to protect Sites of Special Scientific Interest or protected species - states that development proposals likely to have a significant effect on a SSSI or protected species (directly or indirectly) will only be permitted under very specific/limited circumstances; and in the event they are allowed to progress will require appropriate avoidance/mitigation/compensation measures
- **Policy MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species** – seeks to protect these sites and species - states that development proposals likely to have an adverse impact will only be permitted under specific/limited circumstances; and in the event they are allowed to progress will require appropriate mitigation/compensation measures

**Vale of Glamorgan Replacement Local Development Plan 2021-2036 (in preparation)**

2.2.2 The RLDP is currently being prepared and is scheduled for adoption in 2026. The GI Strategy will form a key component of its evidence base. In particular, the GI Assessment (**Section 3**) of the Strategy will be used to inform decision making in both developing the RLDP and on future planning applications.

2.2.3 The RLDPs Preferred Strategy was consulted on between December 2023 and January 2024. In comparison to the adopted LDP the RLDP, as set out in the Preferred Strategy, seeks to create a significantly improved policy context in respect of GI. This is particularly driven by changes to national planning policy that have been implemented since the

adoption of the LDP. **Boxes 2.3** and **2.4** set out the Objectives and Strategic Policies of the RLDP of relevance to GI (as set out in the Preferred Strategy).

**Box 2.3 Objectives of the RLDP of relevance to GI**

- **1 – Mitigating and adapting to climate change**
- **2 – Improving Mental and Physical Health and Well-being**
- **4 – Placemaking**
- **5 – Protecting and Enhancing the Natural Environment**

**Box 2.4 Relevant Vale of Glamorgan Replacement Local Development Plan Strategic Policies**

- **Policy SP5 Placemaking** – requires development proposals to demonstrate a series of Placemaking Principles (including strategically integrating GI networks and open space) which will add social, economic, environmental, and cultural value, resulting in enhanced local benefits
- **Policy SP6 Creating Health and Inclusive Places and Spaces** - requires development proposals to seek to create healthy and inclusive places that improve health inequities and social cohesion
- **Policy SP15 Climate Change Mitigation and Adaptation** - requires development proposals to respond to the challenges of climate change by both mitigating its causes and adapting to its impacts, including maximising the opportunities for carbon sequestration, promoting urban shading and cooling, use of sustainable drainage systems and nature-based solutions, all of which can be supported by GI
- **Policy SP18 Green Infrastructure** - requires development proposals to incorporate measures that protect and enhance high quality GI provision and maximise its functionality
- **Policy SP19 Biodiversity and Ecosystem Resilience** – requires that biodiversity in the Vale of Glamorgan will be protected, maintained and enhanced. Also requires development to provide a net benefit for biodiversity and improve the resilience and connectivity of ecosystems

**Vale of Glamorgan Well-being Plan 2023-2028**

2.2.4 The Vale of Glamorgan Public Service Board Well-being Plan (2023) sets out three Well-being Objectives and the priority areas that the PSB will be focusing on over the coming years to deliver the national well-being goals. The objectives are:

- **A more resilient and greener Vale** - by understanding and making the changes necessary as individuals, communities and organisations in response to the climate and nature emergencies.
- **A more active and healthier Vale** – by encouraging and enabling people of all ages to be more active and to promote the benefits of embracing a healthier lifestyle.

- **A more equitable and connected Vale** - by tackling the inequities that exist across the Vale, engaging with our communities and providing better opportunities and support to make a lasting difference.

**Vale of Glamorgan Climate Change Challenge Plan 2021-2030**

2.2.5 The Plan, also known as 'Project Zero' is the Council's Plan to help fight climate change, cut the Council's carbon emission to net zero by 2030, and encourage others to make positive changes. To tackle climate change and protect the environment it encourages the Council to: 'be a leader, encourage and support others to do things differently, and change how we work.'

2.2.6 Some of its suggested actions which good quality GI can contribute to include: looking after the environment and the animals and plants that live and grow in it; encouraging others to think about the way they travel e.g. walking, cycling, buses, trains, electric vehicles; and helping people to see how food affects our environment and reduce food waste.

2.2.7 The challenge to 'Protect and enhance green and blue space, biodiversity and, ecosystem resilience and improve understanding of the importance of our natural environment' suggests that the Council should develop and implement a GI Strategy, amongst other actions to support the natural environment, such as implementing the Biodiversity Forward Plan, and promoting tree planting.

2.2.8 The Plan also supports and advocates for more sustainable local food systems, reducing food miles by encouraging local/community food growing projects (which can be supported by the GI Strategy) and promotes reduction of food waste, as well as raising awareness about the impact of food choices on the environment.

2.2.9 To support the Plan, the Council submits carbon data annually to the Welsh Government as part of its Net Zero Carbon reporting. This includes data on land use (including settlements, cropland, wetland, grasslands, other land and forest land). Except for settlements, other land use types all deliver a carbon offsetting effect against wider emissions[2].

[2] Welsh Public Sector Net Zero Carbon Reporting Guide Version 3, 2023

**Vale of Glamorgan Biodiversity Forward Plan (2019)**

2.2.10 The Biodiversity Forward Plan examines 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.

2.2.11 The Plan details the mechanisms by which the aims will be delivered in the Vale of Glamorgan to halt the decline of biodiversity, reduce the effects of climate change and promote sustainable development, and sets 6 objectives supported by actions for protection and enhancement of biodiversity within the Vale of Glamorgan. The Plan's objectives are:

- Objective 1: Engage and support participation and understanding to embed biodiversity throughout decision making at all levels.
- Objective 2: Safeguard species and habitats of principle importance and improve their management.
- Objective 3: Increase the resilience of our natural environment by restoring degraded habitats and habitat creation.
- Objective 4: Tackle key pressures on species and habitats.
- Objective 5: Improve our evidence, understanding and monitoring.
- Objective 6: Put in place a framework of governance and support for delivery.

**Vale of Glamorgan Council Corporate Plan (2020-2025)**

2.2.12 The Corporate Plan outlines the Vale of Glamorgan Council's priorities for 2020-2025, and how they will be achieved. The plan presents four well-being objectives that collectively contribute towards the seven national well-being goals. The objectives are:

1. To work with and for our communities
2. To support learning, employment and sustainable economic growth
3. To support people at home and in their community
4. To respect, enhance and enjoy our environment

2.2.13 The Plan details how the Council will deliver its vision for the Vale of Glamorgan of 'Strong Communities with a bright future'.

2.2.14 Further details about the local policy context for GI can be found in **Appendix 1**.

## 2.3 National Legislative and Policy Context

2.3.1 A GI approach to land-use planning, design and management can deliver a wide range of planning policy outcomes (e.g. in relation to climate change, biodiversity, sustainable development, economic growth or health and well-being). It is well established through the Welsh spatial planning system, and provides a means to bring together and deliver policy and advice in a holistic way. National legislation and policies that provide the framework for local GI planning are highlighted in **Box 2.5**. Further details can be found in **Appendix 1**.

**Box 2.5 National Legislation, Policies and Guidance**

- **Well-being of Future Generations (Wales) Act 2015** - Overarching vision to create a Wales that we all want to live in now and in the future. Aims to improve social, economic, environmental and cultural well-being in Wales to target challenges, such as climate change and poverty.
- **Environment (Wales) Act 2016** - Provides a legal framework to manage Wales' natural resources in a more proactive and sustainable manner, contributing to the achievement of the well-being goals set out in the Well-being of Future Generations Act. Provides a context for the delivery of multi-functional GI.
- **Planning (Wales) Act 2015** - Provides a modern legislative framework for the operation of the Welsh planning system - supports the delivery of national, local and community aspirations by creating sustainable places where citizens have improved access to quality homes, jobs and built and natural environments and supports the use of the Welsh language
- **Active Travel (Wales) Act 2013 -** makes walking and cycling the preferred option for shorter journeys, particularly everyday journeys, such as to and from a workplace or education establishment, or to access health, leisure or other services or facilities.
- **Natural Resources Policy (2017**) - Sets out three national priority areas to tackle the challenges to Wales' natural resources and ecosystems, and realise the opportunities they provide across the well-being goals. This provides the context for the **NRW State of Natural Resources Report for Wales 2020** and the **NRW South Central Wales Area Statement (2020).**
- **Future Wales: the National Plan 2040 (2021)** – Provides the national framework that sets the direction for development in Wales to 2040. Policy 9 (Resilient Ecological Networks & Green Infrastructure) includes requirements for GI Assessments.
- **Planning Policy Wales Edition 11 (2023 update)** - Sets out the land use planning policies of the Welsh Government. The core objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.
- **NRW Green Infrastructure Assessment Guidance Note 42 (2023)** – Provides a guide to key Natural Resources Wales' datasets and how to use them as part of a Green Infrastructure Assessment

- **Technical Advice Note 5: Nature Conservation & Planning (2009)** - Provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.
- **Technical Advice Note 16: Sport, Recreation and Open Space (2009)** - advises on the role of the planning system in making provision for sport and recreational facilities and informal open spaces, as well as protecting existing facilities and open spaces in urban and rural areas in Wales. Sets out a typology of open space.
- **Countryside and Rights of Way Act 2000** - introduced new provisions to modernise Public Rights of Way management and create a new Statutory Right on Foot to certain types of open land, which expanded public access opportunities to GI at the landscape scale.
- **NRW Area Statements** – The seven Area Statements for Wales are a collaborative response to the Natural Resources Policy (2017), outlining the key challenges facing the different areas, what can be done to meet those challenges, and how natural resources can be managed for the benefit of future generations. The **South Central Wales Area Statement** was published in 2020, and covers the Vale of Glamorgan.

## 2.4 What is Green Infrastructure?

2.4.1 Planning Policy Wales Edition 11 (2023) defines GI as follows:

'*Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales.'*

2.4.2 PPW goes on to note what the component elements of GI, or GI assets can include:

*'At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways, peatlands and mountain ranges. At a local scale, it might comprise parks, fields, ponds, natural green spaces, public rights of way, allotments, cemeteries and gardens. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks'*




*Diagram from NRW Green Infrastructure Assessment Guidance Note 42 (2023*

**GI Multifunctionality**

2.4.3 PPW also notes that GI is multifunctional, with individual assets potentially providing a range of functions and benefits at the same time:

*'Green infrastructure is capable of providing several functions at the same time and as a result offers multiple benefits, for social, economic and cultural as well as environmental resilience. The components of green infrastructure, by improving the resilience of ecosystems, can result in positive benefits to well-being including flood management, water purification, improved air quality, reduced noise pollution and local climate moderation, climate change mitigation and food production. These benefits are important in urban environments where they can facilitate health and well-being related benefits of open space, clean air and improved tranquility, for example, as well as creating a sense of place and improved social cohesion. In addition, green infrastructure has a role in protecting local distinctiveness, providing economic benefits and social and community opportunities.'*

### GI and Ecosystem Services

2.4.4 Underpinning the multiple functions that GI assets perform is the concept of ecosystem services. Ecosystem services are defined as the benefits provided by environment and GI that contribute to making life both possible and worth living (e.g. clean air, water, food and materials) - see **Box 2.6.**

**BOX 2.6 Ecosystem Services**

- **Supporting services** - essential to the functioning of ecosystems and indirectly responsible for all other services; includes water and nutrient cycling, soil formation and the processes of plant growth.
- **Regulating services** - includes regulating climate, flooding, water and air quality, erosion and pollination.
- **Provisioning services** - includes the supply of goods such as food, timber, fresh water, fuel and pharmaceuticals.
- **Cultural services** - non-material direct benefits of huge importance to the wider social and cultural needs of society; includes recreational space, tourism, spiritual enrichment, inspiration and employment.

2.4.5 The Welsh Government has been actively promoting a new approach to natural resource management, known as the ecosystem approach. The Environment (Wales) Act 2016 (see **Box 2.5** and **Appendix 1**) puts the ecosystem approach into statute through a set of principles, which are based on the 12 principles of the Convention on Biological Diversity[3]. This approach provides a framework for the integrated management of land, water and living resources that promotes conservation and sustainable land use in an equitable way. The adoption and implementation of this more holistic, integrated and sustainable approach to natural resource management is synonymous with a GI approach to land use management.

### GI Connectivity

2.4.6 Whilst individual GI assets can serve one or more functions, connectivity between different GI assets can help maximise the benefits that they generate. Well-connected GI assets create infrastructure that is adaptive and resilient to changes in climate. Physical

[3] The Convention on Biological Diversity is an international legal instrument/treaty with three main goals: i) the conservation of biological diversity, ii) the sustainable use of the components of biological diversity, and iii) the fair and equitable sharing of the benefits arising out of the utilization of genetic resources. It has been ratified by 196 parties including the United Kingdom, and came into force in 1993.

connections make the most impact, often by creating ecological 'stepping stones' that encourage biodiversity migration and connect places with sustainable walking or cycling routes.

2.4.7 Linked together, GI assets form important multifunctional GI networks. GI assets and connections should be considered at all spatial scales, as illustrated on **Diagram 2.1**.

**GI Benefits**

2.4.8 A GI approach enables landscapes to deliver social, economic and environmental benefits simultaneously and then looks at how those benefits can be multiplied by being connected to a wider network of spaces. GI benefits are wide-ranging, as illustrated in **Box 2.5**.

**BOX 2.5 GI Benefits**

**Health & Well-being**

- Supporting physical well-being by providing quality green spaces for walking, cycling, sports and recreation.
- Providing more opportunities and places for children to play.
- Improving mental well-being by providing access to nature and attractive green spaces and breathing spaces.
- Providing opportunities for growing food locally and healthy eating.

**Biodiversity & Ecosystem Resilience**

- Protecting and enhancing biodiversity.
- Providing new and connecting existing habitats or natural features, to allow species movement and increase available habitat areas.
- Preventing fragmentation of habitats.
- Allowing diverse habitats to be created which are rich in flora and fauna.
- Protecting aquatic species through appropriate management of waterside habitats.
- Improving soil health and creating habitats through the use of agroecology methods.

**Climate Change and Sustainability**

- Reducing $CO^2$ emissions by providing non-vehicular travel routes and encouraging walking and cycling.
- Providing carbon storage and sequestration in vegetation.
- Providing shelter and protection from extreme weather.
- Managing flood risk: living roofs, large trees and soft landscape areas absorb heavy rainfall.
- Providing for storage of surface water in times of peak flow in SuDS/other water features.
- Cleaning and cooling air, water and soil, countering the 'heat island' effect of urban areas.
- Saving energy: living roofs insulate buildings, and large trees provide shade, reducing the need for air conditioning.
- Reducing $CO^2$ emissions through limiting food miles by locally growing produce.

## SETTLEMENT-SCALE GI

## LANDSCAPE-SCALE GI

### DOORSTEPS







**GI CONNECTIONS**
- Pavements
- Cycling paths
- Green corridors

**GI ASSETS**
- Green roofs
- Green walls
- Domestic gardens
- Rainwater collection systems
- Permeable driveways
- Trellises/ pergolas

### STREETS







**GI CONNECTIONS**
- Footpaths
- Cycling routes
- Green corridors
- Blue corridors

**GI ASSETS**
- Boundary features (hedges)
- Street trees and front garden trees
- Grass verges
- Sustainable drainage systems (e.g. swales)
- Porous paving

### NEIGHBOURHOODS







**GI CONNECTIONS**
- Town & country connections
- Green corridors
- Blue corridors
- Promoted trails
- Rights of Way Network
- Cycling routes

**GI ASSETS**
- Park or public garden
- Pocket parks and parklets
- Play areas
- Outdoor sports facilities
- Allotments and community gardens
- Amenity greenspaces
- Cemetery, churchyard or burial ground
- Civic spaces/pedestrianised streets
- University and institutional grounds
- Swales, reeds, ponds, watercourses
- Urban woodlands and nature reserves

### COUNTRYSIDE & COAST




**GI ASSETS**
- Country parks and gardens
- Accessible countryside
- Farmland
- Woodlands, hedgerows and trees
- Uplands
- Grasslands
- Wetlands
- Coasts
- River catchments
- Nature reserves and wildlife sites

Source: Adapted from GI Design and Placemaking (Scottish Government, 2011)

**Social Cohesion**

- Improving community cohesion and social inclusion.
- Creating green spaces for socialising, interaction and events.
- Providing improved physical connections through green networks to get between places; and to communities, services, friends and family and wider green spaces.
- Creating opportunities for community participation and volunteering.
- Providing spaces for education and training.

**Economy**

- Supporting a reduction in healthcare costs and increased productivity.
- Attracting businesses and inward investors by creating attractive settings.
- Helping attract and retain a quality workforce and generating employment.
- Supporting the local green economy, including using greener farming techniques such as implementing agroecology methods.
- Reducing environmental costs such as those associated with the reduction of flood risk.
- Improving the image of a place and boosting property values.
- Helping developers get the most out of the site by combining uses, e.g. open space & Sustainable Drainage Systems (SuDS), helping development viability.
- Saving energy and money for residents and end users.

**Sense of Place**

- Improving townscape, landscape quality and visual amenity.
- Preserving heritage and cultural expression.
- Reinforcing local landscape character.
- Making places more interesting and distinctive.

# 3.0 GREEN INFRASTRUCTURE ASSESSMENT



© Nick Russill

# 3.0 GREEN INFRASTRUCTURE ASSESSMENT

## 3.1 The Need for a Green Infrastructure Assessment

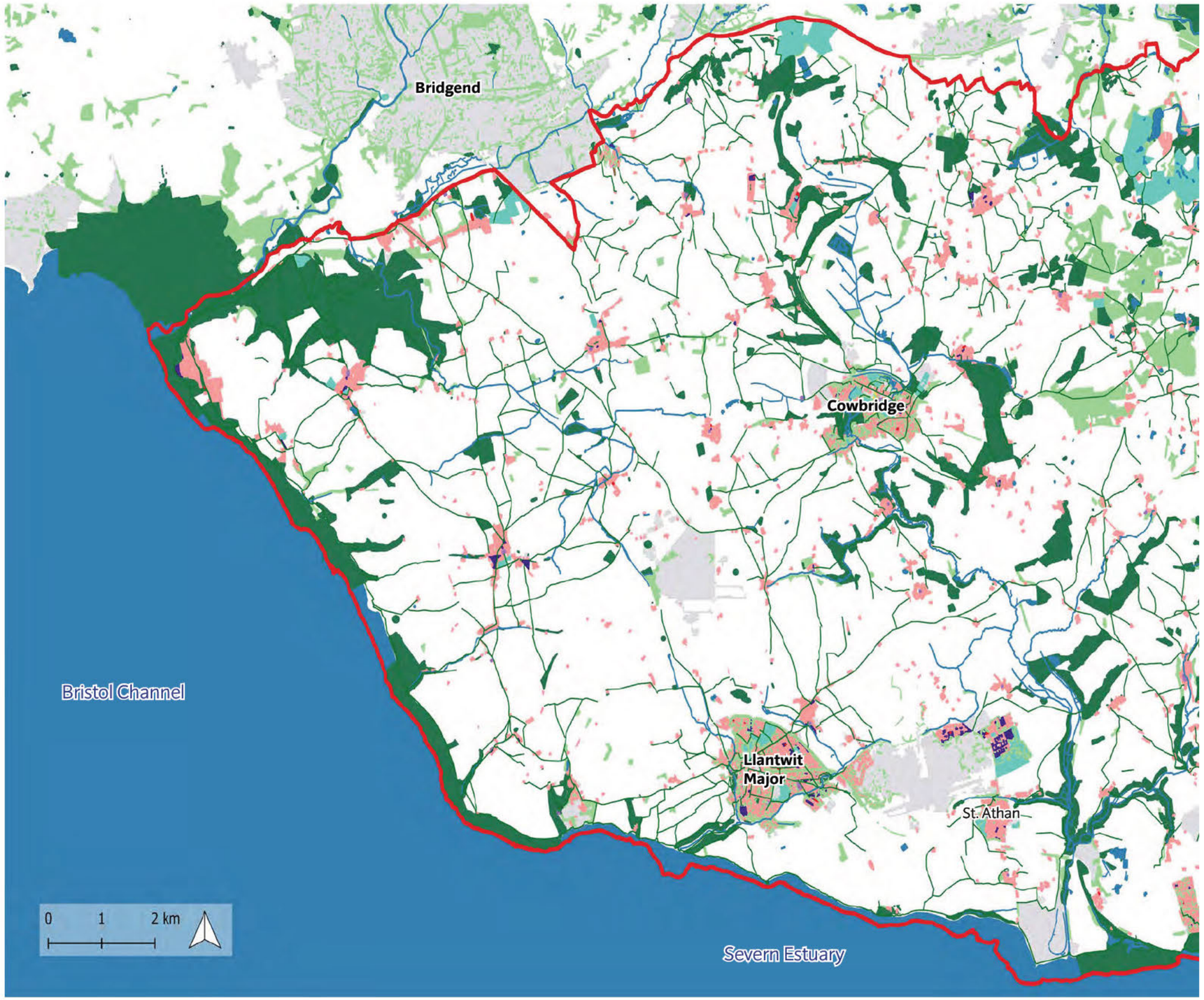
3.1.1 Planning Policy Wales Edition 11 (2023) requires planning authorities to produce Green Infrastructure Assessments to provide up to date inventories and maps of existing GI, ecological assets and networks to inform Green Infrastructure Strategies to support preparation of development plans. Such Green Infrastructure Assessments should use existing datasets, and the best available information, to develop an integrated map-based evidence resource in line with the NRW Green Infrastructure Assessment Guidance Note 42 (2023).

## 3.2 Vale of Glamorgan's Green Infrastructure Typology

3.2.1 As indicated by the following overview, the Vale contains a wide range of GI assets. They include public and private assets, with and without public access. Grouped together they represent the area's existing GI network. It should be recognised that some 'landscape-scale' assets extend across administrative boundaries, such as the coastline, and rivers such as the Ely. It is therefore of key importance that GI is strategically planned to provide a comprehensive and integrated network at the regional scale.

3.2.2 The typology of GI assets in the Vale are outlined in **Box 3.1** below, and shown on **Maps 3.1a** and **3.1b**. The typology is identified in accordance with the methodology in NRW's Green Infrastructure Assessment Guidance Note 2023[4]. A detailed audit of the Vale's GI assets is set out in **Appendix 2**.

[4] NRW Green Infrastructure Assessment Guidance Note 2023




**KEY**

**Green & Blue Spaces:**

- Allotment, Community Garden or Urban Farm
- Amenity Greenspace
- Cemetery, Churchyard or Burial Ground
- Natural and Semi-natural Greenspaces
- Outdoor Sports Facilities
- Provision for Children and Young People
- Park or Public Garden
- Domestic Gardens
- Blue space

**Green Connections:**

- Cycle Networks
- Public Rights of Way

**Trees:**

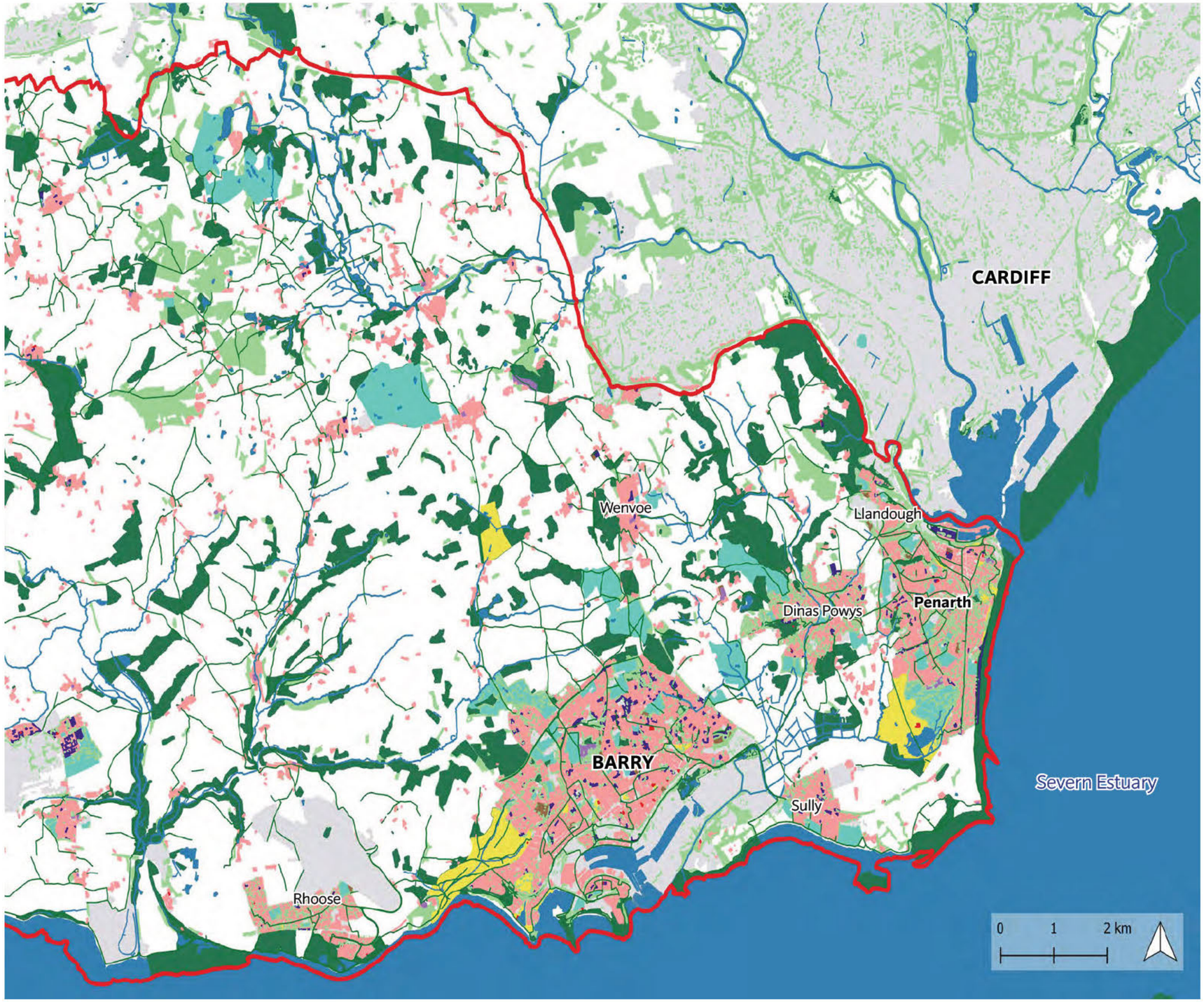
- Woodlands & Urban Trees

**Productive Landscapes:**

- Agricultural Land

- Vale of Glamorgan
- Built-up Areas

Source: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. || Contains OS data © Crown copyright and database right 2023.




**KEY**

**Green & Blue Spaces:**

- Allotment, Community Garden or Urban Farm
- Amenity Greenspace
- Cemetery, Churchyard or Burial Ground
- Natural and Semi-natural Greenspaces
- Outdoor Sports Facilities
- Provision for Children and Young People
- Park or Public Garden
- Domestic Gardens
- Blue space

**Green Connections:**

- Cycle Networks
- Public Rights of Way

**Trees:**

- Woodlands & Urban Trees

**Productive Landscapes:**

- Agricultural Land

- Vale of Glamorgan
- Built-up Areas

Source: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. || Contains OS data © Crown copyright and database right 2023.

**BOX 3.1 Vale of Glamorgan GI Typology**

**GREEN & BLUE SPACES**

**Allotment, community garden or urban farm**
Food growing space, predominantly in urban areas, with a primary purpose of cultivating fresh local food including fruit and vegetables, and the keeping of hens, rabbits and bees, that provides opportunities for exercise, encouraging healthy lifestyles and attracting pollinators. This can include allotments, where allotment holders/members grow food for their own consumption on land leased either from a local council or private landlord. This can also include shared food growing spaces (community garden or urban farms) with a primary purpose of cultivating fresh local food on a collective basis for communal consumption.

**Cemetery, churchyard or burial ground**
Cemeteries and other burial grounds (e.g. natural burial sites), churchyards and spaces associated with other places of worship, in urban or rural areas. These have a primary purpose of providing opportunities for quiet contemplation and burial/cremation of the deceased, which may also be spaces of value for wildlife.

**Amenity greenspace**
Informal green spaces of varied size associated with housing estates, business parks, some highway verges and villages, typically consisting of mown grassed areas with shrub/tree planting and occasional ornamental flower beds, with a primary purpose of providing informal recreational opportunities and/or contributing to the amenity of an area by separating different buildings/land uses for environmental, visual or safety reasons.

**Park or public garden**
Parks and formal gardens in urban areas or on the urban fringe with the primary purpose of providing opportunities for informal recreation, holding major events and access to nature/heritage. These typically make a significant contribution to the character, environmental quality and recreational resources of settlements by virtue of their location, significant size and high quality, such as country parks. This also includes smaller parks and recreation grounds providing a social and recreational focus for local communities, which can include facilities such as grass playing fields, tennis courts and playgrounds.

**Outdoor sports facilities**
Outdoor sports facilities (publicly and privately owned) with a primary purpose of providing opportunities for participation in formal outdoor sporting activities – including tennis/netball courts, bowling greens/rinks, grass playing fields/artificial playing pitches, golf courses, athletics tracks, camping sites/caravan parks, school grounds and other institutional playing fields, multi-use games areas, equestrian facilities and other outdoor sports areas. In rural areas, outdoor sports facilities tend to be located within a village recreation ground.

**Provision for children and young people's play**
Designed spaces, usually associated with housing areas or parks in urban areas, with a primary purpose of providing opportunities for informal outdoor play and social interaction, including play spaces for children (playgrounds with equipped and natural play areas for children up to around 12 years of age) and play spaces for young people (informal

recreation facilities for teenagers between 13 and 17 years of age such as skateboard parks, BMX ramps, multi use games areas and informal ball kick-about areas and shelters).

**Natural and semi-natural greenspace**
Areas of semi-natural green space in urban and rural areas, which may or may not be accessible, with a primary purpose of wildlife conservation and providing opportunities for environmental education and raising awareness of nature, typically comprising natural habitats such as woodland, scrub, grasslands (e.g. downlands, commons and meadows) wetlands, open and running water, and derelict open land.

**Domestic gardens**
Private spaces with the primary purpose of providing amenity green space for private residences (including shared communal private gardens for flats), contributing to the amenity value of streetscapes and also providing habitats/corridors for wildlife.

**Blue spaces**
Blue spaces in both urban and rural areas, with the primary purpose of managing water resources. These can include naturally occurring rivers, streams, lakes, ponds and the sea, and may also include man made assets such as reservoirs.

**GREEN CONNECTIONS**

**Cycle Networks**
Routes with the primary purpose of allowing movement by cyclists, which connect green spaces and places throughout urban areas, the wider countryside and along the coast.

**Public Rights of Way**
Routes with the primary purpose of allowing movement by a range of non-motorised users, which connect green spaces and places throughout urban areas, the wider countryside and along the coast.

**TREES**

**Urban Trees**
Street trees, trees in public open spaces and private gardens, woodlands and hedgerow trees in urban areas that contribute to landscape/townscape character and sense of place, provide clean air and regulate stormwater runoff/extreme temperatures, and support wildlife and well-being.

**Woodlands**
Blocks of deciduous or coniferous trees which form woodland or forest in the countryside providing habitats for wildlife, mitigating and adapting to climate change, providing urban cooling, minimising run-off from fields, and reducing the impact of flooding.

**PRODUCTIVE LANDSCAPES**

**Agricultural land**
Arable land or pasture with the primary purpose of providing space for farming, including the growing of crops or the rearing of animals to provide food, wool, and other products. This land can also contribute to the provision of habitats/corridors for wildlife (including hedgerows), and provides the setting for the majority of settlements.

3.2.3 Within the context of the GI typology set out above, a summary of GI assets in the Vale is set out below under the following headings:

- Water assets
- Biodiversity assets
- Landscape and heritage assets
- Accessible greenspace assets

3.2.4 Many elements of the above typology can contribute to more than one of these headings, for example a 'natural and semi-natural greenspace' could be a biodiversity asset, whilst also contributing to heritage (eg. part of the Glamorgan Heritage Coast) and additionally allowing public access, or having public rights of way through the space.

3.2.5 A summary of the socio-economic context in the Vale is also outlined.

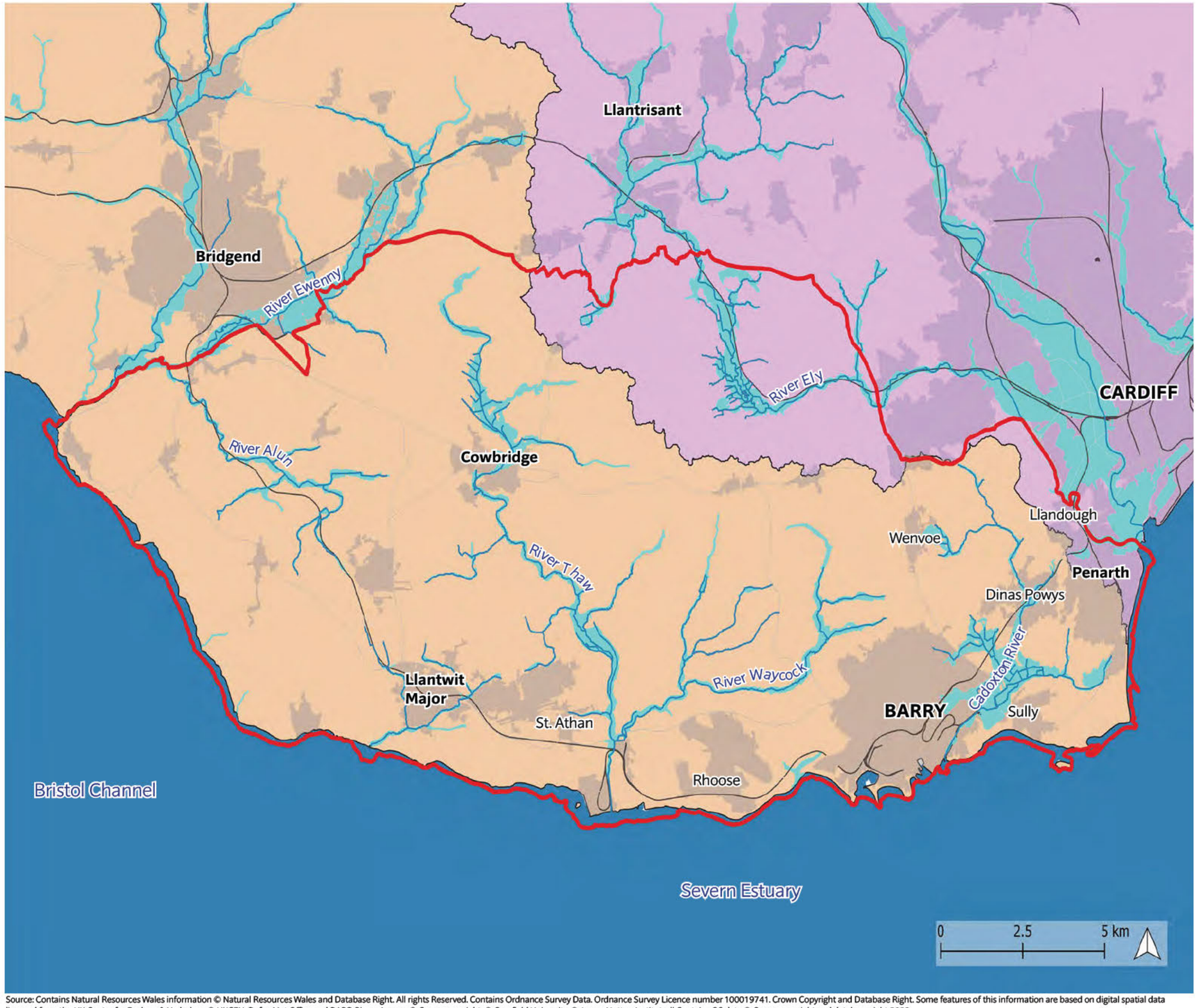
3.2.6 These sections provide an overview of the strategic needs and opportunities for restoring, maintaining, creating and/or connecting GI assets to help strengthen the Vale of Glamorgan's Strategic GI Network for the future. This draws on national and local policy/evidence set out above, NRW's Welsh Information for Nature-based Solutions (WINS) mapping[5], and the detailed GI assessment set out in **Appendices 2** and **3**. The assessment was also informed by the Vale of Glamorgan Council Officers Green Infrastructure Plan Workshop in December 2022 (see **Appendix 4**).

## 3.3 Water Assets

3.3.1 The Vale is a rolling lowland landscape, mainly comprising limestone plateau incised by watercourses including the rivers Thaw, Ely and Waycock (see **Map 3.2a**). The landscape is bounded in the south by the Severn Estuary and Bristol Channel, which includes four bathing beaches which all pass the EC Bathing Waters classification.

3.3.2 Parts of the Vale are at risk of flooding from rivers (see **Map 3.2a**), surface water (see **Map 3.2b**) or the sea (see **Map 3.2c**), or a combination of these; with a history of recorded flood events caused by multiple sources of flooding[6]. Localised surface water flooding is a particular challenge for urban areas across the Vale. Communities such as Boverton,

[5] https://storymaps.arcgis.com/collections/036c04ccb85948d2abe7312de75ad318?item=1
[6] South East Wales - Strategic Flood Consequence Assessment (Stage 1) Final Report November 2022




**KEY**

- Main Rivers and Waterbodies
- Flood Risk - Rivers[1]

**Management Catchments:**

- Tawe to Cadoxton Catchment
- South East Valleys Catchment
- Vale of Glamorgan
- Built-up Areas
- Railways
- Main Roads

[1] Includes high, medium and low flood risk for Rivers:
- 'High' risk means that each year, this area has a chance of flooding of greater than 1 in 30 (3.3%)
- 'Medium' risk means that each year, an area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%).
- 'Low' risk means that each year, an area has a chance of flooding of between 1 in 1000 (0.1%) and 1 in 100 (1%).

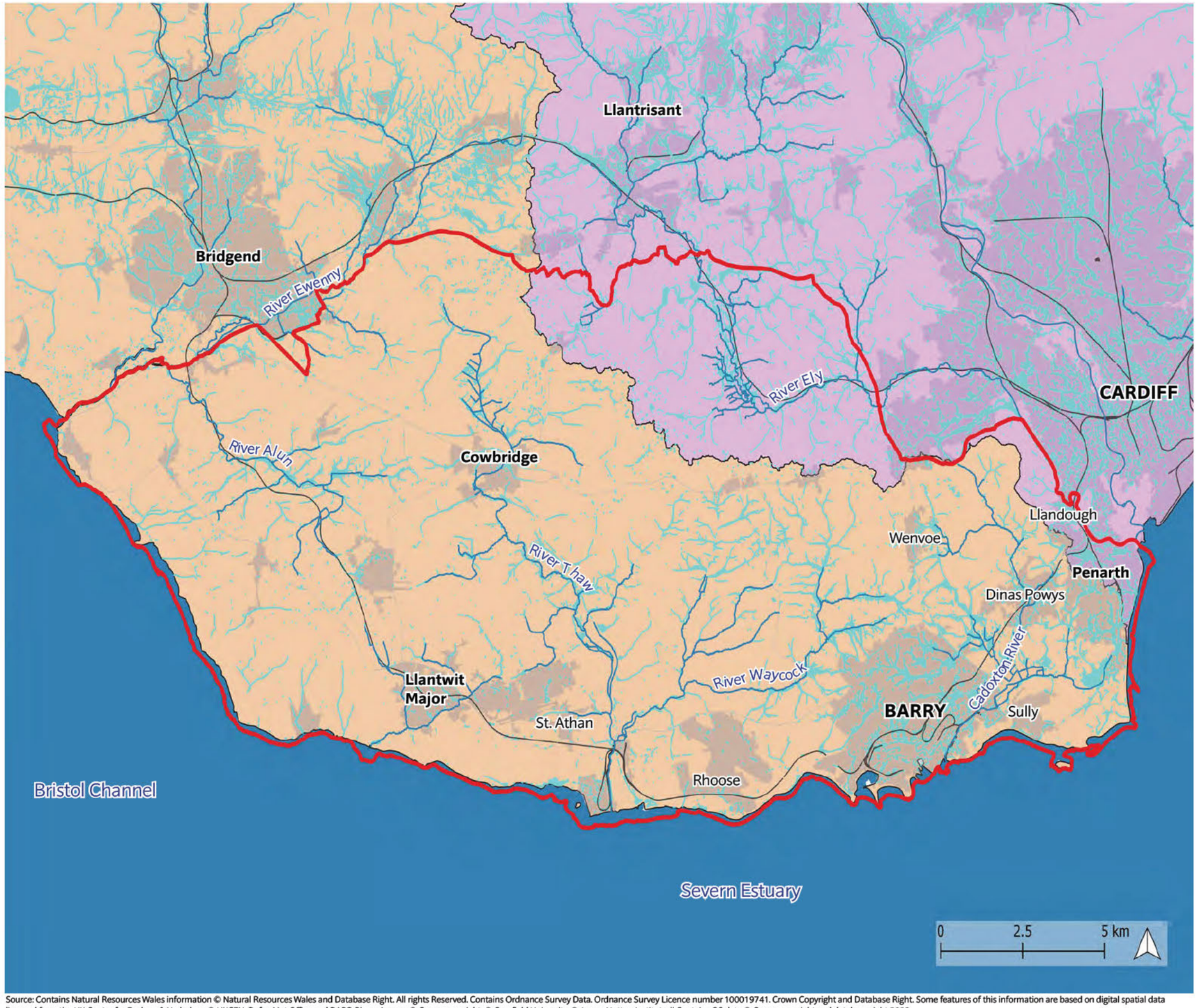
Source: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. Some features of this information are based on digital spatial data licensed from the UK Centre for Ecology & Hydrology © UKCEH. Defra, Met Office and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. || Contains OS data © Crown copyright and database right 2023.

CBA

VALE OF GLAMORGAN
GREEN INFRASTRUCTURE STRATEGY

MAP 3.2a
WATER: FLOOD RISK FROM RIVERS

December 2023
111431-Maps-F-2023-12.indd




**KEY**

- Main Rivers and Waterbodies
- Flood Risk - Surface Water & Small Watercourses[1]

**Management Catchments:**

- Tawe to Cadoxton Catchment
- South East Valleys Catchment
- Vale of Glamorgan
- Built-up Areas
- Railways
- Main Roads

[1] Includes high, medium and low flood risk for Surface Water and Small Watercourses:
- 'High' risk means that each year, this area has a chance of flooding of greater than 1 in 30 (3.3%)
- 'Medium' risk means that each year, an area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%).
- 'Low' risk means that each year, an area has a chance of flooding of between 1 in 1000 (0.1%) and 1 in 100 (1%).

Source: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. Some features of this information are based on digital spatial data licensed from the UK Centre for Ecology & Hydrology © UKCEH. Defra, Met Office and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. || Contains OS data © Crown copyright and database right 2023.

CBA

December 2023

111431-Maps-F-2023-12.indd

VALE OF GLAMORGAN
GREEN INFRASTRUCTURE STRATEGY

MAP 3.2b
WATER: FLOOD RISK FROM SURFACE WATER AND SMALL WATERCOURSES




**KEY**

- Main Rivers and Waterbodies
- Flood Risk - Sea[1]

**Management Catchments:**

- Tawe to Cadoxton Catchment
- South East Valleys Catchment
- Vale of Glamorgan
- Built-up Areas
- Railways
- Main Roads

[1] Includes high, medium and low flood risk for the Sea:
- 'High' risk means that each year, this area has a chance of flooding of greater than 1 in 30 (3.3%)
- 'Medium' risk means that each year, an area has a chance of flooding of between 1 in 200 (0.5%) and 1 in 30 (3.3%).
- 'Low' risk means that each year, an area has a chance of flooding of between 1 in 1000 (0.1%) and 1 in 200 (0.5%)

Source: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. Some features of this information are based on digital spatial data licensed from the UK Centre for Ecology & Hydrology © UKCEH. Defra, Met Office and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. || Contains OS data © Crown copyright and database right 2023.

CBA

VALE OF GLAMORGAN
GREEN INFRASTRUCTURE STRATEGY

MAP 3.2c
WATER: FLOOD RISK FROM THE SEA

December 2023
111431-Maps-F-2023-12.indd

Llantwit Major, Llanmaes and the Coldbrook Catchment in Barry have experienced severe impacts and consequences of flooding (in the 1990s to the mid-2010s)[7], though the Coldbrook catchment now benefits from a flood alleviation scheme[8].

3.3.3 In December 2020 (Storm Dennis), localised river flooding affected numerous locations across South Central Wales, including the Vale, after 50 to 70mm of rainfall fell on an already saturated catchment, with particularly heavy rainfall over lower-lying catchments along the coastline. The worst affected location was Dinas Powys, where a number of properties experienced flooding from the rivers Cadoxton and East Brook.[9] Surface water flooding was also an issue, causing flooding in Sully, affecting 18 properties internally and 26 externally.[10]

3.3.4 The Severn Estuary is also a potential source of tidal flooding in the Vale. Tidal flooding is most likely to occur during storm surge conditions. In areas protected from flooding by sea defences, tidal flooding can occur as a result of a breach in the defences, failure of a mechanical barrier or overtopping of defences. West Aberthaw, Barry and south of the Cadoxton area (Barry) are the main areas at risk of flooding from the sea.[11]

3.3.5 There is a need to manage the water environment appropriately, to ensure biodiversity, flood management, water and soil quality are maintained and enhanced, and to ensure that new development is designed appropriately for the changing climate. The strategic GI needs and opportunities in relation to water and sustainability in the Vale are:

- Seek opportunities to help manage flood risk and partly offset the increased risk of flooding resulting from climate change in some parts of the Vale (eg. communities such as Boverton, Llantwit Major, and Llanmaes have experienced severe impacts and consequences of flooding, whilst Dinas Powys, Llantwit Major and Cowbridge have been identified as at significant future risk from fluvial flooding).
- Increase canopy cover in the Vale through new tree planting (in line with the forthcoming Vale of Glamorgan Tree Strategy 2024-2039) and by ensuring that young

[7] Local Flood Risk Management Strategy (2013) Vale of Glamorgan.
[8] https://www.valeofglamorgan.gov.uk/en/living/Flooding/Flood-and-Coastal-Erosion/Coldbrook/Coldbrook-Flood-Alleviation-Works.aspx
[9] NRW Flood Risk Management Plan for Wales: South Central Wales. Draft. 2023
[10] Vale of Glamorgan. Section 19 Flood Investigation. https://www.valeofglamorgan.gov.uk/Documents/Living/Flooding/Section-19/Sully-Section-19-Report-23-12-2020.pdf
[11] South East Wales - Strategic Flood Consequence Assessment (Stage 1) Final Report. November 2022

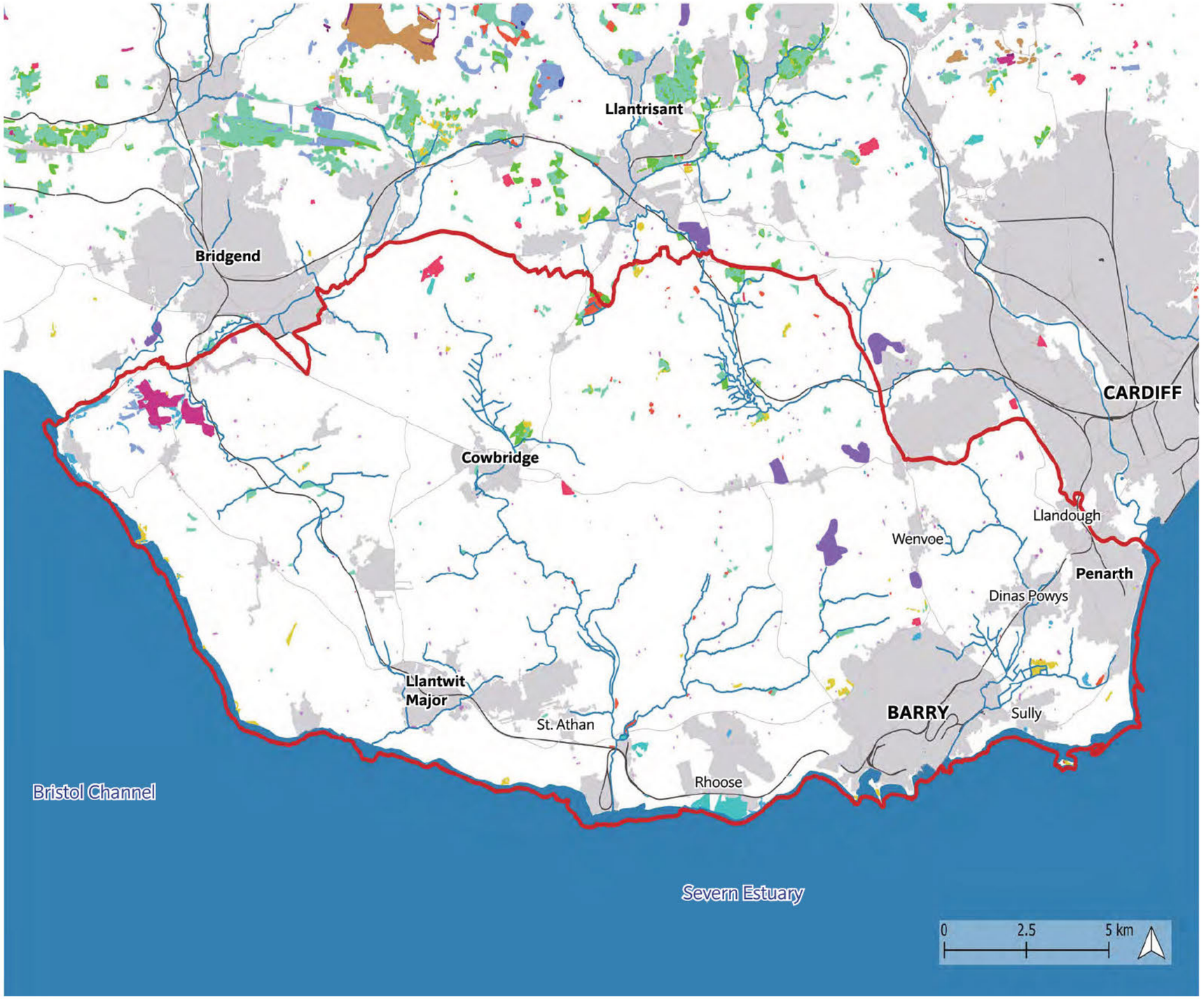
trees can reach maturity. Trees can assist in mitigating surface water run-off from heavy rainfall events.

- Reduce localised flooding incidents through the use of green engineering solutions such as SuDS, including green roofs and walls where appropriate.
- Need to produce Sustainable Drainage Guidance as recommended by the Council's Climate Change Challenge Plan 2021-2030, potentially in the form of Supplementary Planning Guidance.
- Work with partners to improve the status of most river waterbodies and river waterbody catchments in the Vale, which are failing to achieve overall good status under the Water Framework Directive (for example, the overall status of the River Ely and the Ely River Catchment is poor). This is due to pressures from sewage treatment works, organic pollution and combined sewer overflows or misconnections.
- Explore opportunities for diversifying GI provision on Council-owned buildings and estate, such as incorporating green roofs and walls.
- Explore the role of nature-based solutions to improve water management across the Vale including with key stakeholders like NRW, Dwr Cymru Welsh Water and neighbouring local authorities in seeking to manage the impact of surface water on water quality and flood risk. This would include water management on surfaces such as car parks and the wider Council owned highway network.
- Explore opportunities for Council-owned assets to contribute to ecosystem services such as flood reduction, through measures such as reducing prevalence of non-permeable surfaces.

## 3.4 Biodiversity Assets

3.4.1 The Vale supports rich biodiversity and a wide range of habitats. Broad habitat types include grassland & farmland, woodland, scrub & bracken, coast, freshwater and marine (**Map 3.3)**. More than half of the Vale's boundary is coastline.

3.4.2 Numerous sites across the Vale are protected for their biodiversity value (see **Map 3.4**) with 2 Special Areas of Conservation (SACs), 1 Special Protection Area (SPAs), 27 Sites of Special Scientific Interest (SSSIs), 3 Local Nature Reserves (LNRs), and 361 Sites of Importance for Nature Conservation (SINCs).



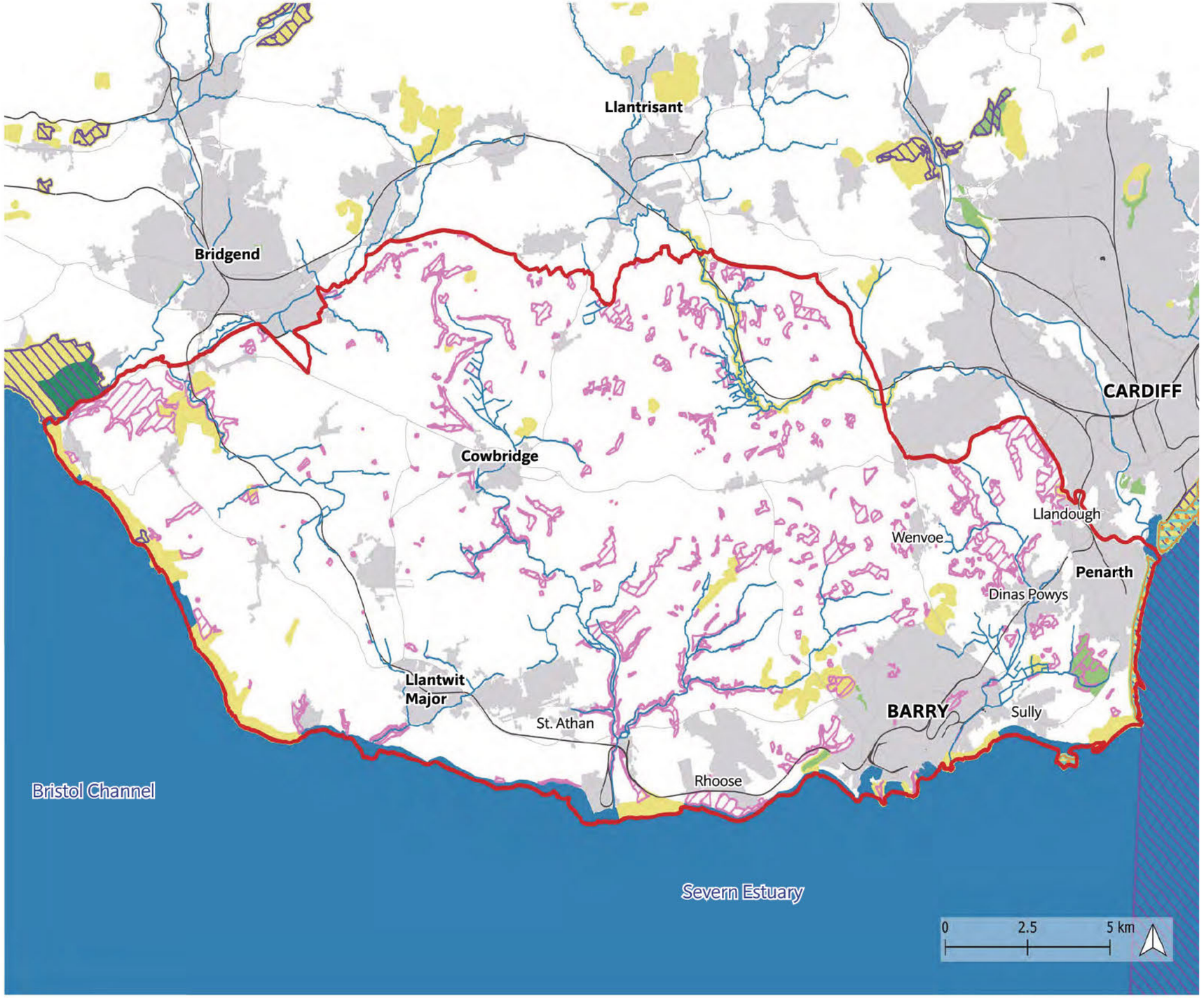

**KEY**

**Priority Habitat:**

- Blanket Bog
- Lowland Calcareous Grassland
- Lowland Dry Acid Grasland
- Lowland Fens and Reedbeds
- Lowland Heathland
- Lowland Meadows
- Marsh Fritillary Habitat
- Open Mosaic Habitat on Previously Developed Land
- Parkland
- Purple Moor Grass and Rush Pastures
- Raised Bog
- Traditional Orchards
- Upland Calcareous Grassland
- Upland Flushes, Fens and Swamps
- Upland Heathland
- Wood Pasture

- Vale of Glamorgan
- Main Rivers and Waterbodies
- Built-up Areas
- Railways
- Main Roads

Source: Contains public sector information licensed under the Open Government Licence v3.0. || Contains OS data © Crown copyright and database right 2023.




**KEY**

**Biodiversity Designations:**

- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- RAMSAR
- Site of Special Scientific Interest (SSSI)
- National Nature Reserve (NNR)
- Local Nature Reserve (LNR)
- Site of Importance for Nature Conservation (SINC)[1]

- Vale of Glamorgan
- Main Rivers and Waterbodies
- Built-up Areas
- Railways
- Main Roads

1 Vale of Glamorgan area only

Source: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. || Contains OS data © Crown copyright and database right 2023.

CBA

December 2023

111431-Maps-F-2023-12.indd

VALE OF GLAMORGAN
GREEN INFRASTRUCTURE STRATEGY

MAP 3.4
BIODIVERSITY: DESIGNATIONS

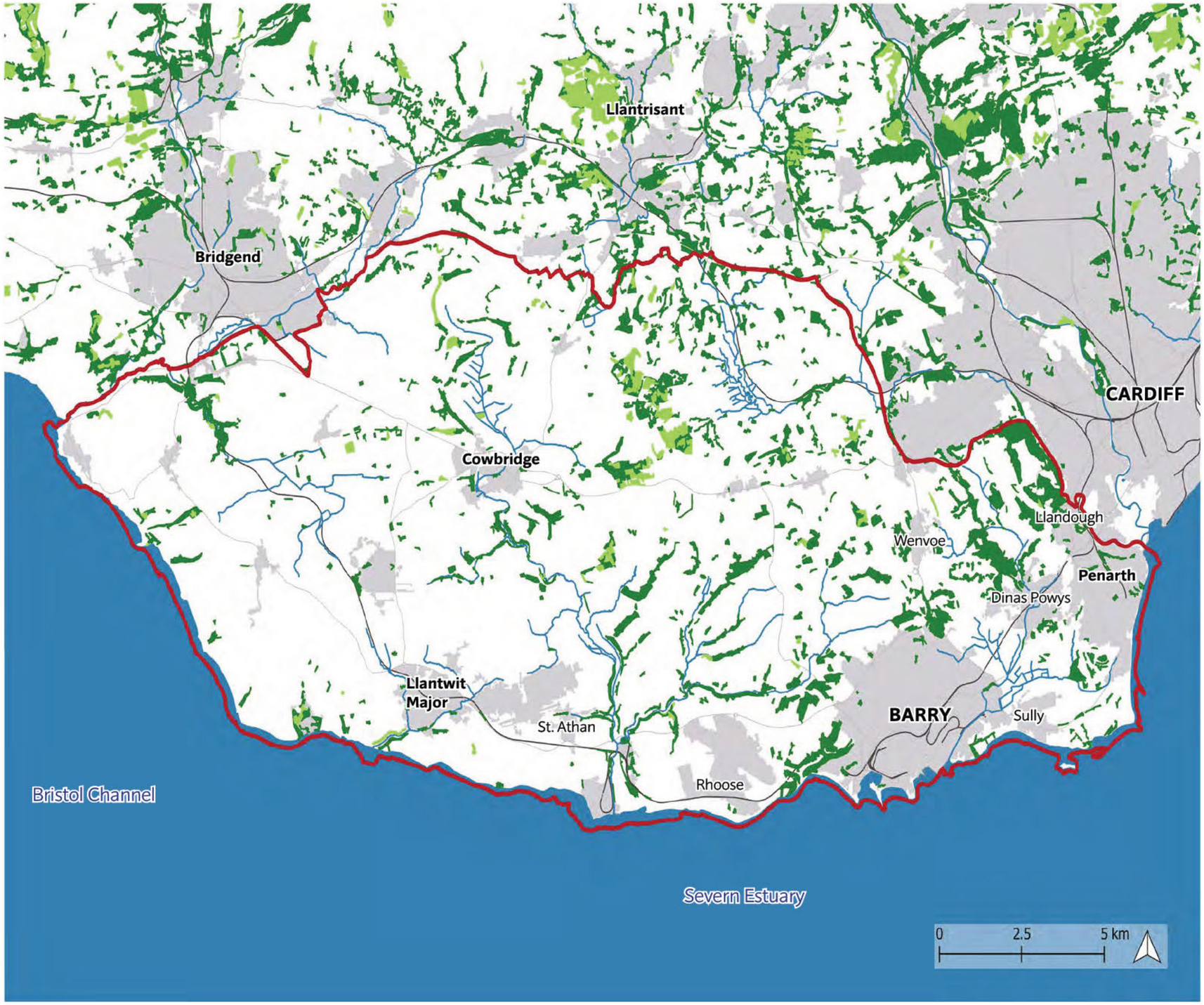
3.4.3 Woodlands in the Vale (**Map 3.5**) provide habitats for a range of priority species, with a series of 14 woodlands around Barry designated as a single SSSI. Woodlands cover 8.2% of the county, which is below the Welsh average of 14%[12].

3.4.4 The Vale is generally well provided for in terms of natural greenspace and habitats. However, there is a need to reverse the fragmentation and degradation of natural and semi-natural habitats, in order to reduce biodiversity loss, provide ecosystem resilience to adapt to and mitigate climate change, and to provide greater access to nature within the Strategic GI Network.

3.4.5 Strategic GI needs and opportunities in relation to enhancing biodiversity and increasing ecosystem resilience in the Vale are:

- Minimise the impact of new development on species and habitats, and where appropriate, provide opportunities for the creation of new habitats. This can include mitigation such as hedgerows and native species in planting schemes.
- Ensure new development contributes to ecosystem resilience where appropriate, which can be achieved by incorporating GI strategies in the design of new development.
- Increase canopy cover in the Vale through new tree planting (in line with the forthcoming Vale of Glamorgan Tree Strategy 2024-2039), natural regeneration and and by ensuring that young trees can reach maturity. This is particularly true in the Vale's urban areas, where canopy cover is estimated to be 13%, which is well below the recommended 20% target for towns and cities/15% target for coastal urban areas[13].
- Manage woodlands appropriately, with particular regard to the threat from non-native invasive species and disease (eg. ash dieback).
- Engage with the local farming community, landowners and Council tenant farmers/grazers to increase ecological connectivity, for example through woodland planting, hedgerows, orchards, agroforestry, agroecological and regenerative practices (Possible opportunities include connecting several significant woodland patches in and around Barry, which demonstrate potential for high ecological connectivity within close proximity to people, and around Llantwit Major and St Athan where woodland is fragmented[14]).

[12] Our Vale – Our Future. Vale of Glamorgan PSB Well-being plan 2018-2023.
[13] i-Tree Eco Vale of Glamorgan - Guiding future tree planting, Forest Research, 2022
[14] i-Tree Eco Vale of Glamorgan - Guiding future tree planting, Forest Research, 2022




**KEY**

- Broadleaved / Mixed mainly broadleaved
- Conifer / Mixed mainly conifer
- Vale of Glamorgan
- Main Rivers and Waterbodies
- Built-up Areas
- Railways
- Main Roads

Source: Contains, or is based on, information supplied by the Forestry Commission. © Crown copyright and database right 2021 Ordnance Survey 100021242. || Contains OS data © Crown copyright and database right 2023.

CBA

December 2023

111431-Maps-F-2023-12.indd

VALE OF GLAMORGAN
GREEN INFRASTRUCTURE STRATEGY

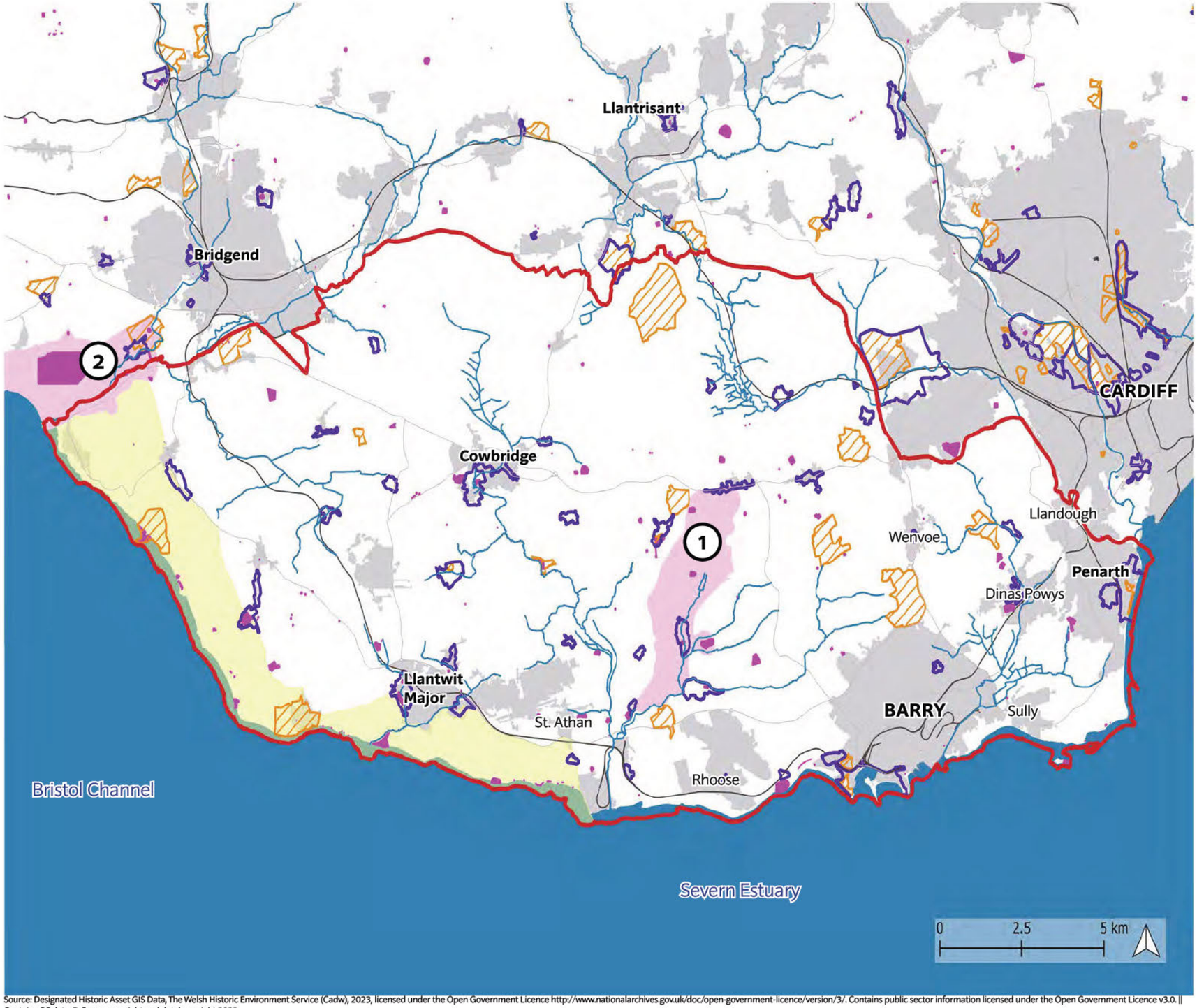
MAP 3.5
WOODLANDS

- Engage with local farming communities and other landowners to facilitate understanding of available funding options (Welsh government rural grants and payments) to support biodiversity net benefits on rural land.
- Review how open spaces are managed to maximise the contribution to ecosystem resilience and to enhance biodiversity, for example managing for pollinators by changing grass cutting regimes.
- Improving management of Council-owned land including road verges, parks, and open spaces and exploring opportunities to reduce pesticide use across the Vale.
- Increase both the area and improve the quality of wildflower meadows at the Glamorgan Heritage Coast, Cosmeston and Porthkerry. This includes a need to control invasive non-native species.
- Wildlife enhancement through the use of Sustainable Drainage Systems - all new developments could incorporate biodiversity conservation and enhancement features through use of attenuation basins etc. In addition, there is a need to promote the use of natural flood management methods to support biodiversity.
- Understand how potential rises in sea levels as a result of climate change may pose a threat to coastal habitats[15].
- Work with farmers and land managers to reduce nutrient runoff from farms and farmland – manure from livestock or poorly stored slurry can wash into rivers and streams resulting in material entering watercourses and the sea.
- Improve the resilience of the Vale's ecosystems by restoring, creating and managing habitats appropriately to reduce habitat fragmentation at the landscape-scale – much of this fragmentation is the result of past agricultural management or development pressure.

## 3.5 Landscape & Heritage Assets

3.5.1 The Vale has a wealth of natural and cultural heritage, and some of these assets are designated for their heritage value (see **Map 3.6**) This ranges from Ogmore Castle located south of the town of Bridgend, to Tinkinswood Burial Chamber near Bonvilston. During the industrial revolution, coal and metal ores mined in South Wales required ports from which to ship them. Barry and Barry Island, formerly separated by the waters of Barry Sound were

[15] Environmental Info Pack – Vale of Glamorgan Council




**KEY**

**Heritage Assets:**

- Registered Historic Parks and Gardens
- Landscapes of Outstanding Historic Interest
- (1) Llancarfan
- (2) Merthyr Mawr, Kenfig & Margam Burrows
- Conservation Areas
- Scheduled Monuments
- Glamorgan Heritage Coast
- Vale of Glamorgan
- Main Rivers and Waterbodies
- Built-up Areas
- Railways
- Main Roads

Source: Designated Historic Asset GIS Data, The Welsh Historic Environment Service (Cadw), 2023, licensed under the Open Government Licence http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/. Contains public sector information licensed under the Open Government Licence v3.0. || Contains OS data © Crown copyright and database right 2023.

joined and Barry Docks and railway were built. By 1913, Barry was the largest coal export port in the world[16]. The Victorian era also led to the development of the 'seaside resort'.

3.5.2 Llancarfan, situated in the central plateau of the Vale, has been designated as a Landscape of Outstanding Historic Interest. The ancient settlement and its early church, set within its secluded valley, provide an important example of the historic landscape of the Vale as a whole[17].

3.5.3 Part of the Vale's Western coastline stretching from Aberthaw to Ogmore by Sea, is designated as part of the Glamorgan Heritage Coast, with the aim to conserve, protect and enhance undeveloped coastline. The heritage coast is also a tourist attraction, as well as being an asset for Vale residents.

3.5.4 There is a need to protect and enhance the integrity and local distinctiveness of the Vale's landscapes and townscapes, and to encourage appropriate management of habitats that are of particular importance in defining local character. There is also a need to understand, conserve and enhance the locally diverse historic environment, which contributes strongly to landscape character in the Vale.

3.5.5 The strategic GI needs and opportunities in relation to strengthening the landscape character and distinctiveness of the Vale are:

- Conserve, protect and enhance the undeveloped coastline of the Glamorgan Heritage Coast.
- Protect and, where appropriate, restore natural and cultural landscapes, particularly in relation to the countryside and the coast, which have significant landscape, heritage and nature conservation value.
- Promote the Vale's local distinctiveness to maximise understanding by locals and visitors, celebrating the variety and depth of local history, from pre-historic and Roman remains to Norman Castles and Celtic churches.
- Continue to use green wedges, which seek to prevent the merging of settlements and retain openness, in the adopted and emerging LDP.

[16] https://www.visitthevale.com/see-do/heritage
[17] Historic landscape characterisation: Llancarfan

- Require an appropriate landscape/GI statement to accompany any planning application to ensure that landscaping, character and GI has been considered as an integral part of the overall design and layout for the proposed scheme.

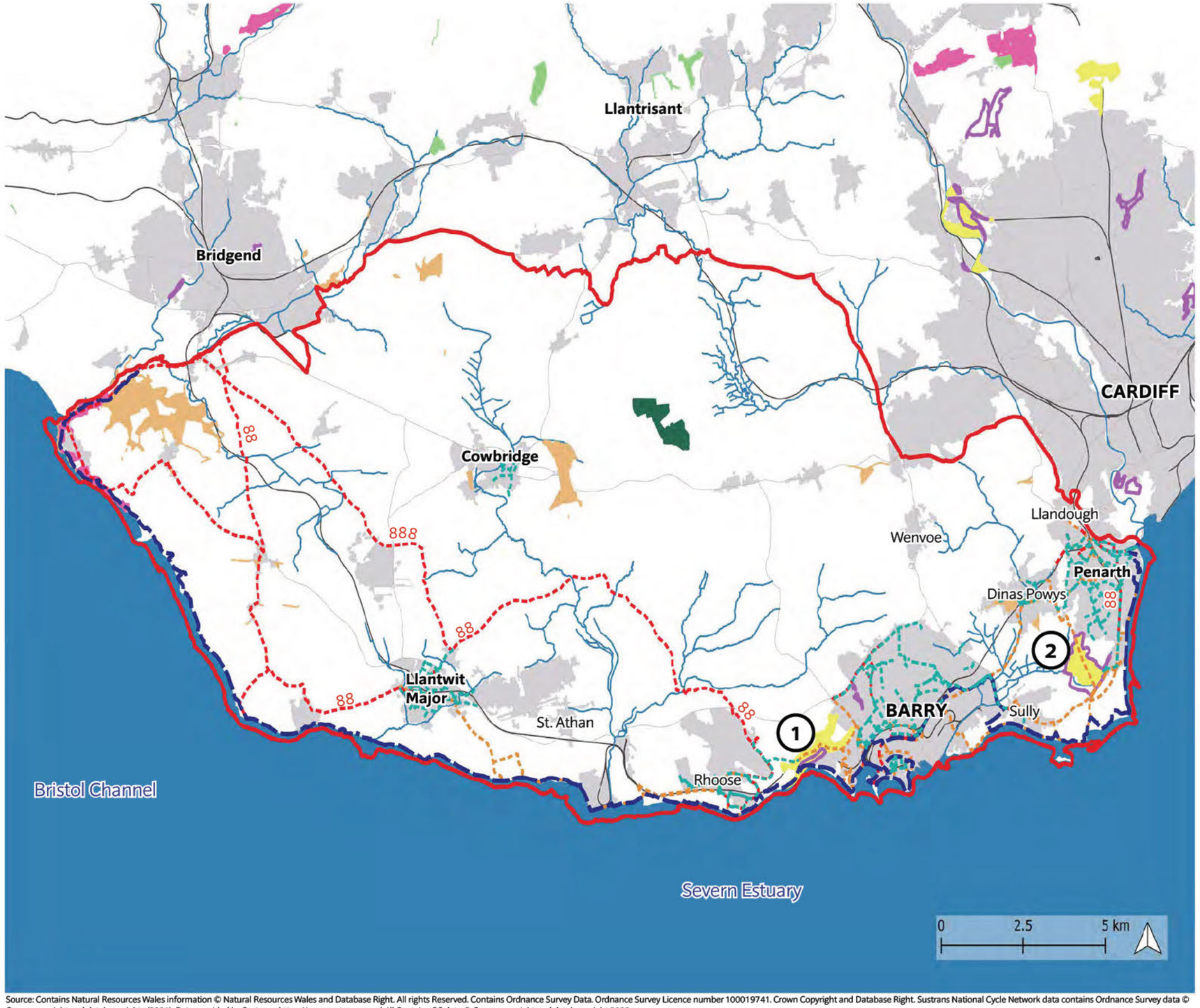
## 3.6 Accessible Greenspace Assets

3.6.1 The Vale has a range of accessible GI assets which can contribute to health and well-being including country parks, woodland, coastline, public parks, allotments, rivers, lakes and nature reserves (see **Map 3.7**). These sites, and the places people live are joined by a network of access corridors. These assets all provide a wide range of health and well-being benefits, as well as contributing to the wider benefits of the GI network.

3.6.2 Outdoor recreation can make a significant contribution to physical health and mental well-being. Country Parks and LNRs can provide opportunities for people to access nature and the outdoors, such as Porthkerry Park (Country Park), Cwm Talwg Woodlands (LNR), Cliff Wood – Golden Stairs (LNR) and Cosmeston Lakes (Country Park & LNR).

3.6.3 Within urban areas, the Vale also has a number of Parks or Public Gardens, as well as Amenity Greenspaces, Cemeteries Churchyards or Burial Grounds, and Provision for Children and Young People (shown on **Maps 3.1a** and **3.1b**). These assets also collectively contribute to the Vale's resource of accessible greenspace assets, providing health and well-being benefits close to where people live. This is particularly true of Parks and Public Gardens such as Victoria Park in Barry, and Poplars Park in Cowbridge, where these spaces are large enough to provide a range of functions such as children's play, seating, walking paths, open green spaces and gardens with a range of planting.

3.6.4 The Vale has an extensive network of public rights of way, including national trails, national cycle network routes and active travel routes. Well established walking routes include the Salmon Leaps and Caerau Hill Fort Circular trail which starts in the village of Dinas Powys. As well as the Glamorgan Heritage Coast trail forming a section of the Wales Coast Path, which starts from Llantwit Major. National Cycle Network (NCN) Route 88 links NCN Route 4 at Margam Park in the County Borough of Bridgend, through the Vale to the start of NCN Route 8 in Cardiff Bay. The NCN Route 88 includes some sections which are not yet built,




**KEY**

**Routes:**

- Coastal Path
- Active Travel Routes
- National Cycle Route 88
- Proposed National Cycle Route

**Accessible Countryside Assets:**

- Local Nature Reserves
- Country Parks:
  - 1 Porthkerry Park
  - 2 Cosmeston Lakes

**Open Access Land:**

- Open Country
- Public Forest
- Common Land
- Other Statutory land

- Vale of Glamorgan
- Main Rivers and Waterbodies
- Built-up Areas
- Railways
- Main Roads

Source: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. Sustrans National Cycle Network data contains Ordnance Survey data © Crown copyright and database rights (2021). Data provided by Sustrans: https://www.sustrans.org.uk/ || Contains OS data © Crown copyright and database right 2023.

once complete it will be a coastal route between Newport, Cardiff, Bridgend and Margam Country Park.

3.6.5 The Vale is generally well supplied in terms of accessible greenspace provision. However, there is an overarching need to enhance the connectivity of accessible greenspaces by improving access linkages, particularly to and within the larger settlements; and to improve promotion of existing assets, widening access to those who could most benefit from accessible GI assets such as people experiencing poor well-being and those in areas with higher deprivation.

3.6.6 Strategic GI needs and opportunities in relation to improving the health and well-being of communities in the Vale are:

- Improve access to green space and maximise the physical and mental health and well-being benefits of green spaces, particularly within more deprived areas and on Council-owned land. To identify opportunities, it will be necessary to work with local communities to understand detailed needs. It will also be important to understand how the needs of communities have changed, with existing GI no longer providing for community needs.
- Need to address deficiencies in open space provision.
- Limit the loss of GI to new development to maintain accessibility for communities across the Vale of Glamorgan.
- Reduce exposure to air pollution. Air pollution scores are higher in the south and east of the Vale, including Barry, where population densities, traffic volumes and proximity to heavy industry are higher than in more rural areas. Air pollution also disproportionately affects the Vale's more deprived areas which can exacerbate already high levels of health inequality.
- Improve green connections and provide safe and convenient walking and cycling environments to help tackle health problems associated with physical inactivity and social exclusion factors arising from car dependency, poor access to services and public transport.
- Improve provision of off-road access opportunities for cyclists and horse-riders. Whilst hubs of bridleway access exist, notably around Ewenny, Penllyn and Hensol there is a lack of connectivity between them and much of the rest of the Vale has limited access.

- Improve provision for cyclists through dedicated cycle routes for both recreational use, and everyday travel such as to work or the shops, particularly in line with the Active Travel Network mapping already in place demonstrating priorities for the Vale[18].
- Explore opportunities to make green connections more accessible, accommodating the particular needs of blind or partially sighted people and others with mobility differences, including older people.
- Promote more active travel to connect communities across the Vale and minimise negative impacts on the environment and health from excessive car use, by improving access, safety and joining up the active travel network.
- Maintain the Vale's coastal water quality, which is under pressure from sewage, as well as water draining from farmland and urban areas[19]. The Vale has four bathing beaches which currently pass the EC Bathing Waters classification, but this is at risk without forward planning.
- Build upon existing opportunities for local food growing and sharing, with the aim to work with communities to reduce food insecurity in the Vale of Glamorgan.
- Explore opportunities to make resources available to support local food growing and sharing, including suporting training/building skills for food growing.
- Explore opportunities to utilise parts of existing public green spaces or additional areas of land for local food growing and sharing.
- Increase provision of urban trees, providing attractive routes for travel and accessible GI, whilst reducing overall exposure to air pollutants.
- Retain and replace (where necessary) trees along transport networks, including in designated parking areas. This should incorporate those that receive both high pedestrian footfall and busy traffic to mitigate both air and noise pollution as well as supporting other well-being benefits and improving amenity.
- Require developers to ensure that new developments encourage walking and cycling.
- Explore how new and improved recreational sites could take advantage of existing initiatives such as the Valleys Regional Park (VRP)[20].

[18] Active Travel Network Maps
[19] PSB – Vale of Glamorgan: Environmental information for well-being assessments
[20] Valleys Regional Park

## 3.7 Socio-economic Context for Green Infrastructure

### Social and Demographic Context

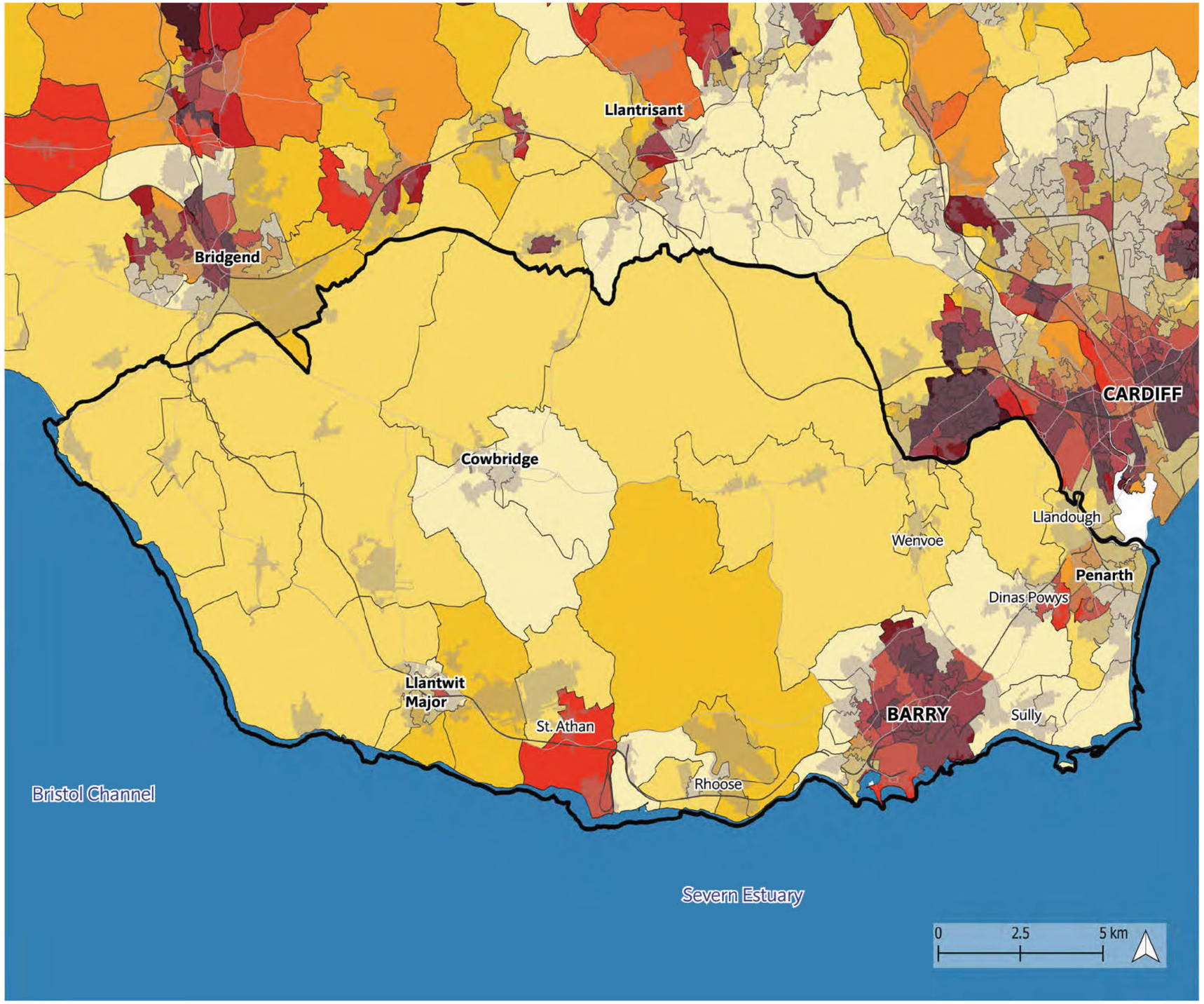
3.7.1 Access to high-quality GI has numerous potential benefits for public health, both physical and mental. Deprived areas often lack access to good quality green space compared to more affluent areas, reducing opportunities for these communities to gain the associated health benefits[21]. Evidence suggests that deprived groups appear to gain the most health benefit from improved access to GI, and socioeconomic inequalities in health are lower in greener communities[22]. Therefore, providing greener environments for deprived areas in the Vale could help to reduce inequalities[23], and should be prioritised.

3.7.2 The Vale as a whole is not a deprived area, and many residents enjoy a high standard of living. However, there are areas in the Vale which suffer from significant deprivation, including high unemployment and higher levels of crime. The 2019 Welsh Index of Multiple Deprivation (WIMD) is the official measure of relative deprivation for Lower Level Super Output areas (LSOAs) in Wales. The WIMD provides spatial information to help understand deprivation and is currently made up of eight separate domains including health, employment and education.

3.7.3 The Vale has predominantly low levels of overall deprivation (deciles ranging from 8 to 10, per the WIMD – see **Map 3.8a**). The most deprived areas in the Vale are found in the eastern area of Barry[24] (decile 1). There are also pockets of moderate deprivation in areas of St Athan and Penarth (deciles ranging from 5 to 7, per the WIMD).

3.7.4 Health in the Vale is generally recorded as being at a moderately good level (**Map 3.8b**), with most of the Vale being in the 50% least deprived LSOAs in Wales. However, there are inequalities displayed between the most and least deprived areas of the Vale in terms of health. There are four LSOAs in the Vale ranked in the 10% most deprived LSOAs in Wales against the Health domain, all located in Barry. Notably, one of these areas (Buttrills 2) is ranked as the most deprived LSOA in the Vale against this domain, with the highest rate of

[21] NRW South Central Wales Area Statement: Improving our health.
[22] Public Health England. (2020). Improving access to greenspace: A new review for 2020.
[23] Lovell et al.. (2020) A rapid scoping review of health and well-being evidence for the Green Infrastructure Standards.
[24] Welsh Index of Multiple Deprivation in the Vale of Glamorgan




**KEY**

**Welsh Index of Multiple Deprivation: Overall Decile**

1 (most deprived)
2
3
4
5
6
7
8
9
10 (least deprived)

Vale of Glamorgan
Built-up Areas
Railways
Main Roads

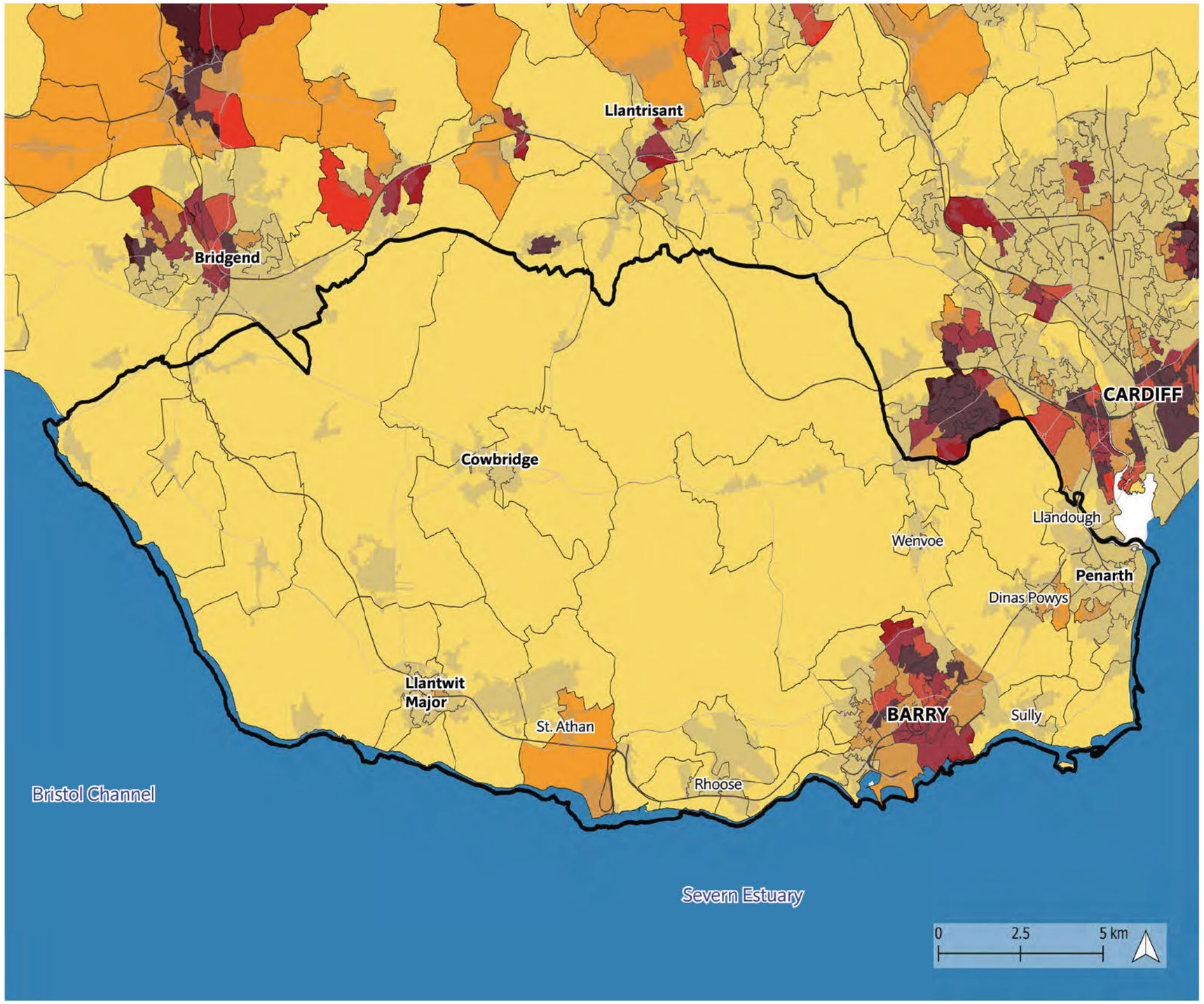
Source: Contains public sector information licensed under the Open Government Licence v3.0 || Contains OS data © Crown copyright and database right 2023.

CBA

VALE OF GLAMORGAN
GREEN INFRASTRUCTURE STRATEGY

MAP 3.8a
AREAS OF DEPRIVATION: OVERALL

December 2023
111431-Maps-F-2023-12.indd




**KEY**

**Welsh Index of Multiple Deprivation: Health**

- 10% Most Deprived
- 20% Most Deprived
- 30% Most Deprived
- 50% Most Deprived
- 50% Least Deprived

- Vale of Glamorgan
- Built-up Areas
- Railways
- Main Roads

Source: Contains public sector information licensed under the Open Government Licence v3.0 || Contains OS data © Crown copyright and database right 2023.

GP recorded mental health conditions and the highest rate of premature death in the Vale[25].

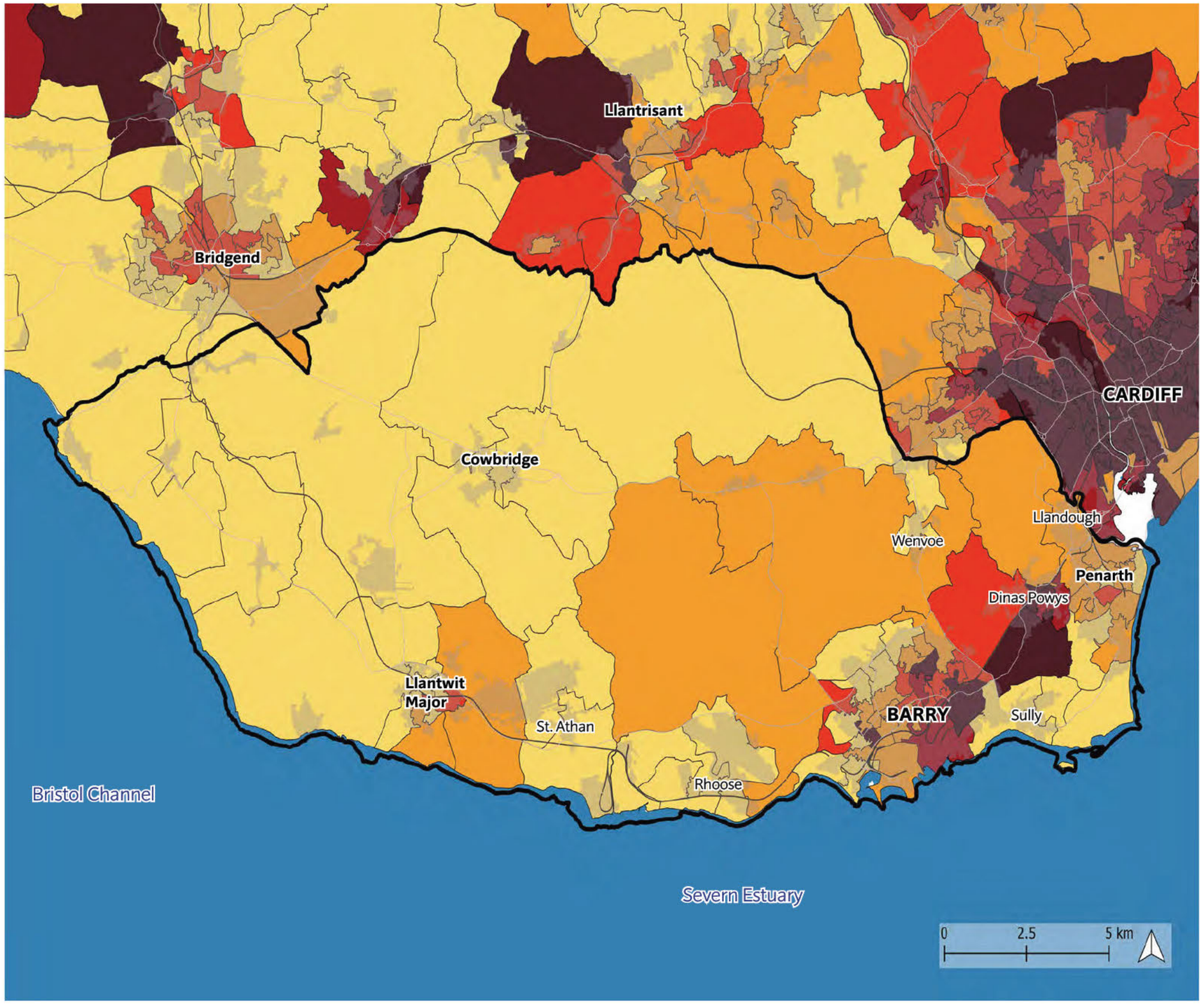
3.7.5 The Community Safety domain measures deprivation relating to living in a safe community, including experience of crime and fire, and perceptions of safety in the local area, whilst the Physical Environment domain (**Map 3.8c**) measures the factors in an area that may impact on the well-being or quality of life of those living in an area, including Flood Risk and Green Space. These are both areas in which well designed GI can help to mitigate challenges.

3.7.6 There are two LSOAs in the Vale ranked in the top 10% most deprived LSOAs in Wales against the Community Safety domain, both located in Barry[26]; and there are five LSOAs in the Vale ranked in the top 10% most deprived LSOAs in Wales in the Physical Environment domain. These are all located in the Barry and Dinas Powys area. Notably, 'Castleland 2G' in Barry records the lowest ambient green space score in the Vale and 'Cadoc 5' in the east of Barry records the highest score of households at risk of flooding in the Vale[27].

3.7.7 There is an overarching need to enhance the provision of and access to greenspaces for community uses, particularly in more deprived areas. The strategic GI needs and opportunities for improving the health and social cohesion of communities in the Vale are:

- Improve access to green space to support community health and well-being, particularly within more deprived areas. To identify opportunities, it will be necessary to work with local communities to understand detailed needs.
- Develop a greater understanding about local communities and to review assets within the Vale to maximise their potential for community use, to help tackle issues such as age-related social inclusion (age-friendly green spaces may include increased seating, public toilets, etc).
- Develop activities for community engagement linked to the local environment, for instance working with community groups to increase the number of allotments and community garden spaces.

[25] Welsh Index of Multiple Deprivation in the Vale of Glamorgan
[26] Welsh Index of Multiple Deprivation in the Vale of Glamorgan
[27] Welsh Index of Multiple Deprivation in the Vale of Glamorgan




**KEY**

**Welsh Index of Multiple Deprivation: Physical Environment**

- 10% Most Deprived
- 20% Most Deprived
- 30% Most Deprived
- 50% Most Deprived
- 50% Least Deprived

- Vale of Glamorgan
- Built-up Areas
- Railways
- Main Roads

Source: Contains public sector information licensed under the Open Government Licence v3.0 || Contains OS data © Crown copyright and database right 2023.

CBA

December 2023

111431-Maps-F-2023-12.indd

VALE OF GLAMORGAN
GREEN INFRASTRUCTURE STRATEGY

MAP 3.8c
AREAS OF DEPRIVATION: PHYSICAL ENVIRONMENT

- Explore how GI opportunities can be utilised to improve community safety - The Vale has two areas ranked in the top 10% most deprived in Wales against the Community Safety domain of the Welsh Index of Multiple Deprivation, both located in Barry[28].
- Require specific interventions to improve the provision of GI when considering development proposals in more deprived areas.

**Economic Context**

3.7.8 The Vale of Glamorgan is an economically diverse place, including both rural areas and urban centres. The area benefits from good road, sea, rail and air links and is well placed within South Wales for employment and business development. The economic profile of the Vale of Glamorgan is one of diversity, with a variety of business and industry, a growing tourist economy, particularly built around the heritage coast, and a strong agricultural economy in rural areas.

3.7.9 There is an overarching need to support sustainable business and housing development, farming and tourism, in ways that deliver services essential to the functioning of ecosystems. The strategic GI needs and opportunities in relation to supporting a sustainable economy in the Vale are:

- Support developers in maximising GI benefits on a site by combining uses, e.g. open space & SuDS, helping development viability. This could be achieved through requiring an appropriate landscape/GI statement to accompany any planning application to ensure that GI has been considered as an integral part of the overall design and layout for the proposed scheme.
- Support farmers to maximise the environmental and economic benefits of good GI management of their land.
- Explore opportunities for GI to support training and skills development, particularly in areas of the Vale that have higher levels of educational deprivation.
- Promote the economic value of the Vale's GI network, particularly where these contribute to the tourist economy, such as the coastline designated as part of the Glamorgan Heritage Coast, countryside and biodiversity assets and the active travel

[28] Welsh Index of Multiple Deprivation in the Vale of Glamorgan The Community Safety domain measures deprivation relating to living in a safe community, including actual experience of crime and fire, and perceptions of safety in the local area)

network. In balance to this, there is a need to monitor and manage impacts on GI assets of increased use, particularly in the summer months.

- Understand the economic benefits that can be provided by GI in the Vale, ranging from provision of green jobs or cost-savings through flood reduction, to health service savings provided by the health and well-being benefits of GI.
- Incorporate multi-functional GI into regeneration initiatives, attracting investment that indirectly or directly supports sustainable economic growth.
- Invest in the maintenance and enhancement of greenspaces, making places more attractive in which to live and work.
- Develop sustainable management of strategic tourism assets, such as the Heritage Coast, beaches, country parks and woodlands.

## 3.8 Functionality of the Existing Green Infrastructure Network

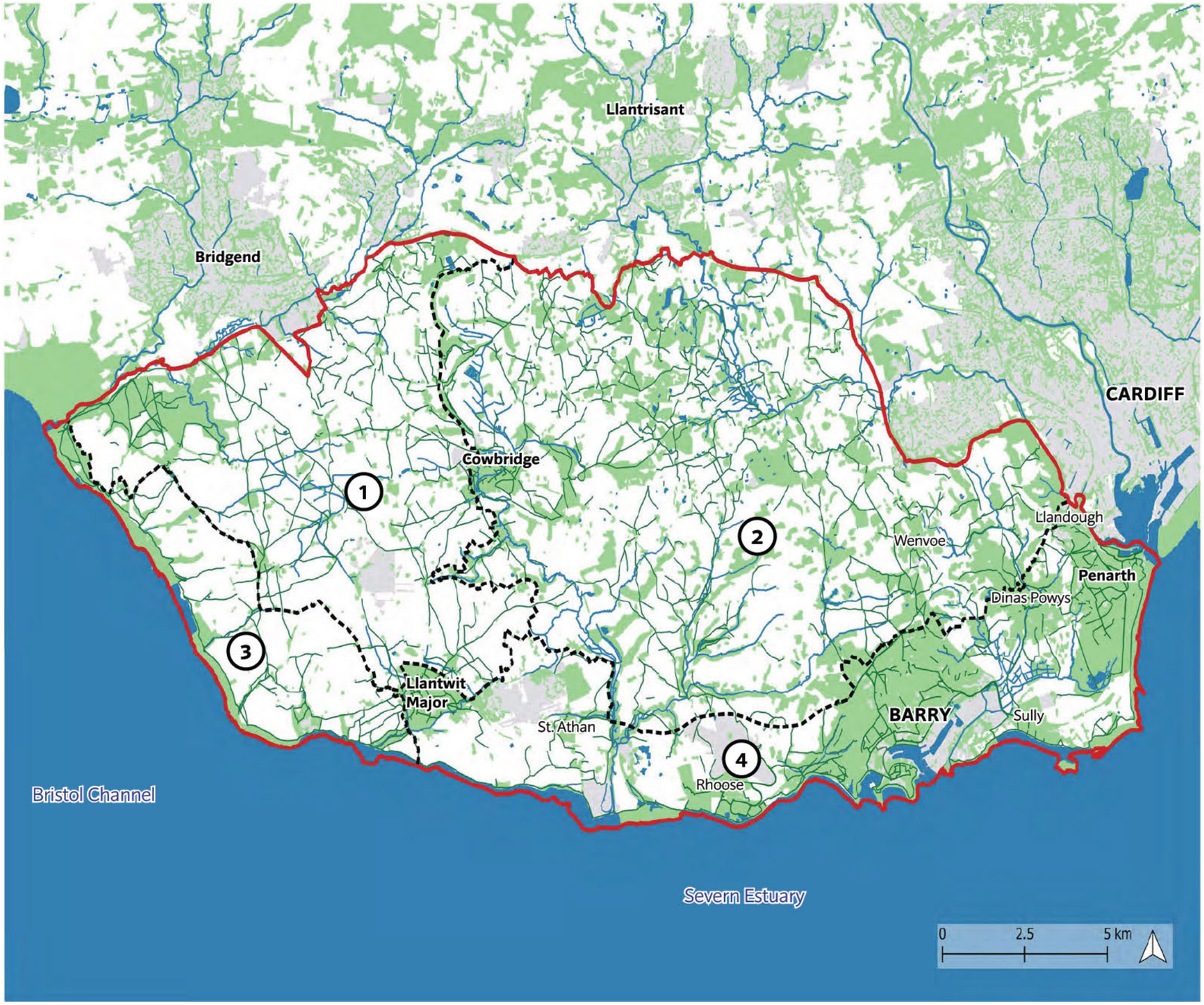
3.8.1 An overview of the existing GI network for the Vale of Glamorgan is shown on **Map 3.9**. This illustrates the broad distribution of green and blue space, green connections and productive landscapes that form the building blocks which underpin the structure of the existing GI network.

3.8.2 **Diagram 3.1** sets out the potential functionality of the existing GI network's assets. Drawing on best practice from other GI assessments in South Wales, and the principles of NRW's GI Assessment Guide, the indicative primary and secondary functions of the different GI types have been identified by GI strategy theme.

3.8.3 GI functions (aka ecosystem services) are the roles that GI assets can play if planned, designed and managed in a way that is sensitive to, and includes provision for, natural features. Assets may have obvious primary functions, but each asset can perform different functions simultaneously – known as multifunctionality.

3.8.4 For example, woodland contributes to climate change mitigation through its function of absorbing and storing carbon as well as providing support for wildlife, aesthetic and recreational functions.

3.8.5 Urban green spaces also have the potential to be multifunctional where opportunities for providing natural areas to support wildlife, as well as formal play/sports facilities are




**KEY**

- Green Spaces
- Blue Spaces
- Green Connections
- Productive Landscapes
- GI Zones:
  - (1) Western Vale
  - (2) Eastern Vale
  - (3) Rural Coast
  - (4) Coastal Settlements
- Vale of Glamorgan
- Built-up Areas

Source: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. || Contains OS data © Crown copyright and database right 2023.

CBA

December 2023

111431-Maps-F-2023-12.indd

VALE OF GLAMORGAN
GREEN INFRASTRUCTURE STRATEGY

MAP 3.9
EXISTING GREEN INFRASTRUCTURE NETWORK

| GI Strategy Themes | GI Functions | GI Typology: Green & Blue Spaces: Allotment, community garden or urban farm | Cemetery, churchyard or burial ground | Amenity greenspace | Park or public garden | Outdoor sports facilities | Provision for children and young people | Natural and semi-natural greenspace | Domestic Gardens | Blue space | Green Connections: Cycle Networks | Public Rights of Way | Trees: Urban Trees | Woodlands | Productive Landscapes: Agricultural Land |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Health & Well-being | Outdoor recreation | P | S | P | P | P | P | S | P | S | P | P | S | S | |
| | Active travel | | | | | | | | | | P | P | | | |
| | Access to nature | S | S | S | S | S | S | S | S | S | S | S | S | S | |
| | Air quality improvement | S | S | S | S | | | P | S | | S | S | P | P | S |
| | Noise pollution absorption | S | S | S | S | | | S | S | | | | S | S | S |
| Biodiversity & Ecosystem Resilience | Habitat diversity | S | S | S | S | S | S | S | S | P | | | S | S | S |
| | Habitat extent | S | S | S | S | S | S | S | S | P | | | S | S | S |
| | Habitat connectivity | S | S | S | S | S | S | S | S | P | S | S | S | S | S |
| | Habitat condition | S | S | S | S | | | S | S | P | | | S | S | S |
| | Pollination | S | S | S | S | S | S | S | S | S | | | S | S | S |
| Climate Change & Sustainability | Shade & wind shelter | S | S | S | S | S | S | S | S | | | | S | S | S |
| | Soil stabilisation | S | S | S | S | S | S | S | S | | | | S | S | S |
| | Carbon removal & storage | S | S | S | S | S | S | S | S | | | | S | S | S |
| | Water storage & drainage | S | S | S | S | S | S | S | S | P | | | S | S | S |
| | Water pollution amelioration | | | | | | | P | | | | | P | P | S |
| | Coastal protection | | | | | | | S | | P | | | S | S | |
| Social Cohesion | Community space | S | S | P | P | P | S | S | S | S | S | S | S | S | |
| | Food production | P | | | S | | | | S | | | | | | P |
| Economy | Support jobs & productivity | S | S | S | S | S | | S | S | S | S | S | S | S | P |
| | Lifelong learning & education | P | | | | | | S | | | | | S | S | |
| | Skills and volunteering | P | | | | P | | S | | S | | | S | S | |
| | Food/fuel/materials production | P | | | | | | | | | | | S | S | P |
| Sense of Place | Visual contribution to landscape | S | S | S | S | S | S | S | S | S | | | S | S | S |
| | Connection to local environment | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| | Heritage and culture | S | S | S | S | S | S | S | S | S | S | S | S | S | S |

**P - Primary Function**
**S - Secondary Function**

maximised. Public spaces could also provide temporary water storage (reducing flood risk) where they have streams flowing adjacent to them or where the space is designed as a Sustainable Drainage System (SuDS).

3.8.6 Conversely, it may not be appropriate for an individual asset to be fully multifunctional, for example a wildlife site that is designated for its ground nesting birds should not necessarily be fully accessible as that is likely to be detrimental to its primary function of supporting wildlife.

3.8.7 Whilst individual GI assets can provide one or more functions, connectivity between different GI assets can help maximise the benefits that they generate. Well-connected GI assets create infrastructure that is adaptive and resilient to environmental changes. Physical connections encourage wildlife migration and connect places with sustainable walking or cycling routes. Linked together, GI assets form important multifunctional GI networks, which are effective at a variety of spatial scales.

3.8.8 Green and blue corridors can function as 'stepping stones' for the dispersal of wildlife between otherwise fragmented and isolated habitats providing services for a range of wildlife habitats, such as supporting pollinators where managed appropriately. In addition, green and blue corridors can incorporate walking and cycling links between settlements and the surrounding countryside, providing health and well-being benefits for local communities and visitors.

3.8.9 A high level assessment of the functionality of the Vale's GI assets in relation to the ecosystem services that they provide within different GI Zones is set out in **Appendix 3**. For the purposes of this assessment, the Vale has been subdivided into four broadly-defined GI Zones based on similar landscape and environmental characteristics as shown on **Map 3.9**. This assessment identifies needs and opportunities to inform the GI Strategy set out in the following section.

# 4.0 GREEN INFRASTRUCTURE STRATEGY



© Vale of Glamorgan Council

# 4.0 GREEN INFRASTRUCTURE STRATEGY

## 4.1 Vision for Green Infrastructure in the Vale of Glamorgan

4.1.1 The Vale's GI has a key role to play in underpinning the Council's vision for strong communities with a bright future, and offers a range of quality of life benefits for supporting Well-being Plan objectives.

4.1.2 It is anticipated the proposed vision for GI set out in **Box 4.1** will be delivered through the commitment and involvement of the public, private and voluntary sectors, working with the Council in new collaborative ways across the Vale.

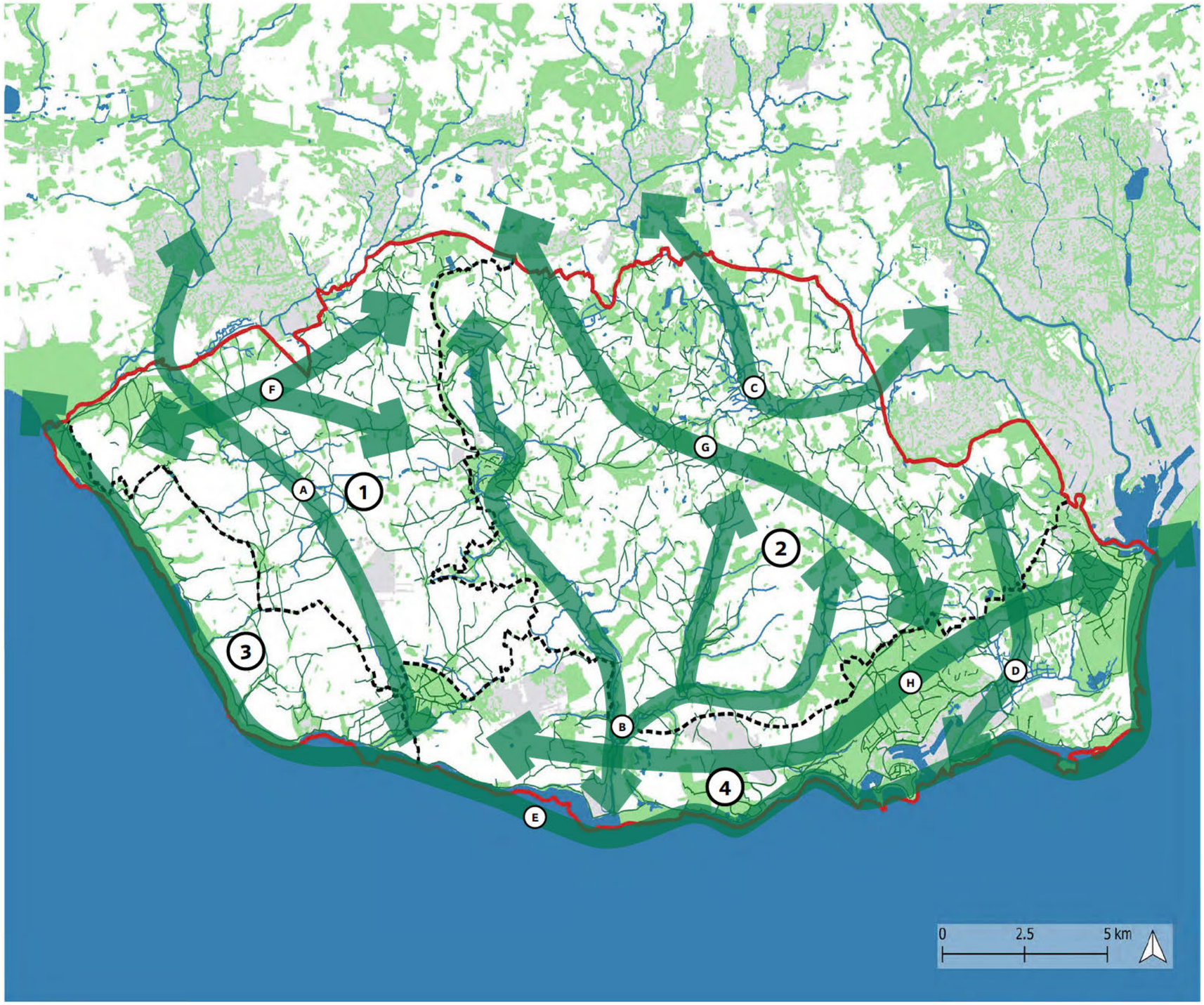
**BOX 4.1 Green Infrastructure Vision for the Vale of Glamorgan 2036**

**To develop an integrated network of multi-functional green and blue spaces that makes the Vale of Glamorgan a healthy, biodiverse and resilient place to live, work and visit**

4.1.3 Addressing the challenges of climate change and meeting zero carbon targets, addressing biodiversity loss and encouraging healthy living through the provision of multifunctional, varied, connected and accessible high quality GI is at the heart of this vision.

4.1.4 The proposed Strategic GI Network for the Vale of Glamorgan illustrated on **Map 4.1** embraces Strategic GI Corridors connecting existing GI assets within the Vale and in neighbouring areas, providing important links to the Vale's settlements and communities. These indicative Strategic GI Corridors are considered to be key areas for focussing the delivery of GI in line with the strategic priorities identified by this GI Strategy.

4.1.5 Together, the vision and Strategic GI Network provide the overarching framework for driving positive actions by all stakeholders involved in the future protection, enhancement and management of GI for the Vale.




**KEY**

- Green Spaces
- Blue Spaces
- Productive Landscapes
- Green Connections[1]

**GI Zones:**

1. Western Vale Rolling Lowlands
2. Eastern Vale Lowland Valleys
3. Rural Coast
4. Coastal Settlements & Environs

**Strategic GI Corridors:**

- A River Alun & Tributaries Corridor
- B Rivers Thaw and Waycock & Tributaries Corridor
- C River Ely & Tributaries Corridor
- D Cadoxton River & Tributaries Corridor
- E Vale Coast Corridor
- F Northwestern Vale Corridor
- G Eastern Vale Woodlands Corridor
- H Southeastern Settlements Corridor

- Vale of Glamorgan
- Built-up Areas

1 Vale of Glamorgan Area Only

Source: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. || Contains OS data © Crown copyright and database right 2023.

## 4.2 Strategic GI Objectives and Priorities

4.2.1 The vision is supported by six strategic objectives and associated priorities for guiding the planning, management and delivery of GI in the Vale of Glamorgan (see **Box 4.2**). These objectives and priorities are reflected in the GI projects identified in the Delivery Plan and are also intended to be used in monitoring the outcomes of projects.

**BOX 4.2 Strategic Green Infrastructure Objectives**

1. **Improve Health & Well-being:** create a GI network that supports healthy communities and encourages active lifestyles, bringing nature closer to people.
2. **Enhance Biodiversity & Increase Ecosystem Resilience:** develop a resilient and better-connected ecological network that supports net biodiversity gains to underpin nature recovery.
3. **Increase Climate Change Mitigation & Resilience:** maximise nature-based solutions to help mitigate and adapt to the impacts of climate change.
4. **Improve Social Cohesion:** maximise opportunities for GI to support social initiatives and bring communities together
5. **Support Sustainable Economic Development:** integrate GI as a key component of the local economy, tourism and regeneration.
6. **Strengthen Sense of Place:** utilise GI to enhance landscape character and the built environment.

4.2.2 The strategic objectives support many of the national well-being goals (see **Box 4.3**) that public bodies have a duty under the Well-being of Future Generations Act to contribute to, delivering sustainable development as defined in the Act - ensuring that the needs of the present are met without compromising the ability of future generations to meet their own needs.

**BOX 4.3 National Well-being Goals**

1. **A Prosperous Wales** – 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.
2. **A Resilient Wales** - 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).
3. **A Healthier Wales** - 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.
4. **A More Equal Wales** - a society that enables people to fulfil their potential no matter what their background or circumstances (including their socioeconomic background and circumstances).
5. **A Wales of Cohesive Communities** - attractive, viable, safe and well-connected communities.
6. **A Wales of Vibrant Culture and Thriving Welsh Language** - a society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.
7. **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.

(Source: Well-being of Future Generations (Wales) Act 2015)

4.2.3 In addition, the GI approach is supportive of the following five "ways of working" advocated by the Well-being of Future Generations Act:

- **Integration** – it reflects a joined-up approach to communities and people, the economy, the environment and culture
- **Long-term thinking** – it aims to balance current and long-term needs
- **Prevention** – it encourages taking action now to prevent problems in the future
- **Collaboration** – it promotes working with a range of stakeholders to meet objectives
- **Involvement** – it involves people affected by actions in delivery of projects

4.2.4 At a local level, the strategic objectives also seek to contribute to the local well-being objectives of the Vale of Glamorgan Well-being Plan 2023-28 (see **Box 4.4**).

**BOX 4.4 Vale of Glamorgan Local Well-being Objectives**

- **A more resilient and greener Vale (1)** - by understanding and making the changes necessary as individuals, communities and organisations in response to the climate and nature emergencies.
- **A more active and healthier Vale (2)** – by encouraging and enabling people of all ages to be more active and to promote the benefits of embracing a healthier lifestyle.
- **A more equitable and connected Vale (3)** - by tackling the inequities that exist across the Vale, engaging with our communities and providing better opportunities and support to make a lasting difference.

(Source: Vale of Glamorgan Public Service Board Well-being Plan 2023-28)

4.2.5 It is anticipated that the Vale of Glamorgan Council will review how its current processes can be improved or rationalised to more fully align with the proposed GI approach, taking into account the ways of working advocated by the Well-being of Future Generations Act.

4.2.6 The GI approach also supports the objectives of the Vale of Glamorgan Biodiversity Forward Plan (see **Box 4.5**) developed by the Council in line with its duties under the Environment (Wales) Act 2016. The Biodiversity Forward Plan 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.

**BOX 4.5 Vale of Glamorgan Biodiversity Forward Plan Objectives**

- Objective 1: Engage and support participation and understanding to embed biodiversity throughout decision making at all levels.
- Objective 2: Safeguard species and habitats of principle importance and improve their management.
- Objective 3: Increase the resilience of our natural environment by restoring degraded habitats and habitat creation.
- Objective 4: Tackle key pressures on species and habitats.
- Objective 5: Improve our evidence, understanding and monitoring.
- Objective 6: Put in place a framework of governance and support for delivery.

(Source: 2019 Vale of Glamorgan Biodiversity Forward Plan)

4.2.7 The strategic GI objectives and priorities of this Strategy are set out below.

**Objective 1 – Improve health & well-being, creating a GI network that supports healthy communities and encourages active lifestyles, bringing nature closer to people by:**

- Helping people to live healthier lives through provision of sustainable access and outdoor recreation opportunities for health and well-being.
- Providing a connected, safe and attractive network of formal and informal open spaces supported by safe walking and cycling routes to encourage physical activity, helping reduce health inequalities and reflecting the diverse needs of communities, whilst prioritising the Vale of Glamorgan's most deprived wards.
- Maximising opportunities for urban communities and visitors to enjoy the countryside via appropriate provision of walking and cycling routes, including working with partners to extend/complete partially open National Cycle Network routes.
- Preparing an open space assessment to understand the quality and value of the existing resource and inform decisions on improvements.
- Maximising opportunities for Council-owned land to deliver health and well-being benefits.
- Ensuring that new development contributes to provision of GI, and creating a network of interconnected spaces.
- Improving access to growing spaces to support community growing initiatives and local food production and increasing the multifunctionality of green spaces to include spaces for growing food, including on new development sites.
- Improving access to the countryside for recreation and education, creating opportunities for people to explore and engage with nature.
- Collaborating with partners to maintain the quality of the Blue Flag/Seaside Award bathing beaches to maximise public access to this outdoor resource.
- Seeking opportunities to improve air quality by supporting interventions in areas of high population densities, traffic volumes and proximity to heavy industry.
- Improving and extending the off-road network available to cyclists and horse riders.

**Objective 2 – Enhance Biodiversity & Increase Ecosystem Resilience, developing a resilient and better-connected ecological network that supports net biodiversity gains and underpins nature recovery by:**

- Responding to the nature and climate emergencies through the design of Resilient Ecological Networks in line with the three-step approach recommended by the NRW guide to Resilient Ecological Networks.
- Implementing the Vale's Nature Recovery Action Plan through partnership working.
- Improving ecosystem resilience through improved land management for biodiversity, both on Council-owned land and working with external partners.
- Improving habitat connectivity to conserve, enhance and deliver biodiversity net gain and support nature recovery, identifying opportunities for the creation of robust ecological networks in both urban and rural areas as part of new GI provision.
- Ensuring habitat connectivity is retained and enhanced including where new development is proposed, to deliver biodiversity net benefits.
- Safeguarding existing urban trees, and increasing tree cover within settlements in line with the emerging Vale of Glamorgan Tree Strategy.
- Exploring opportunities for the rewilding of underutilised land including the Council's own estate, or seeking opportunities to increase the multifunctionality of existing green spaces (such as making spaces more pollinator friendly), working with partners and landowners.
- Exploring opportunities for landscape scale interventions to deliver multiple benefits, working with a range of partners and landowners (such as improving the habitat condition and connectivity of natural areas on or between protected sites, or for natural flood management opportunities).
- Reducing damage caused through poor environmental management, such as high levels of nutrient run-off into watercourses, working with farmers and other landowners.
- Improving the quality status of rivers, especially where they are failing to achieve overall good status under the Water Framework Directive, working with a range of partners (including Dŵr Cymru Welsh Water/sewage treatment works, farming communities, and NRW as regulators incorporating those in neighbouring authorities/wider catchments)
- Monitoring and managing tree populations to mitigate impacts from disease such as ash die-back, which threaten woodland habitats.
- Providing opportunities for people to understand, explore and engage with nature by improving access to nature reserves for education.
- Considering the findings of the Sites of Importance for Nature Conservation (SINC) Review and implement its recommendations as appropriate.

**Objective 3 – Increase climate change mitigation and resilience, maximising the use of nature-based solutions to deliver climate resilient water management and help mitigate and adapt to the impacts of climate change by:**

- Contributing to sustainable water management and management of flood risk through effective use of GI, including natural flood management, SuDS and greening the built environment.
- Increasing tree cover to support carbon sequestration, particularly in urban areas (including existing residential areas), regeneration projects and in rural areas, in line with the emerging Vale of Glamorgan Tree Strategy.
- Prioritising the integration of GI into new development proposals, including green roofs and walls (including small scale interventions such as those on cycle shelters), to assist with urban cooling.
- Supporting opportunities for renewable energy production to help mitigate climate change by reducing the Vale's carbon footprint.
- Supporting a reduction in the area's carbon footprint by developing and expanding the network of green traffic-free routes for walking and cycling, which also enhance place making by connecting urban and rural settlements with the countryside.
- Reducing emissions associated with food and farming by supporting local food production.

**Objective 4 – Improve social cohesion, maximising the use of GI solutions to support social initiatives and bring communities together by:**

- Supporting opportunities for community involvement in the stewardship and management of GI assets.
- Supporting partners to create safe and accessible green places to promote community cohesion.
- Increasing participation in outdoor activities, local food growing and volunteering by facilitating community engagement.
- Facilitating projects to tackle food insecurity in the Vale of Glamorgan.
- Integrating GI into development proposals as a means of creating cohesion and a sense of place.

**Objective 5 – Support sustainable economic development, integrating GI as a key component of the local economy, tourism and regeneration by:**

- Providing attractive and multi-functional GI as part of regeneration initiatives and inward investment that indirectly or directly supports sustainable economic growth.
- Investing in the maintenance and enhancement of greenspaces and other GI assets that contribute to the environmental quality and distinctiveness of the Vale's landscapes and settlements, helping attract and retain inward investment.
- Increasing opportunities for sustainable tourism and green industries based on the natural environment.
- Developing the sustainable management of strategic tourism assets including Management Plans where appropriate, such as for the Heritage Coast, beaches, country parks and woodlands, including understanding and managing the impacts on these GI assets at peak times.
- Promoting the economic value of providing attractive and accessible green corridors, public rights of way, and strategic walking and cycle routes, whilst also identifying opportunities for new routes and links.
- Developing opportunities to deliver ecosystem services (see **Box 2.6**); improve resource efficiency and reduce energy consumption; facilitate the sharing of resources between businesses; and re-localise the supply chain, by bringing partners together to work with businesses across the Vale.

**Objective 6 – Strengthen landscape character & distinctiveness, utilising GI to enhance landscape character and the built environment by:**

- Ensuring that new development and GI projects contribute towards positive place making that safeguards or enhances landscape character and the historic environment.
- Conserving and enhancing significant landscape and heritage features, and addressing issues of landscape quality where this contributes towards wider economic growth, such as tourism and leisure.
- Engaging local communities and visitors in appreciating and understanding the cultural and natural influences that shaped the character of the landscape.
- Reinforcing the strong sense of tranquillity, remoteness and wildness found in some parts of the Vale that makes a contribution to people's mental well-being.
- Enhancing the condition of degraded landscapes where appropriate.

4.2.8 The contribution that these strategic GI objectives make to the National Well-being Goals, Vale of Glamorgan Well-being Objectives and Vale of Glamorgan Biodiversity Forward Plan Objectives are highlighted in **Table 4.1**.

**Table 4.1 – Contribution of Strategic GI Objectives**

| Strategic GI Objectives | National Well-being Goals (Box 4.3) | | | | | | | Vale of Glamorgan Well-being Objectives (Box 4.4) | | | Vale of Glamorgan Biodiversity Forward Plan Objectives (Box 4.5) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 1 | 2 | 3 | 1 | 2 | 3 | 4 | 5 | 6 |
| 1 – Improve Health & Well-being | | | √ | | √ | √ | | | √ | √ | | | | | | |
| 2 – Enhance Biodiversity & Increase Ecosystem Resilience | | √ | | | | | | √ | | | √ | √ | √ | √ | √ | √ |
| 3 – Increase Climate Change Mitigation & Resilience | | √ | | | | | √ | √ | | | | √ | √ | √ | | |
| 4 – Improve Social Cohesion | | | √ | √ | √ | | | | | √ | | | | | | |
| 5 – Support Sustainable Economic Development | √ | | | √ | | | | √ | | √ | | | | | | |
| 6 – Strengthen Sense of Place | | | √ | | | √ | | √ | | √ | | | | | | |

## 4.3 Integrating Green Infrastructure and Development

4.3.1 Planning Policy Wales (2023 update) requires that the quality of the built environment should be enhanced by integrating GI into development through appropriate site selection and use of creative design. With careful planning and design, GI can embed the benefits of biodiversity and ecosystem services into new development and places, helping to overcome the potential for conflicting objectives, and contributing towards health and well-being outcomes.

4.3.2 The proposed vision and strategic objectives for implementing the GI Strategy are reflective of the GI quality standards for place-making and place-keeping provided by the **Building with Nature Standards** (see **Box 4.6**), which provide a benchmark of good practice for integrating GI and development. Planning Policy Wales (see **Appendix 1** for details) requires that the Building with Nature Standards should be applied to all development[29] as a quality checklist, in a way which is proportionate to the nature and scale of the development proposed.

**Box 4.6 Building with Nature Standards Framework**

**Core Standards**
1. Optimises Multifunctionality and Connectivity
2. Positively Responds to the Climate Emergency
3. Maximises Environmental Net Gains
4. Champions a Context Driven Approach
5. Creates Distinctive Places
6. Secures Effective Place-keeping

**Well-being Standards**
7. Brings Nature Closer to People
8. Supports Equitable and Inclusive Places

**Water Standards**
9. Delivers Climate Resilient Water Management
10. Brings Water Closer to People

**Wildlife Standards**
11. Delivers Wildlife Enhancement
12. Underpins Nature's Recovery

[29] The Building with Nature Standards Framework advises that the standards are best suited for use on 'major' or 'significant' development sites (10+ dwellings; 0.5 hectares or more; 1000+ square metres of floor space) and 'strategic' development sites (such as major regeneration schemes or urban extensions).

4.3.3 PPW highlights that the Building with Nature Standards represent a default benchmark for ensuring appropriate consideration in circumstances where there is an absence of a GI Assessment and planned approach or relevant Supplementary Planning Guidance. Whenever possible, accreditation under these standards should be pursued.

4.3.4 PPW also states that a Green Infrastructure Statement (prepared by the applicant) will be an effective way of demonstrating positive multifunctional outcomes. There are multiple ways of incorporating GI, dependent on the needs and opportunities a site presents but in all cases development proposals should address well-being priorities and the nature and climate emergencies and demonstrate how this has been done. The GI Assessment set out in this document and associated GIS data will be a point of reference in order to ascertain local priorities.

4.3.5 The Welsh Housing Quality Standard (2023) focuses on the integration of GI into social housing developments. Element 8 of the standard is to create attractive and practical outside spaces including managing verges, parks, grounds and open green spaces to make them more wildlife friendly.

4.3.6 In addition, BREEAM (Building Research Establishment Environmental Assessment Method) credits has a role to play in incorporating a range of GI benefits into development projects including adaptation to climate change, reduction of ecological risks, flood risk reduction and surface water management.

# 5.0 GREEN INFRASTRUCTURE DELIVERY PLAN



© Steffan Mitchell

# 5.0 GREEN INFRASTRUCTURE DELIVERY PLAN

## 5.1 Delivery Framework

5.1.1 The delivery framework for implementing the vision and strategic objectives set out in **Section 4.0** is outlined below. This is broadly based around the "ways of working" approach that public bodies are required to adopt by the Well-being of Future Generations (Wales) Act 2015.

### Integrated and Joined Up Approach

5.1.2 The GI Strategy promotes an integrated and joined up approach to delivering GI that takes into account the needs of the Vale's communities, environment and economy. An important overarching principle underpinning the GI Strategy is the need to recognise the multi-functionality of GI assets and to maximise the benefits different assets can deliver through an integrated approach. For example, greenspaces can be used for sustainable food production, contribute to flood management and provide access to nature for recreation. It is essential that the inter-relationship and connections between GI projects outlined are considered in the round to ensure that opportunities for shared outcomes and mutual benefits are maximised.

### Long-Term Thinking and Prevention

5.1.3 The GI Strategy promotes long-term thinking by aiming to balance current and long-term GI needs for the Vale of Glamorgan. It also encourages taking action now to prevent problems in the future through targeted investment in the delivery of new and enhanced GI where it is most needed. This is reflected in the range and nature of the GI projects included in the Action Plan.

### Stakeholder Collaboration and Community Involvement

5.1.4 As reflected in the Action Plan (see **Appendix 5**), the GI Strategy promotes a collaborative approach to working with a range of stakeholders and partners to help meet its objectives.

Importantly, the GI Strategy also seeks to directly involve and engage local communities in the delivery of the GI projects included in the Action Plan.

## 5.2 Delivery Principles

5.2.1 To maximise the successful implementation of the GI Strategy, the Vale of Glamorgan Council will work with its partners to:

- Highlight existing good practice, seek to reinforce this, and where possible encourage it elsewhere.
- Champion the benefits of GI across the public, private and voluntary sectors.
- Influence and enable delivery of GI, with a particular focus on delivery of GI benefits on Council-owned land where appropriate.
- Provide advocacy to promote the benefits of GI to all relevant stakeholders.
- Identify opportunities for funding GI projects.
- Establish partnerships for pooling funding, coordinating delivery and long-term management of specific GI projects.
- Liaise with partners in neighbouring areas to co-ordinate cross-boundary delivery of landscape-scale GI projects at the regional level.
- Monitor progress in delivery of the Action Plan and evaluate project impact in relation to the GI Strategy's objectives and priorities.
- Promote adoption of best practice with regards to implementation and long-term maintenance and stewardship of GI.
- Provide assistance/advice on integration of the GI Strategy into other plans, policies and programmes.

5.2.2 The Local Development Plan is a key mechanism for delivering GI provision to support planning strategies for sustainable growth. In line with the requirements in Section 6.2 of Planning Policy Wales, the Council should consider incorporating appropriate strategic and development management GI planning policies in the replacement Local Development Plan.

## 5.3 Potential Funding Streams

5.3.1 The Council should continue to be proactive in seeking funding opportunities for delivery of GI in line with the objectives and priorities set out in this GI Strategy. Potential funding streams that may support delivery of GI projects include:

- **Welsh Government**: such as funding allocated in the Infrastructure Investment Strategy and Transforming Towns funding, which can provide support for delivery of cross-sector, collaborative GI projects.
- **Developer contributions**: can provide funding for delivery of GI projects related to development proposals secured in line with the Council's LDP policy.
- **Landfill Disposal Tax Communities Scheme**: distributes grants to community-based environmental projects to help mitigate effects of landfill on local communities.
- **Heritage Funding**: such as the Local Places for Nature Capital Fund, a grant scheme intended to enable communities in Wales to restore and enhance nature.
- **Small-scale community grants**: can provide funding for community-based environmental projects in support of GI objectives.
- **Public/private sector funding**: can play a key role in securing the future of community green space and other GI assets as part of meeting corporate social responsibility objectives.

## 5.4 Green Infrastructure Management, Maintenance and Stewardship

5.4.1 The Vale of Glamorgan Council will support the long-term stewardship, management and appropriate maintenance of GI assets on land within its ownership and share good practice in this regard. This includes working with license-holders of Council-owned land to integrate GI aims.

5.4.2 The Council will also seek to encourage other landowners and land managers of GI assets on public or private land to put in place appropriate management and maintenance practices.

## 5.5 Green Infrastructure Action Planning

5.5.1 The Council will develop an Action Plan to take forward delivery of the strategic objectives and priorities identified in the GI Strategy (**Section 4.0**).

5.5.2 As set out in the GI Action Plan User Guide (see **Appendix 5**), the Action Plan will include strategic/landscape-scale GI projects that extend across one or more of the GI Zones within and beyond the Vale, and also local GI projects focussed around the settlements.

5.5.3 The Action Plan will be reviewed periodically by the Council and updated as necessary to reflect progress or changing circumstances.

# APPENDIX 1
# GREEN INFRASTRUCTURE POLICY CONTEXT



© Nick Russill

| Policy | Summary | Relevance to GI |
|---|---|---|
| Well-being of Future Generations (Wales) Act 2015 | Overarching vision to create a Wales that we all want to live in now and in the future.<br><br>Aims to improve social, economic, environmental and cultural well-being in Wales to target challenges, such as climate change and poverty.<br><br>Vision for Wales set out in **'Seven Well-being Goals'** for public bodies listed in the Act to work towards:<br>1. A Prosperous Wales<br>2. A Resilient Wales<br>3. A More Equal Wales<br>4. A Healthier Wales<br>5. A Wales of Cohesive Communities<br>6. A Wales of Vibrant Culture & Thriving Welsh Language<br>7. A Globally Responsible Wales<br><br>Introduces **'The Five Ways of Working'** which public bodies must consider when decision making to show they have applied the sustainable development principle:<br>1. Long-term<br>2. Integration<br>3. Involvement<br>4. Collaboration<br>5. Prevention | The act places a 'Well-being Duty' stating that each public body must act in accordance with the sustainable development principle.<br><br>All parts of the Act are important to climate change adaptation because protecting Wales for future generations requires adapting to climate change.<br><br>Provision of GI can contribute towards the seven national well-being goals in addition to well-being objectives set by public bodies at a regional/local level.<br><br>For instance, the Welsh well-being goal of securing 'A resilient Wales' is about building healthy functioning ecosystems which support social, economic and ecological resilience.<br><br>GI could contribute towards several factors within the national well-being indicators framework highlighted in the 'Well-being of Future Generations (Wales) Act 2015: the essentials' guidance document (p.18-22) including:<br>- Air quality<br>- Sense of community<br>- Biological diversity<br>- Water quality<br>- Healthy ecosystems<br>- Reducing flood risk to homes and businesses<br>- Mental well-being. |

| Policy | Summary | Relevance to GI |
|---|---|---|
| Environment (Wales) Act 2016 | Provides a legal framework to manage Wales' natural resources in a more proactive and sustainable manner, contributing to the achievement of the well-being goals set out in the Well-being of Future Generations Act.<br><br>The Act sets out the legislative framework necessary to tackle climate change.<br><br>Supports the Welsh Government's wider work to help secure Wales' long-term well-being. | Introduces a new biodiversity duty, requiring all public authorities to 'maintain and enhance biodiversity'. This Section 6 duty, requires that a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions. The intention of this duty is to ensure that biodiversity becomes an integral part of decision making in public authorities. The Act also places a duty on the Welsh Government to produce and implement a National Natural Resources Policy for the achievement of SMNR in Wales.<br><br>Provides a context for the delivery of multi-functional GI.<br><br>Provision of GI can contribute significantly to the sustainable management of natural resources, in particular to maintaining and enhancing biodiversity and the resilience of ecosystems in terms of the diversity and connections within and between ecosystems and the extent and condition of these ecosystems, so that they are better able to resist, recover and adapt to pressures. This means that the development of green infrastructure is an important way for local authorities to deliver their Section 6 duty. |

| Policy | Summary | Relevance to GI |
|---|---|---|
| Natural Resources Policy (NRP) 2017 | Sets out **three national priority areas** to tackle the challenges to Wales' natural resources and ecosystems, and realise the opportunities they provide across the well-being goals:<br><br>1. Delivering nature-based solutions.<br>2. Increasing renewable energy and resource efficiency.<br>3. Taking a place-based approach. | A key priority of the NRP is to deliver Nature-based solutions to help improve environmental, social and economic resilience.<br><br>This includes increasing GI in and around urban areas through nature-based solutions. GI can deliver in terms of both ecosystem resilience and benefits across the well-being goals.<br><br>The NRP states a commitment towards planning the development of GI at the heart of communities to deliver multiple benefits. |
| Natural Resources Wales/ State of Natural Resources Report (SoNaRR) for Wales 2020 | Natural Resources Wales' purpose is to pursue sustainable management of natural resources (SMNR), to improve Wales' well-being and provide a better future for everyone.<br><br>Three areas for transformative change: the food, energy and transport systems.<br><br>SoNaRR2020 is an assessment of the extent to which Wales is achieving the SMNR. It aims to assess Wales' progress against four aims and sets out a range of opportunities for action to move towards a sustainable future.<br><br>**Four long term aims** of SMNR that guide the assessments that underpin SoNaRR2020:<br>1. Stocks of natural resources are safeguarded and enhanced.<br>2. Ecosystems are resilient to expected and unforeseen change. | The SMNR is assessed against several cross-cutting themes highly relevant to GI, for example:<br>• Biodiversity<br>• Climate Change<br>• Land use and soils<br>• Air quality<br><br>Links to the Welsh well-being goals e.g., of securing 'A resilient Wales' through building healthy, functioning ecosystems which support social, economic and ecological resilience.<br><br>GI could play a key role as part of an integrated approach to meet the four long-term aims of SMNR (e.g., Aim 3, GI can help to improve air and noise pollution and reduce risk of flooding). |

| Policy | Summary | Relevance to GI |
|---|---|---|
| | 3. Wales has healthy places for people, protected from environmental risks.<br>4. Contributing to a regenerative economy, achieving sustainable levels of production and consumption. | The green recovery task and finish group identified a need to refocus attention towards a truly green recovery, a society that works with nature, not against it. |
| Active Travel (Wales) Act 2013 | The Active Travel (Wales) Act makes walking and cycling the preferred option for shorter journeys, particularly everyday journeys, such as to and from a workplace or education establishment, or to access health, leisure or other services or facilities.<br><br>The Active Travel Act requires local authorities to produce Integrated Network Maps, identifying the walking and cycling routes required to create fully integrated networks for walking and cycling to access work, education, services and facilities. | GI planning has an important role to play in promoting and supporting the delivery of the Active Travel Act by creating attractive and healthy environments and infrastructure that encourages people to walk and cycle and increase accessibility to open green spaces. |

| Policy | Summary | Relevance to GI |
|---|---|---|
| Planning (Wales) Act 2015 | The Planning (Wales) Act is a set of provisions derived from an extensive evidence base and stakeholder engagement that will provide a modern legislative framework for the operation of the planning system.<br><br>It puts in place delivery structures, processes and procedures, to make the planning system fit for the 21st Century.<br><br>Taken together the provisions will allow the planning system to support the delivery of national, local and community aspirations by creating sustainable places where citizens have improved access to quality homes, jobs and built and natural environments and supports the use of the Welsh language. | |
| Planning Policy Wales (PPW) -Edition 11 (2021)<br><br>and<br><br>Chapter 6 updates (2023) | Sets out the land use planning policies of the Welsh Government. The core objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales (As required by the Well-being of Future Generations (Wales) Act 2015.) | Chapter 6 (Distinctive and Natural Places) includes Section 6.2 (Green Infrastructure), which sets out national policy on integration of green infrastructure and development.<br><br>The 2023 update of Chapter 6 incorporates changes to strengthen policy on Sites of Special Scientific Interest, Trees and Woodlands and Green Infrastructure.<br><br>The updated Section 6.2 on green infrastructure covers:<br>• Taking a proactive approach to Green Infrastructure<br>• Green Infrastructure Assessments<br>• Integrating Green Infrastructure and Development |

| Policy | Summary | Relevance to GI |
|---|---|---|
| Future Wales – the National Plan 2040 (2021) | Future Wales – the National Plan 2040 is the highest tier of development plan and is focused on solutions to issues and challenges at a national scale, setting the direction for development in Wales to 2040.<br><br>It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of communities.<br><br>Identifies **11 Outcomes**:<br>**A Wales where people live…**<br>1. … and work in connected, inclusive and healthy places.<br>2. … in vibrant rural places with access to homes, jobs and services.<br>3. … in distinctive regions that tackle health and socio-economic inequality through sustainable growth.<br>4. … in places with a thriving Welsh Language.<br>5. … and work in towns and cities which are a focus and springboard for sustainable growth.<br>6. … in places where prosperity, innovation and culture are promoted.<br>7. … in places where travel is sustainable.<br>8. … in places with world-class digital infrastructure.<br>9. … in places that sustainably manage their natural resources and reduce pollution.<br>10. … In places with biodiverse, resilient and connected ecosystems.<br>11. … in places which are decarbonised and climate-resilient. | GI can contribute to a number of the Future Wales outcomes, for example 'a Wales where people live and work in connected, inclusive and healthy places.', and a Wales where people live in places with biodiverse, resilient and connected ecosystems.'<br><br>Policy 2 Shaping Urban Growth and Regeneration – Strategic Placemaking sets out the national placemaking principles that all new developments, regeneration and investment initiative should seek to achieve across all parts of Wales and at all scales, and emphasises "the use of innovative nature-based solutions should form part of strategies for urban growth and regeneration" (page 66). In relation to GI, Policy 2 states that the integration of GI within developments should be "informed by the planning authority's Green Infrastructure Assessment"<br><br>Policy 9 – Resilient Ecological Networks and Green Infrastructure reiterates the importance of GI in urban growth and supporting rural communities and responding to the twin challenges of addressing the climate emergency and reversing biodiversity decline. To achieve this the NDF emphasises that all Strategic and Local Development Plans must be informed by green infrastructure assessments and contribute to these aims through appropriate policies. |

| Policy | Summary | Relevance to GI |
|---|---|---|
| Technical Advice Note 5: Nature Conservation & Planning (2009) | Provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.<br><br>NB – written to be read in conjunction with Planning Policy Wales (2002). | Sets out the key principles of planning for nature conservation, addresses nature conservation in development control procedures deals with the conservation of internationally and nationally designated sites and habitats and local sites. Also covers the conservation of protected and priority species. |
| Technical Advice Note16: Sport, Recreation and Open Space | Provides advice about how the land use planning system should make provision for sport and recreational facilities and informal open spaces, as well as how it can protect existing facilities and open spaces in urban and rural areas in Wales.<br><br>NB – written to be read in conjunction with Planning Policy Wales (2002). | Sets out the key principles of understanding need, auditing provision and planning new provision for sport, recreation and open spaces. These spaces can all form part of a multifunctional green infrastructure network. |
| NRW Green Infrastructure Assessment Guidance Note 42 (2023)<br><br>A guide to key Natural Resources Wales' datasets and how to use them as part of a Green Infrastructure Assessment | The Welsh Government has asked all planning authorities in Wales to undertake a Green Infrastructure Assessment. The Guide provides an overview of the key national datasets held by NRW.<br><br>It also describes how this data could be used to help inform Green Infrastructure Assessments and where these datasets can be accessed. | Provides guidance on national datasets held by NRW to inform Green Infrastructure Assessments. |
| NRW South Central Wales Area Statement 2020 | The South Central Area Statement area covers the Local Authorities of the Vale of Glamorgan, Bridgend, Merthyr Tydfil and Rhondda Cynon Taff, as well as Cardiff, Wales' capital city. | GI is broadly relevant to the area statement across all of its themes, but it includes some specific mentions of GI, including:<br>• An intent to 'work with Public Service Boards and their member public bodies…to ensure that |

| Policy | Summary | Relevance to GI |
|---|---|---|
| | The Area Statement is dominated by a desire to bridge the urban and the natural environments.<br><br>To ensure everyone involved in the Area Statement process is thinking of South Central Wales in the same context, **five strategic themes** are used to investigate and understand place:<br>1. Building resilient ecosystems<br>2. Connecting people with nature<br>3. Working with water<br>4. Improving our health<br>5. Improving our air quality | ecosystem resilience and green infrastructure is a key consideration in future well-being assessments and well-being plans…'<br>• Increasing the green infrastructure in and around urban localities to maximise benefits such as recreation, cleaner air, improving protection from hazards such as flooding and wildfire, and enhancing mental and physical well-being, ensuring that the natural environment becomes a key part of the decision-making process.<br>• Pressure on ageing infrastructure is a key concern in South Central Wales, with surface water infiltration into our combined sewage systems causing overloading and leading to pollution. Here, success would be the integration of nature-based solutions, such as sustainable drainage systems, into urban green infrastructure in order to alleviate the pressure on urban areas, and adapting communities to an increased risk of flooding. |
| **Local Policy** | | |
| Adopted Local Development Plan | The Adopted Vale of Glamorgan Deposit Local Development Plan (LDP) sets out the council's land use policies and proposals to control development in the county borough up to 2026. It does not include a specific policy relating solely to green infrastructure but does have policies of relevance to green infrastructure in several of its policies for example, Policy SP 10: Built and Natural Environment, Policy MD 2: Place Making, Policy MD 3: Design of New Development, Policy MD 6: Promoting Biodiversity, Policy MG 20 – Transport Proposals (Walking and Cycling), Policy MG19 Sites and Species of European Importance, Policy MG20 | Local development plans can include policies for the provision and enhancement of GI. In some instances they do not have a specific GI policy, but GI, or GI assets are incorporated into other policies where relevant. |

| Policy | Summary | Relevance to GI |
|---|---|---|
| | Nationally Protected Sites and Species, Policy MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species.<br><br>The Vale of Glamorgan also has a series of Supplementary Planning Documents of relevance to GI:<br>• **Biodiversity and Development** – outlines how biodiversity in the Vale of Glamorgan will be conserved and enhanced throughout the planning and development process<br>• **Design in the Landscape** - seeks to promote best practise and to reinforce the sense of place or "bro" of the Vale of Glamorgan by setting out the Councils design expectations arising from its landscape policies and designated areas<br>• **Trees, Woodlands Hedgerows and Development** - provides guidance to homeowners, land owners, contractors, developers and other interested parties involved in the planning process on how to fully consider trees and hedgerows as part of new development proposals | |
| Vale of Glamorgan Local Authority Well-being Plan | The Vale of Glamorgan Public Service Board published its second Well-being Plan in 2023. The Well-being Plan sets out three Well-being Objectives and the priority areas that the PSB will be focusing on over the coming years to out its duties to deliver the national well-being goals. The objectives are:<br><br>• **A more resilient and greener Vale** - by understanding and making the changes necessary as individuals, | Many well-being plan aspirations and objectives overlap with GI aspirations, and green infrastructure planning can contribute to achieving well-being objectives through the provision of quality green spaces. |

| Policy | Summary | Relevance to GI |
|---|---|---|
| | communities and organisations in response to the climate and nature emergencies.<br>• **A more active and healthier Vale** – by encouraging and enabling people of all ages to be more active and to promote the benefits of embracing a healthier lifestyle.<br>• **A more equitable and connected Vale** - by tackling the inequities that exist across the Vale, engaging with our communities and providing better opportunities and support to make a lasting difference. | |
| Vale of Glamorgan Biodiversity Forward Plan (2019) | The Vale of Glamorgan Biodiversity Forward Plan 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.<br><br>The plan sets out how the Vale of Glamorgan Council's 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".<br><br>The plan details the mechanisms by which the aims will be delivered in the Vale of Glamorgan to halt the decline of biodiversity, reduce the effects of climate change and promote sustainable development, and sets 6 objectives supported by a series of short, medium, and long-term actions for protection and enhancement of biodiversity within the Vale of Glamorgan. The objectives are defined below: | Many of the plan aspirations overlap with GI aspirations, and green infrastructure planning can contribute to achieving the objectives through the provision of quality green infrastructure. |

| Policy | Summary | Relevance to GI |
|---|---|---|
| | • Objective 1: Engage and support participation and understanding to embed biodiversity throughout decision making at all levels<br>• Objective 2: Safeguard species and habitats of principle importance and improve their management<br>• Objective 3: Increase the resilience of our natural environment by restoring degraded habitats and habitat creation<br>• Objective 4: Tackle key pressures on species and habitats<br>• Objective 5: Improve our evidence, understanding and monitoring<br>• Objective 6: Put in place a framework of governance and support for delivery | |
| Vale of Glamorgan Climate Change Challenge Plan 2021-2030 | The Plan, also known as 'Project Zero' is the Council's Plan to help fight climate change. To tackle climate change and protect our environment it encourages the Council to: 'be a leader, encourage and support others to do things differently, and change how we work.'<br><br>Its actions include:<br>• Talk with and listen to people to help us all understand what we can do to help.<br>• Keep learning about what we can do better and what skills we'll need in the future.<br>• Look after our environment and the animals and plants that live and grow in it.<br>• Make sure our work and our plans help us fight climate change e.g. planning and procurement.<br>• Encourage others to think about the way they travel e.g. walking, cycling, buses, trains, electric vehicles.<br>• Help people to see how food affects our environment and reduce food waste. | Many of the plan aspirations overlap with GI aspirations, and green infrastructure planning can contribute to achieving the Project Zero actions through the provision of quality green infrastructure. |

| Policy | Summary | Relevance to GI |
|---|---|---|
| | • Waste less and help people to reuse, repair and recycle. Use less energy and get our energy from renewable sources like the wind and the sun.<br>• Work to make our homes and buildings including schools use less energy.<br>• Use technology to help staff work from home and make it easier for people to access services | |
| Vale of Glamorgan Corporate Plan | The Corporate Plan outlines the Vale of Glamorgan Council's priorities for 2020-2025, and how they will be achieved. The plan presents four well-being objectives that collectively contribute towards the seven national well-being goals. The objectives are:<br><br>1. To work with and for our communities<br>2. To support learning, employment and sustainable economic growth<br>3. To support people at home and in their community<br>4. To respect, enhance and enjoy our environment<br><br>The Plan details how the Council will deliver its vision for the Vale of Glamorgan of 'Strong Communities with a bright future'. | Many of the plan aspirations overlap with GI aspirations, and green infrastructure planning can contribute to achieving the objectives through the provision of quality green infrastructure. |

# APPENDIX 2
# GREEN INFRASTRUCTURE TYPOLOGY AUDIT



© Vale of Glamorgan Council

# 1.0 GREEN INFRASTRUCTURE TYPOLOGY AUDIT

## 1.1 Approach

### Identifying Green Infrastructure Assets

1.1.1 This Green Infrastructure Audit brings together existing datasets to provide an evidence resource of the existing GI Assets that contribute to the Vale of Glamorgan's network of natural areas. The typology is identified in accordance with the methodology in NRW Green Infrastructure Assessment Guidance Note 42 (2023).

### Mapping Green Infrastructure Assets

1.1.2 The datasets listed in the following table were identified as contributing GI assets within The Vale of Glamorgan. Publicly available datasets were acquired through the DataMapWales portal and Ordnance Survey's OSOpenData resource. Additional data layers were sourced from various departments within The Vale of Glamorgan Council.

| Category | GI Asset Type | Dataset Name/Date/Source | Dataset Description |
|---|---|---|---|
| **Biodiversity** | **Special Protection Area (SPA)** | Special Protection Areas (2022)<br><br>Source: DataMapWales | This spatial dataset contains the digital boundaries of all Special Protection Areas (SPAs) in Wales. The EC Birds Directive of 1979 requires member states to establish SPAs to conserve the habitats of two categories of birds:<br>i) Species which are rare or vulnerable, of which there are forty-eight in the UK.<br>ii) Some migratory species which visit our shores regularly.<br><br>Attribution: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. |
| | **Special Area of Conservation (SAC)** | Special Areas of Conservation (2022)<br><br>Source: DataMapWales | This spatial dataset contains boundaries of designated Special Areas of Conservation (SACs) in Wales. The EC Habitats and Species Directive came into force in 1992 with the aim of conserving biodiversity by protecting a wide range of habitats and species of animals and plants.<br><br>Attribution: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right |
| | **Ramsar Wetlands of International Importance** | Ramsar (2022)<br><br>Source: DataMapWales | This spatial dataset contains the digital boundaries of Ramsar sites in Wales. In ratifying the Convention in 1976, the UK government accepted a commitment to promote the conservation of internationally important wetland sites within its territories.<br><br>Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number AC0000849444. Crown Copyright and Database Right. |

| Category | GI Asset Type | Dataset Name/Date/Source | Dataset Description |
|---|---|---|---|
| | **Site of Special Scientific Interest (SSSI)** | Sites of Special Scientific Interest (2023)<br><br>Source: DataMapWales | This spatial dataset contains the boundaries of Sites of Special Scientific Interest (SSSIs) in Wales. SSSIs cover a wide range of habitats from small fens, bogs and riverside meadows to sand dunes, woodlands and vast tracks of uplands. Most are in private ownership, although some are owned and managed by local wildlife trusts, or other voluntary conservation bodies.<br><br>Attribution: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. |
| | **National Nature Reserve (NNR)** | National Nature Reserve (2022)<br><br>Source: DataMapWales | National Nature Reserves represent the very best examples of wildlife habitats and geological features. They are owned or leased by NRW, or the land is held by an approved body, such as a County Wildlife Trust. Each reserve has a programme of work to manage the site's special features. All of them are also Sites of Special Scientific Interest (SSSI) and may provide places for educational projects, research and management trials.<br><br>Attribution statement: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. |
| | **Local Nature Reserve (LNR)** | Local Nature Reserve (2022)<br><br>Source: DataMapWales | Local Nature Reserves contain natural features of special interest to the local area. These are all publicly accessible sites. LNR prove to be useful not only to protect habitats and wildlife but increase people's awareness of their environment. They are places where children can learn about nature, and they are often situated in or near urban areas.<br><br>Attribution statement: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. |
| | **Sites of Importance for Nature Conservation (SINCs)** | Sites of Importance for Nature Conservation – Data provided by Vale of Glamorgan Council | Sites of Importance to Nature Conservation (SINCs) are areas that are recognised for the value of their geology, wildlife and biodiversity. These areas are given a level of protection within the local planning system. |

| Category | GI Asset Type | Dataset Name/Date/Source | Dataset Description |
|---|---|---|---|
| | **Priority Habitats** | Priority Habitat - High Sensitivity (2021)<br><br>Source: DataMapWales | Shows semi-natural habitats which are listed as priority habitats under Section 7 of the Environment (Wales) Act 2016<br><br>Attribution statement: Contains public sector information licensed under the Open Government Licence v3.0. |
| **Water** | **Rivers** | Main Rivers (2022)<br><br>Source: DataMapWales | 'Main rivers' are usually larger streams and rivers, but some of them are small watercourses of significance.<br><br>Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number AC0000849444. Crown Copyright and Database Right. |
| | **Management Catchments** | Water Framework Directive (WFD) Management Catchment Cycle 2 (2017)<br><br>Source: DataMapWales | Management catchments are the unit of geography for which action plans are drafted in implementing the Water Framework Directive.<br><br>Attribution statement: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. |
| | **Flood Risk** | Flood Risk from Rivers (2022)<br><br>Source: DataMapWales | Flood Risk Assessment Wales provides a national assessment of risk flooding from Rivers The assessment takes into account flood defences and combines new, national-scale modelling with detailed local-scale models to categories risk into 3 bands, labelled 'High', 'Medium' and 'Low' risk. For Rivers:<br>• 'High' risk means that each year, this area has a chance of flooding of greater than 1 in 30 (3.3%)<br>• 'Medium' risk means that each year, an area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%).<br>• 'Low' risk means that each year, an area has a chance of flooding of between 1 in 1000 (0.1%) and 1 in 100 (1%).<br><br>Attribution Statement: Natural Resources Wales information © Natural Resources Wales and database right. All rights reserved. Some features of this information are based on digital spatial data licensed from the UK Centre for Ecology & Hydrology © UKCEH. Defra, Met Office and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. Contains OS data © Crown copyright and database right. |

| Category | GI Asset Type | Dataset Name/Date/Source | Dataset Description |
|---|---|---|---|
| | **Flood Risk** | Flood Risk from Surface Water and Small Watercourses (2022)<br><br>Source: DataMapWales | Flood Risk Assessment Wales provides a national assessment of risk flooding from Surface Water and Small Watercourses. The assessment takes into account flood defences and combines new, national-scale modelling with detailed local-scale models to categories risk into 3 bands, labelled 'High', 'Medium' and 'Low' risk. For Surface Water and Small Watercourses:<br>• 'High' risk means that each year, this area has a chance of flooding of greater than 1 in 30 (3.3%)<br>• 'Medium' risk means that each year, an area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%).<br>• 'Low' risk means that each year, an area has a chance of flooding of between 1 in 1000 (0.1%) and 1 in 100 (1%).<br><br>Attribution Statement: Contains Natural Resources Wales information © Natural Resources Wales and database right. All rights reserved. Some features of this information are based on digital spatial data licensed from the UK Centre for Ecology & Hydrology © UKCEH. Defra, Met Office and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. Contains OS data © Crown copyright and database right. |
| | **Flood Risk** | Flood Risk from the Sea (2022)<br><br>Source: DataMapWales | Flood Risk Assessment Wales provides a national assessment of risk flooding from the Sea. The assessment takes into account flood defences and combines new, national-scale modelling with detailed local-scale models to categories risk into 3 bands, labelled 'High', 'Medium' and 'Low' risk.<br>For the Sea:<br>• 'High' risk means that each year, this area has a chance of flooding of greater than 1 in 30 (3.3%)<br>• 'Medium' risk means that each year, an area has a chance of flooding of between 1 in 200 (0.5%) and 1 in 30 (3.3%).<br>• 'Low' risk means that each year, an area has a chance of flooding of between 1 in 1000 (0.1%) and 1 in 200 (0.5%)<br><br>Attribution Statement: Contains Natural Resources Wales information © Natural Resources Wales and database right. All rights reserved. Some features of this information are based on digital spatial data licensed from the UK Centre for Ecology & Hydrology © UKCEH. Defra, Met Office and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. Contains OS data © Crown copyright and database right. |

| Category | GI Asset Type | Dataset Name/Date/Source | Dataset Description |
|---|---|---|---|
| Access | **Public Rights of Way Network** | Public Rights of Way. Source: The definitive map and statement. (2022)<br><br>Data provided by Vale of Glamorgan Council. | Routes which are publicly accessible and includes facilities such as footpaths, bridleways and pavements. They often provide or enhance connectivity between other green and open spaces. |
| | **Active Travel Routes** | Welsh Government Active Travel Approved Routes (2022)<br><br>Source: DataMapWales<br><br>Data provided by Vale of Glamorgan Council. | Walking and cycling routes for everyday short distance journeys, such as journeys to school, work, or for access to shops or services. These routes are identified for improvements under the Active Travel (Wales) Act 2013.<br><br>Attribution statement: © Crown copyright and database rights 2023 OS |
| | **National Cycle Network** | Sustrans: National Cycle Network (2021)<br><br>Source: DataMapWales<br><br>Data provided by Vale of Glamorgan Council. | UK-wide network of signed paths and routes for walking, cycling, and exploring outdoors<br><br>Attribution statement: Sustrans National Cycle Network data contains Ordnance Survey data © Crown copyright and database rights (2021). Data provided by Sustrans: https://www.sustrans.org.uk/ |

| Category | GI Asset Type | Dataset Name/Date/Source | Dataset Description |
|---|---|---|---|
| | **Open Access Land** | NRW: Open Access - Registered Common Land (2017)<br><br>NRW: Open Access - Open Country (2016)<br><br>NRW: Open Access - Other Statutory Access Land (2016)<br><br>NRW: Open Access – Other Dedicated Land (2017)<br><br>NRW Open Access – Dedicated Forests (2016)<br><br>Source: DataMapWales | Areas of open country, registered common land or dedicated land (under the Countryside and Rights of Way Act 2000) open to people to walk, run, explore, climb, watch wildlife etc., without having to stay on paths.<br><br>Attribution statement: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. |
| | **Country Park** | NRW: Country Parks (2014)<br><br>Source: DataMapWales | An area designated for people to visit and enjoy recreation in a countryside environment. The purpose of a Country Park is to provide somewhere for visitors who do not necessarily want to go out into the wider countryside.<br><br>Attribution statement: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. |

| Category | GI Asset Type | Dataset Name/Date/Source | Dataset Description |
|---|---|---|---|
| Landscape & Heritage | **National Park** | National Park (2022)<br><br>Source: DataMapWales | National Parks were established to protect beautiful and relatively wild countryside by:<br>• Preserving the characteristic beauty of the landscape;<br>• Providing access and facilities for public open-air enjoyment;<br>• Protecting wildlife, buildings and places of architectural and historic interest; whilst allowing sustainable farming use to continue as before.<br><br>Attribution statement: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. |
| | **Areas of Outstanding Natural Beauty** | Areas of Outstanding Natural Beauty (2022)<br><br>Source: DataMapWales | Areas of Outstanding Natural Beauty (AONBs) in Wales. AONBs are established under the Countryside Act of 1949, but unlike National Parks, AONBs are not created specifically for opportunities for recreation. However, recreation within AONBs is acceptable if it is consistent with the conservation and enhancement of natural beauty and the needs of agriculture, forestry and other uses.<br><br>Attribution statement Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. |
| | **World Heritage Sites** | Cadw World Heritage Sites in Wales (2021)<br><br>Source: DataMapWales | World Heritage Sites are places that the World Heritage Committee of UNESCO has inscribed on a list of international sites because of their outstanding universal value, the importance of which is so great as to transcend national boundaries.<br><br>Attribution Statement: Designated Historic Asset GIS Data, The Welsh Historic Environment Service (Cadw), 2023, licensed under the Open Government Licence http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/ |

| Category | GI Asset Type | Dataset Name/Date/Source | Dataset Description |
|---|---|---|---|
| | **Registered Landscapes of Historic Interest** | Cadw: The Registered Landscapes of Outstanding and of Special Interest in Wales (2022)<br><br>Source: DataMapWales | To recognise the value of historic landscapes, and to raise awareness of their importance, Cadw, in partnership with the Countryside Council for Wales (now called Natural Resources Wales) and the International Council on Monuments and Sites (ICOMOS UK) has compiled a non-statutory Register of 58 landscapes of outstanding or special historic interest in Wales.<br><br>Attribution Statement: Designated Historic Asset GIS Data, The Welsh Historic Environment Service (Cadw), 2023, licensed under the Open Government Licence http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/ |
| | **Heritage Coast** | Data provided by Vale of Glamorgan Council | |
| | **Registered Historic Parks and Gardens** | Cadw: Registered Historic Parks and Gardens (2022)<br><br>Source: DataMapWales | Registration identifies sites which are of special historic interest to Wales. The Register was compiled in order to aid the informed conservation of historic parks and gardens by owners, local planning authorities, developers, statutory bodies and all concerned with them.<br><br>Attribution Statement: Designated Historic Asset GIS Data, The Welsh Historic Environment Service (Cadw), 2023, licensed under the Open Government Licence http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/ |
| | **Scheduled Monuments** | Cadw: Scheduled Monuments (2023)<br><br>Source: DataMapWales | Archaeological sites of national importance are given legal protection by being placed on a 'Schedule' of monuments.<br><br>Attribution Statement: Designated Historic Asset GIS Data, The Welsh Historic Environment Service (Cadw), 2023, licensed under the Open Government Licence http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/ |
| | **Conservation Areas** | Conservation Areas (2022)<br><br>Source: DataMapWales | Conservation areas are distinct parts of the historic environment designated by local planning authorities for their special architectural or historic interest.<br><br>Attribution Statement: Contains public sector information licensed under the Open Government Licence v3.0. |

| Category | GI Asset Type | Dataset Name/Date/Source | Dataset Description |
|---|---|---|---|
| | **Agricultural Land** | Welsh Government: Predictive Agricultural Land Classification (2022)<br><br>Source: DataMapWales | Land managed for agriculture, including grazing land, crop production fields and hedgerows.<br><br>Attribution Statement: Contains public sector information licensed under the Open Government Licence v3.0. |
| | **Welsh Information for Nature-based Solutions** | Welsh Information for Nature-based Solutions (2022) | This data shows where the best places are to take action and enhance the environment. This can help with well-being and increase biodiversity. By using the maps together with other data and local knowledge, suitable decisions can be reached at both the local area scale and the whole Wales scale on the sustainable management of natural resources (SMNR) |
| **Urban Green Space** | **Park or Public Garden** | Data provided by Vale of Glamorgan Council (Existing Open Space Provision). | |
| | **Amenity Greenspace** | Data provided by Vale of Glamorgan Council (Existing Open Space Provision). | |
| | **Outdoor Sports Facilities** | Data provided by Vale of Glamorgan Council (Existing Open Space Provision). | |
| | **Allotments, Community Gardens and City (urban) Farms** | Data provided by Vale of Glamorgan Council (Existing Open Space Provision). | |
| | **Cemeteries and Churchyards** | Data provided by Vale of Glamorgan Council (Existing Open Space Provision). | |
| | **Natural and Semi-Natural Greenspaces** | Data provided by Vale of Glamorgan Council (Existing Open Space Provision). | |
| | **Domestic Gardens** | Data Provided by Vale of Glamorgan Council (Building Curtilage and Private Gardens) | |

| Category | GI Asset Type | Dataset Name/Date/Source | Dataset Description |
|---|---|---|---|
| **Trees** | **Woodland** | National Forest Inventory (2022)<br><br>Source: Forestry Commission Open Data | The National Forest Inventory (NFI) woodland map covers all forest and woodland area over 0.5 hectare with a minimum of 20% canopy cover, or the potential to achieve it, and a minimum width of 20 metres.<br><br>Attribution Statement: Contains, or is based on, information supplied by the Forestry Commission. © Crown copyright and database right 2021 Ordnance Survey 100021242 |
| | **Urban Trees** | NRW Urban Tree Cover (2018)<br><br>Source: DataMapWales | Woodlands or groups of trees within an urban setting, and individual street trees.<br><br>Attribution statement Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. 2023 |

## 1.2 Green Infrastructure Typology

1.2.1 The GI typology for the Vale of Glamorgan is set out in **Section 2.0 (Box 2.4)** and shown on **Maps 3.1a** and **3.1b**. Details of the quantity, and (where information is available) quality of these assets are set out below.

### Green and Blue Spaces

1.2.2 The following types of green space in the Vale of Glamorgan are predominantly focussed in and around settlements, and are generally accessible spaces (with some exceptions such as members-only sports facilities or allotments).

| Type | No. in the Vale |
|---|---|
| **Allotment, community garden or urban farm** | 23 |
| **Cemetery, churchyard or burial ground** | 65 |
| **Amenity greenspace** | 366 |
| **Park or public garden** | 29 |
| **Outdoor sports facilities** | 145 |
| **Provision for children and young people** | 117 |

1.2.3 NRW's Welsh Information for Nature-based Solutions (WINS) data[30] suggests that there are some areas in the Vale, particularly pockets in the north of Barry and west of Barry docks, where deprived urban areas do not currently have good access to greenspace.

### Natural and semi-natural greenspace

1.2.4 Natural and semi-natural greenspace encompasses a range of spaces, which may or may not be accessible, with a primary purpose of wildlife conservation and providing opportunities for environmental education and raising awareness of nature, typically comprising natural habitats.

1.2.5 The Vale of Glamorgan has a broad range of habitat types, which support a range of wildlife species. The Vale of Glamorgan has 11 different priority habitats, shown on **Map 3.3**.

| Priority Habitat | Total Area (ha) | % of The Vale area |
|---|---|---|
| Lowland Calcareous Grassland | 48.4 | 0.14 |
| Lowland Dry Acid Grassland | 25.8 | 0.08 |
| Lowland Fens and Reedbeds | 37.5 | 0.11 |
| Lowland Heathland | 100.8 | 0.3 |
| Lowland Meadows | 50.6 | 0.15 |
| Marsh Fritillary Habitat | 43.7 | 0.13 |
| Open Mosaic Habitat on Previously Developed Land | 57.2 | 0.17 |
| Parkland | 104 | 0.31 |
| Purple Moor Grass and Rush Pastures | 86.3 | 0.25 |

[30] https://storymaps.arcgis.com/collections/036c04ccb85948d2abe7312de75ad318?item=5

| | | |
|---|---|---|
| Traditional Orchards | 19.1 | 0.06 |
| Wood Pasture | 26.7 | 0.08 |

1.2.6 Many of these habitats are designated for their biodiversity value at international, national or local level across The Vale of Glamorgan, as shown on **Map 3.4**. These designated assets comprise around 10% of The Vale of Glamorgan's total area (33999.6 ha), as detailed below.

1.2.7 The Vale includes several biodiversity sites of national and international significance, such as the Cosmeston Lakes Country Park which is an LNR and has 25.6ha designated as a SSSI to protect species including Water Voles, and Starry stonewort[31]. In addition, Dunraven Bay SAC forms part of the Southerndown Coast SSSI, which spans 5km of the coastline and is designated for both its geodiversity and biodiversity. The cliff-top grassland is species-rich hosting a range of different plant communities[32]. The Severn Estuary SPA, RAMSAR and SAC site is also included within the Vale.

| Designation | No. in The Vale | Name/examples | Total Area (ha) | % of The Vale Area |
|---|---|---|---|---|
| Special Area of Conservation | 2 | • Dunraven Bay<br>• Severn Estuary | 70.6 | 0.21 |
| Special Protection Area | 1 | • Severn Estuary | 75.1 | 0.22 |
| Site of Special Scientific Interest | 27 | • Cliff Wood - Golden Stairs (biodiversity)<br>• Larks Meadows (biodiversity)<br>• Southerndown Coast (geodiversity and biodiversity) | 973.1 | 2.86 |
| Local Nature Reserve | 3 | • Cwm Talwg Woodlands<br>• Cosmeston Lakes Country Park | 118.6 | 0.35 |
| Site of Importance for Nature Conservation | 361 | • Wenvoe Orchid Field<br>• Ogmore Down | 2232.7 | 6.57 |

[31] Vale of Glamorgan Council. https://www.valeofglamorgan.gov.uk/en/enjoying/Coast-and-Countryside/cosmeston-lakes-country-park/SSSI.aspx
[32] Wales Biodiversity Partnership. https://www.biodiversitywales.org.uk/Vale-of-Glamorgan

1.2.9 The Vale of Glamorgan also has extensive natural and semi-natural areas where countryside access is possible via the Countryside and Rights of Way Act, shown on **Map 3.7**.

| Open Access Land | Total Area (ha) | % of The Vale area |
|---|---|---|
| Country Parks | 168.9 | 0.50 |
| Open Country | <0.01 | <0.01 |
| Other Statutory Land | 82.73 | 0.24 |
| Common Land | 425.86 | 1.25 |
| Public Forest | 91.46 | 0.27 |
| **All access land** | 768.97 | 2.26 |

**Blue space**

1.2.10 The freshwater habitat network (or 'blue infrastructure') and the associated river catchments that cover the Vale of Glamorgan are shown on **Map 3.2a**. This includes the South East Valleys Management Catchment, and the Tawe to Cadoxton Management Catchment.

1.2.11 Most river waterbodies and river waterbody catchments in the Vale are failing to achieve overall good status under the Water Framework Directive[33]. For example, the overall status of the River Ely and the Ely River Catchment is poor. This is due to pressures from sewage treatment works, organic pollution and combined sewer overflows or misconnections. However, the European otter is an important biological indicator of the health of rivers and wetlands and is present throughout the river systems of Vale, with particularly high levels of activity along the River Thaw and its tributaries[34].

1.2.12 The Vale has four bathing beaches which all pass the EC Bathing Waters classification. However, the Vale's coastal water quality is under pressure from sewage, as well as water draining from farmland and urban areas[35].

1.2.13 Parts of the Vale are at risk of flooding from rivers (see **Map 3.2a**), surface water (see **Map 3.2b**) or the sea (see **Map 3.2c**), or a combination of these; with a history of recorded flood events caused by multiple sources of flooding[36]. Localised surface water flooding is a particular challenge for urban areas across the Vale.

**Green Connections**

**Cycle Networks and Public Rights of Way**

1.2.14 Green spaces and places in the Vale are connected by a comprehensive network of public rights of way (**Map 3.7**).

[33] Cycle 3 (2021) Rivers and Waterbodies Map. https://waterwatchwales.naturalresourceswales.gov.uk/en/
[34] Vale of Glamorgan Local Flood Risk Management Strategy Volume 2 Strategic Environmental Assessment Report (2013) (p.19) Available at: https://www.valeofglamorgan.gov.uk/Documents/Living/Environment/Flood-and-coastal-erosion-risk/Vale-of-Glamorgan-LFRMS-SEA-Environmental-Report.pdf
[35] PSB – Vale of Glamorgan: Environmental information for well-being assessments. Available at: https://www.valeofglamorgan.gov.uk/Documents/Our%20Council/Achieving%20our%20vision/Public-Services-Board/Well-being-Assessment/FINAL-ENGLISH-VERSIONS/Our-Environment-Evidence-Report-2.pdf
[36] South East Wales - Strategic Flood Consequence Assessment (Stage 1) Final Report November 2022

| Countryside Access Networks | Total Length (km) |
|---|---|
| NCN Routes | 78.2 |
| Footpaths | 512.3 |
| Bridleways | 40.3 |
| Restricted Byways | 21.8 |
| **Total PRoW (Footpaths, Bridleways, Byways & BOAT)** | **652.6** |

1.2.15 There are several 'National Cycle Network' (NCN) routes in the Vale including:

- NCN 88/888 - Barry to Ewenny, and some short sections in Penarth. National Route 88 of the National Cycle Network is a proposed coastal route between Newport, Cardiff, Bridgend and Margam Country Park. At the moment, only short sections of the route are open.

1.2.16 The Wales Coast Path, Vale Ways Millennium Heritage Trail and the Great Glamorgan Way are promoted walking routes through The Vale, along with a number of local routes such as the Llantwit Major Circular Trail. In addition, there are a number of cycle routes that provide links to attractions in The Vale of Glamorgan and beyond, some on dedicated routes, others on country lanes[37].

**Woodland & Trees**

1.2.17 The Vale of Glamorgan has a significant tree resource (see **Map 3.5**), as detailed in the i-Tree Eco Report for the Vale[38]. This estimates that there are more than 1.7 million trees in the Vale of Glamorgan, providing ecosystem services worth in excess of £2.05 million each year. This includes an estimated tree canopy cover of 13% in urban areas (with 72% in good or excellent condition), and 14% in rural areas (with 43% in good or excellent condition). However, these totals fall short of the reported averages for Wales and also fall short of published recommended canopy cover targets, of 20% (or 15% for coastal towns and cities).

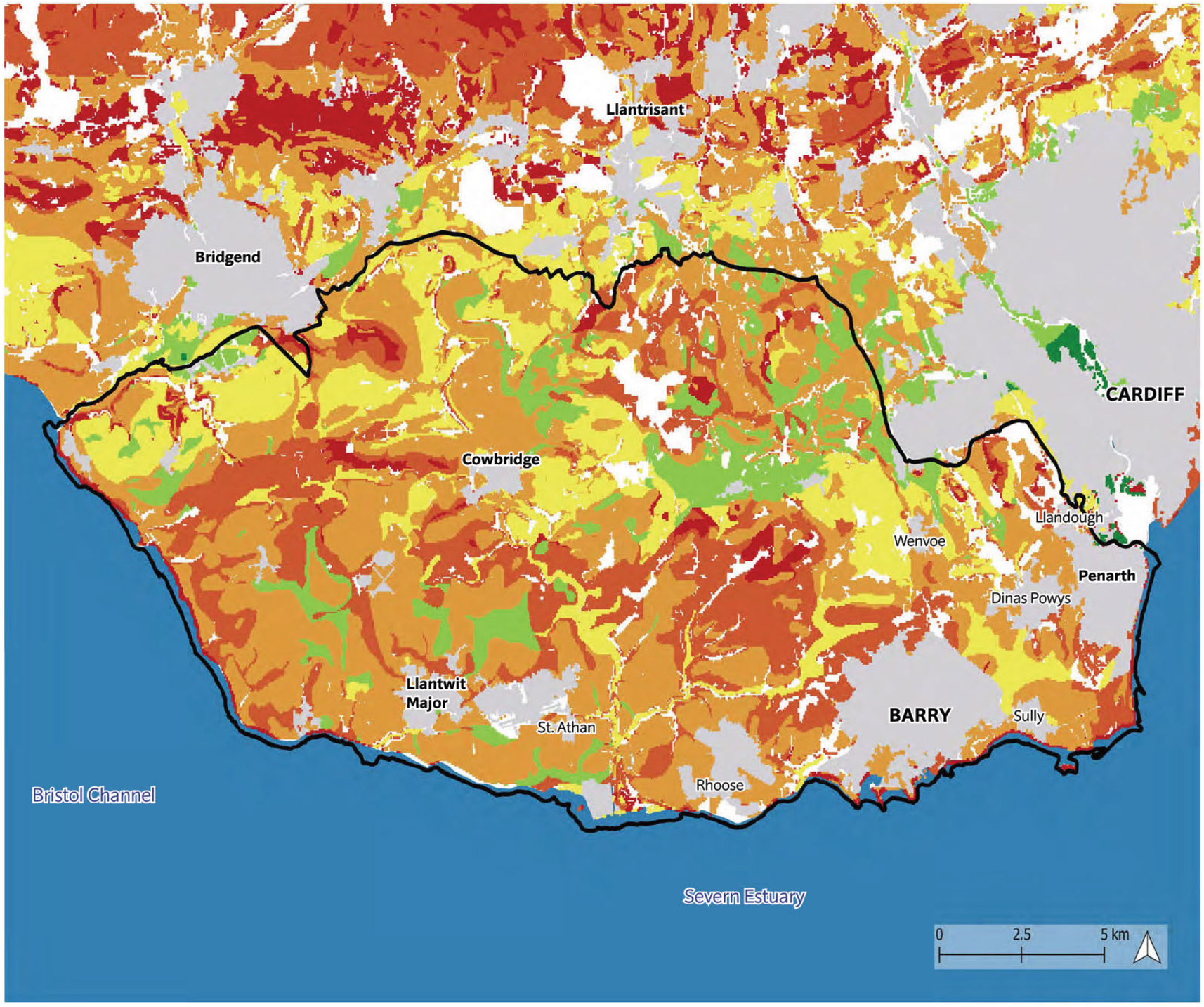
1.2.18 The distribution of the Plantation Forestry within The Vale of Glamorgan is shown as conifer, or mixed mainly conifer on **Map 3.5.** This comprises coniferous woodland partly owned and managed by Natural Resources Wales (such as at Hensol Forest). There are approximately 183.2 ha of coniferous plantation in The Vale of Glamorgan, comprising 0.5% of the total area.

**Productive Landscapes**

**Agricultural Land**

1.2.19 Agriculture is a major land-use in the Vale of Glamorgan, with the majority of agricultural land classified as Grade 3 or Grade 4. In areas close to settlement, particularly in the south east surrounding the town of Barry, farmland tends to be of moderate to poor quality (see **Map A1.1**). Extensive farmland in the north east and also to the north west/west are dominated by good to moderate quality agricultural land. Farmland has mixed agricultural uses including livestock faming (mostly cattle, sheep and poultry), mostly on permanent

[37] https://www.visitthevale.com/inspiration/cycling-in-the-vale
[38] i- Tree Eco Vale of Glamorgan. Understanding the Vale's Tree Resource: Technical Report. Forest Research




**KEY**

**Agricultural Land Classification:**

1 (Very Good Quality)
2
3a
3b
4
5 (Very Poor Quality)

Vale of Glamorgan

Built-up Areas

Source: Contains public sector information licensed under the Open Government Licence v3.0. || Contains OS data © Crown copyright and database right 2023.

CBA

VALE OF GLAMORGAN
GREEN INFRASTRUCTURE STRATEGY

MAP A1.1
AGRICULTURAL LAND CLASSIFICATION

December 2023

111431-Maps-F-2023-12.indd

grassland, with some arable land uses (predominantly wheat and barley). The proportion of The Vale of Glamorgan that falls into each quality classification is outlined below:

| Predictive Agricultural Land Classification | % of Vale area | Area (ha) in the Vale |
|---|---|---|
| 1 (Very Good Quality) | <0.01 | 1.4 |
| 2 | 7.7 | 2603.6 |
| 3A | 14.2 | 4825.4 |
| 3B | 35.8 | 12180 |
| 4 | 17.8 | 6038.1 |
| 5 (Very Poor Quality) | 2.4 | 810.2 |
| **Total agricultural land** | 77.8 % | 26458.8 |

# APPENDIX 3
# GREEN INFRASTRUCTURE FUNCTIONALITY/ ECOSYSTEM SERVICES ASSESSMENT BY GI ZONE



© Vale of Glamorgan Council

## GREEN INFRASTRUCTURE FUNCTIONALITY/ECOSYSTEM SERVICES ASSESSMENT BY GI ZONE

The GI assets identified in the GI typology audit (**Appendix 2**) provide a wide range of benefits to society derived from the functions or ecosystems services that they provide. A high level summary of the ecosystem services provided by the GI assets in each GI zone within the Vale of Glamorgan is described below. These form the basis for identifying needs and opportunities for the GI Strategy.

### Zone 1 – Western Vale

The Western Vale is situated inland, in the west of the Vale of Glamorgan and is a lowland landscape defined by large arable fields, with little tree cover apart from occasional conifer shelterbelts around buildings. The main watercourse intersecting the zone is the Alun River. Settlements in the zone include St Brides Major, Llandow, Llanmaes and Colwinston. Llandow Industrial Estate and Car Racing Circuit is a large-scale contemporary feature in the landscape. A small section of the Merthyr Mawr, Kenfig & Margam Burrows Landscape of Outstanding Historic Interest lies in the north-west of the Zone.

**Supporting Services**
Supporting services are those which are essential to the functioning of ecosystems and indirectly responsible for all other services. This includes the relationship between underlying geology and soil character, soil formation and the processes of plant growth, including pollination.

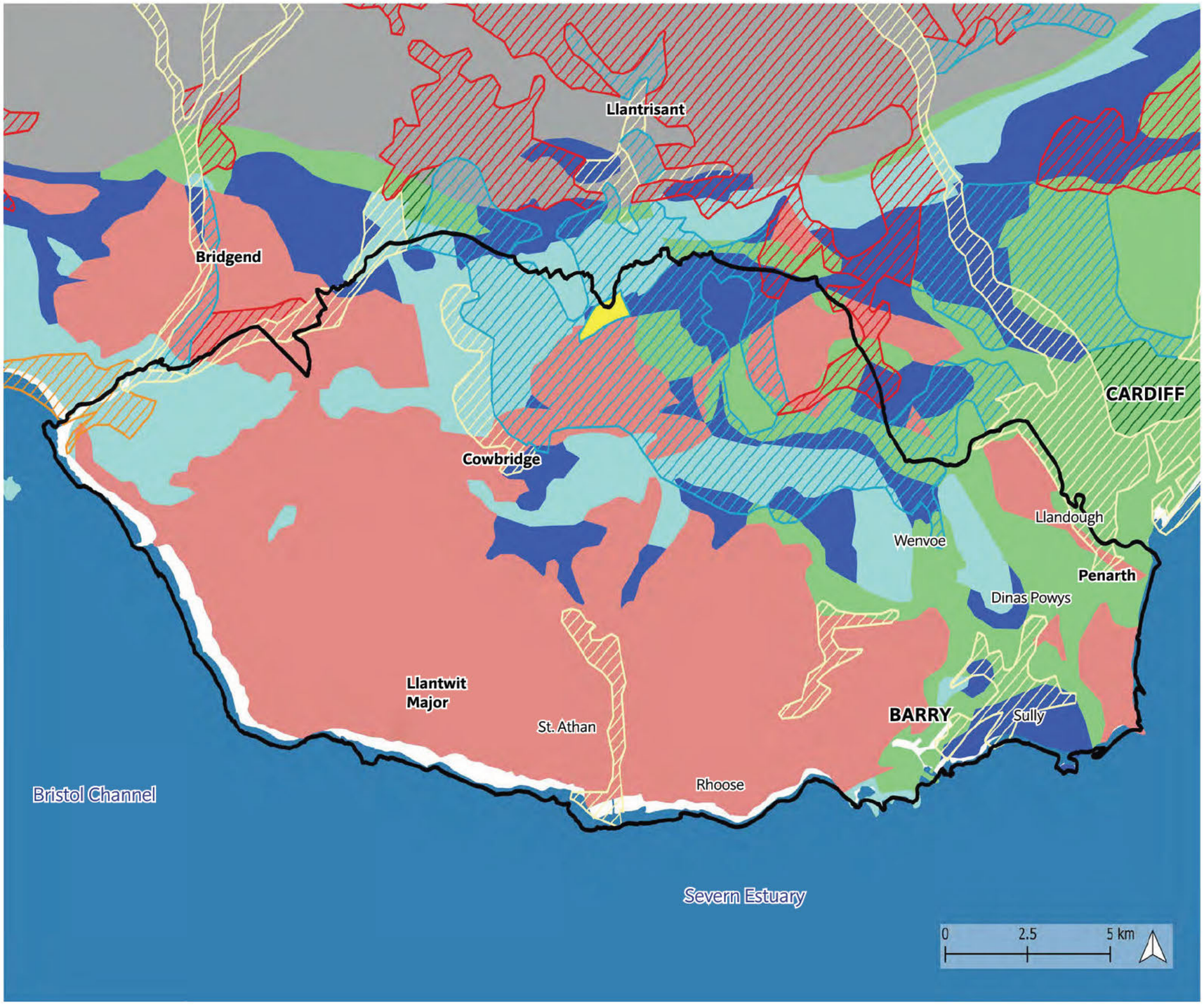
**Geology and soil character:** The bedrock geology (**Map A1.2**) of the Western Vale Zone is largely mudstone, siltstone, limestone and sandstone; with areas to the north-east and north-west of limestone with subordinate sandstone and argillaceous rocks. There is also a small area of sandstone and conglomerate, interbedded bedrock to the north. The superficial geology is comprised of a small area to the west of blown sand deposits. There are alluvium deposits, and glacial sand and gravel deposits to the north and north-west boundary.

**Pollination:** by insects provides a supporting service for primary production to support both agricultural production and nature conservation. However, the serious consequences of significant declines in insect pollinator populations, considered largely to result from land-use intensification, habitat destruction and fragmentation, disease, the use of agro-chemicals, and climate change, has been recognised in the government's The Action Plan for Pollinators in Wales[39]. National Initiatives such as B-Lines[40] have been developed to promote landscape-scale habitat creation to try and reverse the decline in pollinating insects, whilst local initiatives such as Making Space for Nature[41] intend to conserve and enhance pollinator habitats.

**Provisioning Services**
Provisioning services relate to the supply of goods such as freshwater, food and fuel.

**Water availability:** The Western Vale Zone comprises the Tawe to Cadoxton management catchment area. The main watercourse intersecting the zone is the Alun River.

[39] https://www.gov.wales/sites/default/files/publications/2019-04/action-plan-for-pollinators.pdf
[40] https://www.buglife.org.uk/our-work/b-lines/b-lines-wales/
[41] https://www.valeofglamorgan.gov.uk/en/enjoying/Coast-and-Countryside/Grassland-Management/Making-Space-for-Nature.aspx




**KEY**

**Superficial depositis:**

- Alluvium
- Glacial Sand and Gravel
- Blown Sand
- River Terrace Deposits (Undifferentiated)
- Till
- Peat

**Bedrock Geology:**

- Mudstone, Siltstone, Limestone and Sandstone
- Limestone with Subordinate Sandstone and Argillaceous rocks
- Sandstone and Conglomerate, Interbedded
- Mudstone, Siltstone and Sandstone
- Mudstone, Siltstone, Sandstone, Coal, Ironstone and Ferricrete

- Vale of Glamorgan

Source: Contains British Geological Survey materials © UKRI [2023].

CBA

December 2023

111431-Maps-F-2023-12.indd

VALE OF GLAMORGAN
GREEN INFRASTRUCTURE STRATEGY

MAP A1.2
GEOLOGY

The Water Resources Management Plan[42] produced by Dŵr Cymru Welsh Water for the Tywi Conjunctive Use System (SEWCUS) area, which covers the west of the Vale of Glamorgan, suggests that there will be a surplus of water supply across the 30 year planning period from 2020 to 2050, despite a projected increase in population.

**Food provision:** the area is characterised by mixed farmland. The quality of agricultural land varies between ALC Grade 2-5, with the majority of the area graded between 3a and 4.

**Fuel and fibre:** Within the Vale there are 3 forms of renewable energy which are considered to be the most prevalent: wind energy; solar energy; and biomass energy developments[43]. Maps produced by the updated Renewable Energy Assessment undertaken in 2018[44] show a potential wind energy area towards the western boundary of the Western Vale, north-west of Llandow. Additionally, there are several areas with high potential in terms of generation capacity and the lack of major planning constraints for solar energy developments, for instance north-west of Llandow. The maps also identify extensive patches of agricultural land which could be used to produce biological material to fuel biomass plants, subject to the relevant planning permissions and permits being approved.

**Regulating Services**

Regulating services maintain natural systems that include water and air quality, flooding, soil erosion and coastal processes.

**Climate regulation:** Climate change is predicted to affect the amount and distribution of rainfall; this has an impact on flows and water levels, drought and flood events. Project Zero is the Vale of Glamorgan Council's response to the climate change emergency[45]. The project identifies 18 challenges which reflect what needs to change as part of an effective response to the climate emergency. Challenges include the need to 'Protect and enhance green and blue space, biodiversity and ecosystem resilience and improve understanding of the importance of our natural environment'. Steps to achieve this will include replacing lost trees and promoting tree planting across the Vale, helping to provide climate regulation, for instance through carbon storage. Another challenge is 'To work with partners to reduce the risk of flooding, manage our coastline and encourage everyone to take a more responsible approach to water use'. Steps to achieve this will include the implementation of Sustainable Urban Drainage measures to improve drainage, reduce the volume of surface runoff and minimise flood risks.

**Regulating water quality**: Challenges to water quality in the catchment include pollution from sewage and wastewater, and physical modifications. The Western Vale area includes the Ewenny River waterbody catchment which is of overall good status and the Alun River waterbody catchment which is of overall moderate status under the WFD regulations[46]. A variety of management initiatives have been identified to maintain and improve water quality in the Tawe to Cadoxton Management Catchment[47]. Local measures include Sustainable Urban Drainage schemes to reduce urban pollution, sewage pollution and change to water levels[48].

[42] https://www.dwrcymru.com/-/media/Project/Files/Page-Documents/Corporate/Environment/Water-Resources/Final-Water-Resources-Management-Plan-2019/Final-Water-Resources-Management-Plan-2019---Main-Technical-Report.ashx
[43] https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/SPG/Renewable-Energy-SPG-March-2019.pdf
[44] https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/SPG/Renewable-Energy-SPG-March-2019.pdf
[45] https://www.valeofglamorgan.gov.uk/Documents/Our%20Council/Achieving%20our%20vision/Consultation/Project-Zero-Challenge-Plan.pdf
[46] https://waterwatchwales.naturalresourceswales.gov.uk/en/
[47] https://naturalresources.wales/media/679388/2016-updated-_tawe_catchment_summary_nrw.pdf
[48] https://naturalresources.wales/media/679388/2016-updated-_tawe_catchment_summary_nrw.pdf

**Regulating water (flooding):** The Western Vale has some flooding challenges. Llanmaes near the southern boundary of the Western Vale, north-east of Llantwit Major, has been subject to several flood events during recent years[49]. Work to alleviate flooding in Llanmaes includes the creation of storage areas in the catchment to intercept, slow and divert flows from the village[50], and this is currently under development.
NRW's Welsh Information for Nature-based Solutions (WINS) data[51] demonstrates the extent of potential for woodland habitat to enhance infiltration into the ground. Their mapping shows all areas where tree planting for Natural Flood Management is feasible, and also highlights the areas in which different types of woodland planting could be considered. In the Western Vale Zone, this extends along most watercourses, with particular areas of focus around Clemenstone and Llandow, and to the north of Cowbridge.

**Regulating soil erosion and quality:** The soils of best quality and most productive agricultural land are a scarce and finite resource in Wales; accounting for less than 7% of land area. Soil quality has deteriorated across all habitats apart from woodlands. The UK Climate Change Risk Assessment 2017 Evidence Report has identified risks to soils from due to warmer, drier summers. Climate change related risks are threatening the many services that soils provide, notably those that relate to soil biota, soil organic matter, and soil erosion and compaction.
Soil is a finite resource that underpins the delivery of a wide range of crucial services such as food production, biodiversity, carbon and water storage. Unsustainable agricultural and land management practices can lead to significant environmental impacts such as soil loss through erosion leading to carbon losses, the pollution of watercourses and increased and more rapid surface water flows which can contribute to flood risk.[52]

**Air quality:** Poor air quality in Wales poses a significant issue for public health, associated with adverse risks, particularly within urban areas and near major roads. The pollutants of primary concern are particulate matter and nitrogen dioxide (NO2). Both pollutants primarily originate from motor vehicles. Where air quality reviews show that air quality objectives may not be met, local authorities are required to designate an Air Quality Management Area (AQMA), where action must be taken to ensure that air quality in the identified area improves. There are no AQMAs in the Vale of Glamorgan.

**Cultural Services**
Cultural services provide direct, non-material, benefits to human society, addressing a range of social and cultural needs that encompass a sense of place and inspiration, a sense of history, tranquillity and recreation.

**Sense of place and inspiration:** The Western Vale is a gentle lowland landscape defined by large arable fields with little tree cover apart from occasional conifer shelterbelts around buildings[53]. The Llandow Industrial Estate and Car Racing Circuit is a large-scale contemporary feature in the landscape.

**Sense of history:** The Western Vale includes several historic features including Ewenny Priory (RHPG), Corntown causewayed enclosure (SAM) and Caer Dynnaf hillfort (SAM). A small section of the Merthyr Mawr, Kenfig & Margam Burrows Landscape of Outstanding Historic Interest is included

[49] https://www.valeofglamorgan.gov.uk/en/living/Flooding/Flood-and-Coastal-Erosion/Local-Flood-Risk-Management-Strategy.aspx
[50] https://www.valeofglamorgan.gov.uk/en/living/Flooding/Flood-and-Coastal-Erosion/Llanmaes/Llanmaes-Flood-Alleviation-Work.aspx
[51] https://storymaps.arcgis.com/collections/036c04ccb85948d2abe7312de75ad318?item=3
[52] Vale of Glamorgan Well-being Assessment Evidence Report Our Environment – Part 1
[53] https://cdn.cyfoethnaturiol.cymru/media/682623/nlca36-vale-of-glamorgan-description.pdf?mode=pad&rnd=131550626020230000

near the north-west boundary. The Landscape of Historic Interest is comprised of two discrete areas of dunes situated on the west coast of Glamorgan, presenting an example of natural forces and the significant impact they had on earlier societies[54].

**Leisure and Recreation:** The Western Vale provides a range of outdoor leisure and recreational activities for local communities and visitors, in particular walking and cycling. Facilities and destinations include recreational routes such as National Cycle Network Route 888, Route 88 and Ewenny Priory (RHPG).

[54] https://www.ggat.org.uk/cadw/historic_landscape/kenfig/english/merthyr_mawr_main.html

## Zone 2 – Eastern Vale

The Eastern Vale is situated inland, in the east of the Vale of Glamorgan. The zone contains frequent woodland clumps and field trees, along with riparian woodlands and small plantations on valley slopes. The Llancarfan Landscape of Outstanding Historic Interest is a prominent feature of the landscape, providing one of the best surviving examples of the historic character of the wider Vale. The area includes the market town of Cowbridge to its western boundary, which has coalesced with Llanblethian and become an affluent settlement, with semi-suburban residential areas. Villages within the zone include Wenvoe, St Nicholas and Bonvilston. The main watercourses intersecting the area are the Ely and Thaw.

**Supporting Services**
Supporting services are those which are essential to the functioning of ecosystems and indirectly responsible for all other services. This includes the relationship between underlying geology and soil character, soil formation and the processes of plant growth, including pollination.

**Geology and soil character:** The bedrock geology of the Eastern Vale is made up of 4 different lithologies. Primarily this zone contains mudstone, siltstone, limestone and sandstone, with an area of mudstone, siltstone and sandstone to the east of the zone. The area also contains sandstone and conglomerate interbedded bedrock and limestone with subordinate sandstone and argillaceous rocks. The superficial geology is comprised of an extensive area of glacial sand and gravel deposits across the north and centre of the zone. There are also smaller areas of alluvium deposits to the south and east, till deposits to the north-east, and peat deposits to the north.

**Pollination:** by insects provides a supporting service for primary production to support both agricultural production and nature conservation. However, the serious consequences of significant declines in insect pollinator populations, considered largely to result from land-use intensification, habitat destruction and fragmentation, disease, the use of agro-chemicals, and climate change, has been recognised in the government's The Action Plan for Pollinators in Wales[55]. National Initiatives such as B-Lines[56] have been developed to promote landscape-scale habitat creation to try and reverse the decline in pollinating insects, whilst local initiatives such as Making Space for Nature[57] intend to conserve and enhance pollinator habitats.

**Provisioning Services**
Provisioning services relate to the supply of goods such as freshwater, food and fuel.

**Water availability:** The Eastern Vale zone is mostly comprised of the Tawe to Cadoxton management catchment. The South East Valleys catchment also falls within this zone to the north-east. The Water Resources Management Plan[58] produced by Dŵr Cymru Welsh Water for the South East Wales Conjunctive Use System (SEWCUS) area, which covers the east of the Vale of Glamorgan, suggests that there will be a surplus of water supply across the 30 year planning period from 2020 to 2050, despite a projected increase in population.

[55] https://www.gov.wales/sites/default/files/publications/2019-04/action-plan-for-pollinators.pdf
[56] https://www.buglife.org.uk/our-work/b-lines/b-lines-wales/
[57] https://www.valeofglamorgan.gov.uk/en/enjoying/Coast-and-Countryside/Grassland-Management/Making-Space-for-Nature.aspx
[58] https://www.dwrcymru.com/-/media/Project/Files/Page-Documents/Corporate/Environment/Water-Resources/Final-Water-Resources-Management-Plan-2019/Final-Water-Resources-Management-Plan-2019---Main-Technical-Report.ashx

**Food provision:** the area is characterised by farmland of mixed agricultural land uses. The quality of agricultural land in this area varies between ALC Grade 2-5. There are patches of ALC land grade 2 situated to the centre and to the north.

**Fuel and fibre:** Within the Vale there are 3 forms of renewable energy which are considered to be the most prevalent: wind energy; solar energy; and biomass energy developments[59]. Maps produced by the updated Renewable Energy Assessment undertaken in 2018[60] show that the Eastern Vale area has a potential wind energy site to the north boundary, east of Hensol. Additionally, there are several areas with high potential in terms of generation capacity and the lack of major planning constraints for solar energy developments, for example north of Cowbridge. The maps also identify that the zone has extensive patches of agricultural land which could be used to produce biological material to fuel biomass plants, subject to the relevant planning permissions and permits being approved.

**Regulating Services**

Regulating services maintain natural systems that include water and air quality, flooding, soil erosion and coastal processes.

**Climate regulation:** Climate change is predicted to affect the amount and distribution of rainfall; this has an impact on flows and water levels, drought and flood events. Project Zero is the Vale of Glamorgan Council's response to the climate change emergency[61]. The project identifies 18 challenges which reflect what needs to change as part of an effective response to the climate emergency. Challenges include the need to 'Protect and enhance green and blue space, biodiversity and ecosystem resilience and improve understanding of the importance of our natural environment'. Steps to achieve this will include replacing lost trees and promoting tree planting across the Vale, helping to provide climate regulation, for instance through carbon storage. Another challenge is 'To work with partners to reduce the risk of flooding, manage our coastline and encourage everyone to take a more responsible approach to water use'. Steps to achieve this will include the implementation of Sustainable Urban Drainage measures to improve drainage, reduce the volume of surface runoff and minimise flood risks.

**Regulating water quality**: The main river waterbody catchments within the Eastern Vale Zone include the Ely which is of poor overall status and the Thaw which is of moderate overall status under the WFD regulations. Challenges to water quality in both the Tawe to Cadoxton and South East Valleys management catchments include pollution from sewage and wastewater, and physical modifications. A variety of management initiatives have been identified to maintain and improve water quality within both management catchments. Local measures include implementing Sustainable Urban Drainage schemes to reduce surface water drainage to sewers and to minimise diffuse pollution[62][63].

**Regulating water (flooding):** Cowbridge has been identified as at significant future risk from surface water flooding[64], however, there are flood defences on the River Thaw (standard of

[59] https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/SPG/Renewable-Energy-SPG-March-2019.pdf
[60] https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/SPG/Renewable-Energy-SPG-March-2019.pdf
[61] https://www.valeofglamorgan.gov.uk/Documents/Our%20Council/Achieving%20our%20vision/Consultation/Project-Zero-Challenge-Plan.pdf
[62] https://cdn.cyfoethnaturiol.cymru/media/3216/tawe-to-cadoxton-management-catchment.pdf?mode=pad&rnd=131625760770000000
[63] https://naturalresources.wales/media/3217/south-east-valleys-management-catchment.pdf
[64] Preliminary Flood Risk Assessment - 2011

protection of 1 in 100 years) which benefit large areas of Cowbridge. Parts of Cowbridge are also at risk of surface water flooding.[65]
NRW's Welsh Information for Nature-based Solutions (WINS) data[66] demonstrates the extent of potential for woodland habitat to enhance infiltration into the ground. This is likely to be a particular consideration in mitigating surface water flooding. Their mapping shows all areas where tree planting for Natural Flood Management is feasible, and also highlights the areas in which different types of woodland planting could be considered. In the Eastern Vale Zone, this extends along most watercourses, with particular areas of focus to the north of St. Athan and north of Barry.

**Regulating soil erosion and quality:** The soils of best quality and most productive agricultural land are a scarce and finite resource in Wales; accounting for less than 7% of land area. Soil quality has deteriorated across all habitats apart from woodlands. The UK Climate Change Risk Assessment 2017 Evidence Report has identified risks to soils from due to warmer, drier summers. Climate change related risks are threatening the many services that soils provide, notably those that relate to soil biota, soil organic matter, and soil erosion and compaction.
Soil is a finite resource that underpins the delivery of a wide range of crucial services such as food production, biodiversity, carbon and water storage. Unsustainable agricultural and land management practices can lead to significant environmental impacts such as soil loss through erosion leading to carbon losses, the pollution of watercourses and increased and more rapid surface water flows which can contribute to flood risk.[67]
Deep peat soils are of particular importance in Wales, with a small but significant area found in the north of the Vale at Morfa Ystradowen (c.64ha). Key issues for deep peat in the area are drainage, habitat loss, nutrient enrichment and lack of appropriate management Peatland habitats help regulate climate and the water cycle, and deep peat soils are important for mitigating climate change as they take up and store atmospheric carbon. Peatland habitats can play an important role in water management, slowing down flood waters and naturally reducing flood-risk downstream.[68]

**Air quality:** Poor air quality in Wales poses a significant issue for public health, associated with adverse risks, particularly within urban areas and near major roads. The pollutants of primary concern are particulate matter and nitrogen dioxide (NO2). Both pollutants primarily originate from motor vehicles. Where air quality reviews show that air quality objectives may not be met, local authorities are required to designate an Air Quality Management Area (AQMA), where action must be taken to ensure that air quality in the identified area improves. There are no AQMAs in the Vale of Glamorgan.

**Cultural Services**
Cultural services provide direct, non-material, benefits to human society, addressing a range of social and cultural needs that encompass a sense of place and inspiration, a sense of history, tranquillity and recreation.

**Sense of place and inspiration:** The Eastern Vale contains frequent woodland clumps and in-field trees, along with riparian woodlands and small plantations on valley slopes. Added to the often-thick hedgerows and frequent hedgerow trees, this creates the impression of a well-wooded landscape[69]. Hensol Forest is distinctive, with a strong sense of enclosure and solitude, despite its proximity to the M4 motorway to the north. The Eastern Vale contain several thatched cottages, typically in rural

[65] South East Wales - Strategic Flood Consequence Assessment (Stage 1) Final Report. November 2022
[66] https://storymaps.arcgis.com/collections/036c04ccb85948d2abe7312de75ad318?item=3
[67] Vale of Glamorgan Well-being Assessment Evidence Report Our Environment – Part 1
[68] Public Service Board - Vale of Glamorgan Environmental information for well-being assessments
[69] https://cdn.cyfoethnaturiol.cymru/media/682623/nlca36-vale-of-glamorgan-description.pdf?mode=pad&rnd=131550626020230000

village settings for example around Llancarfan. Notably, stretching from the centre of the plateau to the southern zone boundary the Llancarfan Valley is recognised as a Landscape of Outstanding Historic Interest. The historic core of the ancient borough and market town of Cowbridge on the western zone boundary survives largely intact but is becoming increasingly bounded by modern development[70]. It has coalesced with Llanblethian and together they have become an affluent settlement, with semi-suburban residential areas.

**Sense of history:** The Eastern Vale includes the Llancarfan Landscape of Outstanding Historic Interest. The ancient settlement and its early church, set within its secluded valley, provide one of the best surviving and complete examples of the defining historic character of the wider Vale[71]. The area also includes a range of heritage and landscape assets including Hensol Castle (RHPG), Wenvoe Castle (RHPG), Moulton Roman Site (SAM), Castell Moel (SAM) and Penmark Castle (SAM). Iron Age hillforts such as Castle Ditches (SAM) east of Llancarfan, also provide evidence for early settlement throughout the area[72].

**Leisure and Recreation:** The Eastern Vale provides a range of outdoor leisure and recreational activities for local communities and visitors, in particular walking and cycling. Facilities and destinations include recreational routes such as National Cycle Network Route 88, Dyffryn Gardens (RHPG), Old Beaupre Castle (RHPG) and the Salmon Leaps and Caerau Hill Fort Circular trail which starts in the village of Dinas Powys.

[70] https://cdn.cyfoethnaturiol.cymru/media/682623/nlca36-vale-of-glamorgan-description.pdf?mode=pad&rnd=131550626020230000
[71] Historic landscape characterisation: Llancarfan https://www.ggat.org.uk/cadw/historic_landscape/llancarfan/english/llancarfan_main.htm
[72] https://cdn.cyfoethnaturiol.cymru/media/682623/nlca36-vale-of-glamorgan-description.pdf?mode=pad&rnd=131550626020230000

## Zone 3 – Rural Coast

The Rural Coast encompasses the south-west coastline of the Vale of Glamorgan which is a predominantly rural landscape. The Rural Coast features a section of the Glamorgan Heritage Coast, which stretches for 14 miles from Porthcawl to Aberthaw. The coastline is characterised by plunging cliffs, secluded coves and breathtaking views across the Bristol Channel. Much of the coastline is designated as a SSSI for its coastal biodiversity. The zone includes the mouth of the Afon Colhuw. Villages within the area include Ogmore-by-sea, Southerndown and St Donats.

**Supporting Services**
Supporting services are those which are essential to the functioning of ecosystems and indirectly responsible for all other services. This includes the relationship between underlying geology and soil character, soil formation and the processes of plant growth, including pollination.

**Geology and soil character:** The bedrock geology of the Rural Coast Zone is largely comprised of mudstone, siltstone, limestone and sandstone with a small area of limestone with subordinate sandstone and argillaceous rocks to the north. The superficial geology is comprised of a small patch of blown sand deposits to the north.

**Pollination:** by insects provides a supporting service for primary production to support both agricultural production and nature conservation. However, the serious consequences of significant declines in insect pollinator populations, considered largely to result from land-use intensification, habitat destruction and fragmentation, disease, the use of agro-chemicals, and climate change, has been recognised in the government's The Action Plan for Pollinators in Wales[73]. National Initiatives such as B-Lines[74] have been developed to promote landscape-scale habitat creation to try and reverse the decline in pollinating insects, whilst local initiatives such as Making Space for Nature[75] intend to conserve and enhance pollinator habitats.

**Provisioning Services**
Provisioning services relate to the supply of goods such as freshwater, food and fuel.

**Water availability**: The Rural Coast Zone comprises the Tawe to Cadoxton management catchment. The zone includes the mouth of the Afon Colhuw. The Water Resources Management Plan[76] produced by Dŵr Cymru Welsh Water for the Tywi Conjunctive Use System (SEWCUS) area, which covers the west of the Vale of Glamorgan, suggests that there will be a surplus of water supply across the 30 year planning period from 2020 to 2050, despite a projected increase in population.

**Food provision:** The quality of agricultural land in this area varies between ALC Grade 2-5, with the majority of this zone graded 3b. The area from Llantwit Major to Southerndown is characterised by mixed farmland[77].

**Fuel and fibre:** Within the Vale there are 3 forms of renewable energy which are considered to be the most prevalent: wind energy; solar energy; and biomass energy developments[78]. Maps produced

[73] https://www.gov.wales/sites/default/files/publications/2019-04/action-plan-for-pollinators.pdf
[74] https://www.buglife.org.uk/our-work/b-lines/b-lines-wales/
[75] https://www.valeofglamorgan.gov.uk/en/enjoying/Coast-and-Countryside/Grassland-Management/Making-Space-for-Nature.aspx
[76] https://www.dwrcymru.com/-/media/Project/Files/Page-Documents/Corporate/Environment/Water-Resources/Final-Water-Resources-Management-Plan-2019/Final-Water-Resources-Management-Plan-2019---Main-Technical-Report.ashx
[77] https://www.valeofglamorgan.gov.uk/en/enjoying/Coast-and-Countryside/Habitats-and-Wildlife/Habitats-and-Wildlife.aspx
[78] https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/SPG/Renewable-Energy-SPG-March-2019.pdf

by the updated Renewable Energy Assessment undertaken in 2018[79] identify areas of agricultural land located outside of the SSSI designated coastline. This land could be used to produce biological material to fuel biomass plants, subject to the relevant planning permissions and permits being approved.

**Regulating Services**

Regulating services maintain natural systems that include water and air quality, flooding, soil erosion and coastal processes.

**Climate regulation:** Climate change is predicted to affect the amount and distribution of rainfall; this has an impact on flows and water levels, drought and flood events. Project Zero is the Vale of Glamorgan Council's response to the climate change emergency[80]. The project identifies 18 challenges which reflect what needs to change as part of an effective response to the climate emergency. Challenges include the need to 'Protect and enhance green and blue space, biodiversity and ecosystem resilience and improve understanding of the importance of our natural environment'. Steps to achieve this will include replacing lost trees and promoting tree planting across the Vale, helping to provide climate regulation, for instance through carbon storage. Another challenge is 'To work with partners to reduce the risk of flooding, manage our coastline and encourage everyone to take a more responsible approach to water use'. Steps to achieve this will include the implementation of Sustainable Urban Drainage measures to improve drainage, reduce the volume of surface runoff and minimise flood risks.

**Regulating water quality**: Challenges to water quality in the Tawe to Cadoxton management catchment include pollution from sewage and wastewater, and physical modifications. The Rural Coast Zone includes part of the Afon Colhuw river waterbody catchment to the south which is rated overall good status under the WFD regulations[81]. A variety of management initiatives have been identified to maintain and improve water quality in the Tawe to Cadoxton Management Catchment. Local measures include Sustainable Urban Drainage schemes to reduce urban pollution, sewage pollution and change to water levels.

**Regulating water (flooding):** The town of Llantwit Major which borders on the south-east Rural Coast zone boundary has experienced severe impacts of flooding during the 1990s-mid 2010s[82]. The town has been identified as at significant future risk from surface water flooding[83].
NRW's Welsh Information for Nature-based Solutions (WINS) data[84] demonstrates the extent of potential for woodland habitat to enhance infiltration into the ground. This is likely to be a particular consideration in mitigating surface water flooding. Their mapping shows all areas where tree planting for Natural Flood Management is feasible, and also highlights the areas in which different types of woodland planting could be considered. In the Rural Coast Zone, this extends along most watercourses, with particular areas of focus to south of the B2465 along Nant y Durfol and associated small watercourses.

**Regulating soil erosion and quality:** The soils of best quality and most productive agricultural land are a scarce and finite resource in Wales; accounting for less than 7% of land area. Soil quality has deteriorated across all habitats apart from woodlands. The UK Climate Change Risk Assessment

[79] https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/SPG/Renewable-Energy-SPG-March-2019.pdf
[80] https://www.valeofglamorgan.gov.uk/Documents/Our%20Council/Achieving%20our%20vision/Consultation/Project-Zero-Challenge-Plan.pdf
[81] https://waterwatchwales.naturalresourceswales.gov.uk/en/
[82] Local Flood Risk Management Strategy (2013) Vale of Glamorgan. Available at: https://www.valeofglamorgan.gov.uk/en/living/Flooding/Flood-and-Coastal-Erosion/Local-Flood-Risk-Management-Strategy.aspx
[83] Preliminary Flood Risk Assessment - 2011
[84] https://storymaps.arcgis.com/collections/036c04ccb85948d2abe7312de75ad318?item=3

2017 Evidence Report has identified risks to soils from due to warmer, drier summers. Climate change related risks are threatening the many services that soils provide, notably those that relate to soil biota, soil organic matter, and soil erosion and compaction.
Soil is a finite resource that underpins the delivery of a wide range of crucial services such as food production, biodiversity, carbon and water storage. Unsustainable agricultural and land management practices can lead to significant environmental impacts such as soil loss through erosion leading to carbon losses, the pollution of watercourses and increased and more rapid surface water flows which can contribute to flood risk.[85]

**Air quality:** Poor air quality in Wales poses a significant issue for public health, associated with adverse risks, particularly within urban areas and near major roads. The pollutants of primary concern are particulate matter and nitrogen dioxide (NO2). Both pollutants primarily originate from motor vehicles. Where air quality reviews show that air quality objectives may not be met, local authorities are required to designate an Air Quality Management Area (AQMA), where action must be taken to ensure that air quality in the identified area improves. There are no AQMAs in the Vale of Glamorgan.

**Regulating coastal processes:** The Lavernock Point to St. Ann's Head Shoreline Management Plan SMP2 (2012) includes the Vale's coastline. The impacts of climate change, including sea level rise will result in an increased threat of flooding and erosion to those living near the coast[86]. The construction and maintenance of works to resist coastal flooding is carried out by NRW in accordance with the Water Resources Act 1991[87].

**Cultural Services**
Cultural services provide direct, non-material, benefits to human society, addressing a range of social and cultural needs that encompass a sense of place and inspiration, a sense of history, tranquillity and recreation.

**Sense of place and inspiration:** The Rural Coast zone includes part of the Glamorgan Heritage Coast which stretches for 14 miles from Porthcawl to Aberthaw. The otherwise gentle landscape comes to a very abrupt and dramatic edge, with plunging cliffs, secluded coves and breathtaking views across the Bristol Channel to Somerset and Exmoor [88]. The coastal hinterland is characterized by windblown vegetation that has resulted from the prevailing south-westerly wind exposure[89]. Much of the Rural Coast Zone's coastline is designated as a SSSI, reflecting the coastal biodiversity.

**Sense of history:** The Rural Coast features a number of historical sites including Dunraven Park (RHPG), St. Donat's Castle (RHPG), Cwm Bach Camps (SAM) and Dunraven Castle Hillfort (SAM).

**Leisure and Recreation:** The Rural Coast provides a range of outdoor leisure and recreational activities for local communities and visitors, in particular walking and cycling. Facilities and destinations include recreational routes such as The Wales Coastal Path, The Heritage Coast and National Cycle Network Route 88. Dunraven bay is a popular destination due to its sandy beach, breathtaking views across to Temple Bay and wildlife.

[85] Vale of Glamorgan Well-being Assessment Evidence Report Our Environment – Part 1
[86] https://www.southwalescoastalgroup.cymru/smp2/final-smp2-report-and-appendices-pdf-versions/smp2-main-document/
[87] https://www.valeofglamorgan.gov.uk/en/living/Flooding/Flood-and-Coastal-Erosion/Coast-Protection.aspx
[88] https://www.valeofglamorgan.gov.uk/en/enjoying/Coast-and-Countryside/Heritage-Coast/Glamorgan-Heritage-Coast.aspx
[89] https://cdn.cyfoethnaturiol.cymru/media/682623/nlca36-vale-of-glamorgan-description.pdf?mode=pad&rnd=131550626020230000

## Zone 4 – Coastal Settlements

The Coastal Settlements encompasses the south-east coastline of the Vale of Glamorgan. The zone features a short section of the Glamorgan Heritage Coast, which stretches for 14 miles from Porthcawl to Aberthaw. The area is characterised by coastline, urban coastal settlements and prominent built features such as Cardiff International Airport and MOD St Athan. Main settlements within the area include Barry, Penarth, Dinas Powys and Llantwit Major. The Cadoxton, Kenson, Waycock and Coldbrook are the main watercourses in the area. The zone includes Porthkerry and Cosmeston Lakes Country Parks which are important assets for both biodiversity and access for local communities.

**Supporting Services**
Supporting services are those which are essential to the functioning of ecosystems and indirectly responsible for all other services. This includes the relationship between underlying geology and soil character, soil formation and the processes of plant growth, including pollination.

**Geology and soil character:** The bedrock geology of the Coastal Settlements Zone is largely comprised of mudstone, siltstone, limestone and sandstone. To the east of the zone there is an area of mudstone, siltstone and sandstone, together with sandstone and conglomerate interbedded bedrock and small areas of limestone with subordinate sandstone and argillaceous rocks. The superficial geology is comprised of alluvium deposits.

**Pollination:** by insects provides a supporting service for primary production to support both agricultural production and nature conservation. However, the serious consequences of significant declines in insect pollinator populations, considered largely to result from land-use intensification, habitat destruction and fragmentation, disease, the use of agro-chemicals, and climate change, has been recognised in the government's The Action Plan for Pollinators in Wales[90]. National Initiatives such as B-Lines[91] have been developed to promote landscape-scale habitat creation to try and reverse the decline in pollinating insects, whilst local initiatives such as Making Space for Nature[92] intend to conserve and enhance pollinator habitats.

The Vale of Glamorgan Council and the Vale Local Nature Partnership are working together to introduce conservation grazing into Porthkerry and Cosmeston Lakes Country Parks to improve the condition of the grassland. This forms part of the council's commitment to manage local authority owned green spaces better for biodiversity[93]. The St Cyres Park Biodiversity Project in Penarth has worked with the community and schools to plant a community orchard[94]. The orchard will provide fruit for the community and a food resource for pollinating insects. The project also proposes to establish small areas of wildflower meadow.

**Provisioning Services**
Provisioning services relate to the supply of goods such as freshwater, food and fuel.

**Water availability:** The Coastal Settlements Zone is mainly comprised of the Tawe to Cadoxton management catchment, with a small area covered by the South East Valleys management

[90] https://www.gov.wales/sites/default/files/publications/2019-04/action-plan-for-pollinators.pdf
[91] https://www.buglife.org.uk/our-work/b-lines/b-lines-wales/
[92] https://www.valeofglamorgan.gov.uk/en/enjoying/Coast-and-Countryside/Grassland-Management/Making-Space-for-Nature.aspx
[93] https://www.valeofglamorgan.gov.uk/en/enjoying/Coast-and-Countryside/Grassland-Management/Conservation-grazing-in-the-country-parks.aspx
[94] https://participate.valeofglamorgan.gov.uk/st-cyres-park-biodiversity-project

catchment to the east. The Water Resources Management Plan[95] produced by Dŵr Cymru Welsh Water for the South East Wales Conjunctive Use System (SEWCUS) area, which covers the east of the Vale of Glamorgan, suggests that there will be a surplus of water supply across the 30 year planning period from 2020 to 2050, despite a projected increase in population.

**Food provision:** The quality of agricultural land in the area varies between ALC Grade 1-5, with the majority of this zone graded 3b. The zone includes several allotments within urban settlements for example, Barry Community Garden and Allotment Project in Gibbonsdown[96]. Along the Glamorgan Heritage Coast from Aberthaw to Llantwit Major farmland is mostly arable production[97].

**Fuel and fibre:** Within the Vale there are 3 forms of renewable energy which are considered to be the most prevalent: wind energy; solar energy; and biomass energy developments[98]. Maps produced by the updated Renewable Energy Assessment undertaken in 2018[99] show that there is a potential wind energy area south-west of Penarth. Additionally, there are several areas with high potential in terms of generation capacity and the lack of major planning constraints for solar energy developments, for example west of Rhoose. The maps identify patches of agricultural land outside of the urban areas of Barry and Penarth which could be used to produce biological material to fuel biomass plants, subject to the relevant planning permissions and permits being approved.

The Coastal Settlements zone includes several existing renewable energy projects, for instance Barry Docks Solar Farm, made up of almost 15,000 solar panels spanning 20 acres. The site is expected to generate around 4.5MWh of renewable energy each year to support ABP's port operations, including its 75 tenants, with surplus energy exported to the National Grid. After a few months in operation the installation was shortlisted for a Wales Green Energy Award[100]. The former Aberthaw coal-fired Power Station which closed in 2020 has plans to be transformed into a new renewable energy hub[101].

**Regulating Services**

Regulating services maintain natural systems that include water and air quality, flooding, soil erosion and coastal processes.

**Climate regulation:** Climate change is predicted to affect the amount and distribution of rainfall; this has an impact on flows and water levels, drought and flood events. Project Zero is the Vale of Glamorgan Council's response to the climate change emergency[102]. The project identifies 18 challenges which reflect what needs to change as part of an effective response to the climate emergency. Challenges include the need to 'Protect and enhance green and blue space, biodiversity and ecosystem resilience and improve understanding of the importance of our natural environment'. Steps to achieve this will include replacing lost trees and promoting tree planting across the Vale, helping to provide climate regulation, for instance through carbon storage. Another challenge is 'To work with partners to reduce the risk of flooding, manage our coastline and encourage everyone to take a more responsible approach to water use'. Steps to achieve this will

[95] https://www.dwrcymru.com/-/media/Project/Files/Page-Documents/Corporate/Environment/Water-Resources/Final-Water-Resources-Management-Plan-2019/Final-Water-Resources-Management-Plan-2019---Main-Technical-Report.ashx
[96] https://www.farmgarden.org.uk/org/public-profile/47538
[97] https://www.valeofglamorgan.gov.uk/en/enjoying/Coast-and-Countryside/Habitats-and-Wildlife/Habitats-and-Wildlife.aspx
[98] https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/SPG/Renewable-Energy-SPG-March-2019.pdf
[99] https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/SPG/Renewable-Energy-SPG-March-2019.pdf
[100] https://www.centrica.com/stories/2015/case-study-shining-a-light-on-barry-s-new-solar-farm/
[101] https://www.newcivilengineer.com/latest/decommissioned-welsh-power-station-to-be-converted-into-36m-green-energy-hub-04-03-2022/
[102] https://www.valeofglamorgan.gov.uk/Documents/Our%20Council/Achieving%20our%20vision/Consultation/Project-Zero-Challenge-Plan.pdf

include the implementation of Sustainable Urban Drainage measures to improve drainage, reduce the volume of surface runoff and minimise flood risks.

**Regulating water quality**: The main river waterbody catchments within the Coastal Settlements Zone include the Cadoxton, Waycock and Kenson which are all of moderate overall status under the WFD regulations. The Ely River waterbody catchment also borders the north-eastern boundary and is of poor overall status under the WFD regulations. Challenges to water quality in both the Tawe to Cadoxton and South East Valleys management catchments include pollution from sewage and wastewater, and physical modifications. A variety of management initiatives have been identified to maintain and improve water quality within both management catchments. Local measures include implementing Sustainable Urban Drainage schemes to reduce surface water drainage to sewers and to minimise diffuse pollution[103][104].

**Regulating water (flooding):** The Coastal Settlements zone includes several communities that have experienced impacts of flooding (in the 1990s-mid 2010s) such as Boverton, Llantwit Major and Barry[105]. Dinas Powys and Llantwit Major have been identified as at significant future risk from flooding[106]. The Coldbrook Flood Alleviation Scheme (comprising a range of watercourse improvements, culvert enhancements, trash screen upgrades and a flood storage area[107]) has been created to ensure no detriment downstream of the scheme, reducing the risk of flooding to properties/schools in the Coldbrook catchment[108]. Additionally, the Ffordd Bro Tathan Flood Mitigation Scheme aims to reduce flood risk to Boverton village through multiple flood attenuation measures including swales and flood relief culverts[109].

In December 2020 (Storm Dennis), localised river flooding affected numerous locations across South Central Wales, including the Vale, after 50 to 70mm of rainfall fell on an already saturated catchment, with particularly heavy rainfall over lower-lying catchments along the coastline. The worst affected location was Dinas Powys, where a number of properties experienced flooding from the rivers Cadoxton and East Brook.[110] Surface water flooding was also an issue, causing flooding in Sully, affecting 18 properties internally and 26 externally.[111]

NRW's Welsh Information for Nature-based Solutions (WINS) data[112] demonstrates the extent of potential for woodland habitat to enhance infiltration into the ground, which can be particularly effective in mitigating surface water flooding. This mapping shows all areas where tree planting for Natural Flood Management is feasible, and also highlights the areas in which different types of woodland planting could be considered. In the Coastal Settlements Zone, this extends along most watercourses, with particular areas of focus to the north and east of Barry, south of Penarth in and around Cosmeston Lakes Country Park and near to East Aberthaw.

The Severn Estuary is also a potential source of tidal flooding in the Vale. Tidal flooding is most likely to occur during storm surge conditions. In areas protected from flooding by sea defences, tidal

[103] https://cdn.cyfoethnaturiol.cymru/media/3216/tawe-to-cadoxton-management-catchment.pdf?mode=pad&rnd=131625760770000000
[104] https://naturalresources.wales/media/3217/south-east-valleys-management-catchment.pdf
[105] https://www.valeofglamorgan.gov.uk/en/living/Flooding/Flood-and-Coastal-Erosion/Local-Flood-Risk-Management-Strategy.aspx
[106] https://www.valeofglamorgan.gov.uk/en/living/Flooding/Flood-and-Coastal-Erosion/Local-Flood-Risk-Management-Strategy.aspx
[107] South East Wales - Strategic Flood Consequence Assessment (Stage 1) Final Report. November 2022
[108] https://www.valeofglamorgan.gov.uk/en/living/Flooding/Flood-and-Coastal-Erosion/Coldbrook/Coldbrook-Flood-Alleviation-Works.aspx
[109] https://publications.aecom.com/water/managing-flood-risk/projects/ffordd-bro-tathan-flood-mitigation-scheme
[110] NRW Flood Risk Management Plan for Wales: South Central Wales. Draft. 2023
[111] Vale of Glamorgan. Section 19 Flood Investigation. https://www.valeofglamorgan.gov.uk/Documents/Living/Flooding/Section-19/Sully-Section-19-Report-23-12-2020.pdf
[112] https://storymaps.arcgis.com/collections/036c04ccb85948d2abe7312de75ad318?item=3

flooding can occur as a result of a breach in the defences, failure of a mechanical barrier or overtopping of defences. West Aberthaw, Barry and south of the Cadoxton area (Barry) are the main areas at risk of flooding from the sea.[113]

**Regulating soil erosion and quality:** The soils of best quality and most productive agricultural land are a scarce and finite resource in Wales; accounting for less than 7% of land area. Soil quality has deteriorated across all habitats apart from woodlands. The UK Climate Change Risk Assessment 2017 Evidence Report has identified risks to soils from due to warmer, drier summers. Climate change related risks are threatening the many services that soils provide, notably those that relate to soil biota, soil organic matter, and soil erosion and compaction.
Soil is a finite resource that underpins the delivery of a wide range of crucial services such as food production, biodiversity, carbon and water storage. Unsustainable agricultural and land management practices can lead to significant environmental impacts such as soil loss through erosion leading to carbon losses, the pollution of watercourses and increased and more rapid surface water flows which can contribute to flood risk.[114]

**Air quality:** Poor air quality in Wales poses a significant issue for public health, associated with adverse risks, particularly within urban areas and near major roads. The pollutants of primary concern are particulate matter and nitrogen dioxide (NO2). Both pollutants primarily originate from motor vehicles. Where air quality reviews show that air quality objectives may not be met, local authorities are required to designate an Air Quality Management Area (AQMA), where action must be taken to ensure that air quality in the identified area improves. There are no AQMAs in the Vale of Glamorgan. However, NRW's Welsh Information for Nature-based Solutions (WINS)[115] data suggests that there are some areas of high demand for GI interventions to reduce air pollution in the east of Barry near the A4055.

**Regulating coastal processes**: The Lavernock Point to St. Ann's Head Shoreline Management Plan SMP2 (2012) includes the Vale's coastline. The impacts of climate change, including sea level rise will result in an increased threat of flooding and erosion to those living near the coast[116]. The construction and maintenance of works to resist coastal flooding is carried out by NRW in accordance with the Water Resources Act 1991[117].

**Cultural Services**

Cultural services provide direct, non-material, benefits to human society, addressing a range of social and cultural needs that encompass a sense of place and inspiration, a sense of history, tranquillity and recreation.

**Sense of place and inspiration:** The Coastal Settlements Zone includes a section of the Glamorgan Heritage Coast which stretches for 14 miles from Porthcawl to Aberthaw. The coastline features plunging cliffs, secluded coves and breathtaking views across the Bristol Channel[118]. The area also features prominent built features such as the decommissioned power station at Aberthaw, Cardiff International Airport to the west of Barry and MOD St Athan RAF base.

[113] South East Wales - Strategic Flood Consequence Assessment (Stage 1) Final Report. November 2022
[114] Vale of Glamorgan Well-being Assessment Evidence Report Our Environment – Part 1
[115] https://storymaps.arcgis.com/collections/036c04ccb85948d2abe7312de75ad318?item=1
[116] https://www.southwalescoastalgroup.cymru/smp2/final-smp2-report-and-appendices-pdf-versions/smp2-main-document/
[117] https://www.valeofglamorgan.gov.uk/en/living/Flooding/Flood-and-Coastal-Erosion/Coast-Protection.aspx
[118] https://www.valeofglamorgan.gov.uk/en/enjoying/Coast-and-Countryside/Heritage-Coast/Glamorgan-Heritage-Coast.aspx

**Sense of history:** During the industrial revolution, coal and metal ores mined in South Wales required ports from which to ship them. Barry and Barry Island, formerly separated by the waters of Barry Sound were joined and Barry Docks and railway were built. The Victorian era also led to the development of the 'seaside resort' and Barry Marine has been designated as a conservation area due to its development as a seaside holiday resort, largely dating from the 1920s[119]. The zone includes a range of historic assets including the Penarth conservation area, the Cogan Deserted Medieval Village (SAM), Middleton Moated Site (SAM), Cold Knap Park (RHPG) and West Aberthaw Medieval Site SAM. The town of Llantwit Major was one of the first Christian Settlements in Wales and a centre of theological learning[120]. Today it's industrial estate, at its eastern edge, provides a very different centre of activity. However, it remains a popular visitor destination for its historic character.

**Leisure and Recreation:** The Coastal settlements zone provides a range of outdoor leisure and recreational activities for local communities and visitors, in particular walking and cycling. Facilities and destinations include recreational routes such as the Wales Coastal Path, National Cycle Network Route 88 and Porthkerry and Cosmeston Lakes Country Parks.

[119] https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Conservation/Appraisals/Barry_Marine_CAAMP_Sep_2009.pdf
[120] https://cdn.cyfoethnaturiol.cymru/media/682623/nlca36-vale-of-glamorgan-description.pdf?mode=pad&rnd=131550626020230000

# APPENDIX 4
# VALE OF GLAMORGAN COUNCIL OFFICERS GREEN INFRASTRUCTURE PLAN WORKSHOP NOTE



© Vale of Glamorgan Council

# Green Infrastructure Plan Workshop 16/12/22

- Workshop with 23 Officers from across the Council:
    - Housing development and policy
    - Transportation – active travel & Highways
    - Parks and Open Spaces
    - Estates
    - SAB
    - Planning
    - Regeneration
    - Countryside
- Focused minds on the problem at hand
- All attendees saw the importance of the GI Plan and why the work was being done.
- Appreciation that something needed to be done.

**How teams currently manage GI**

| Summarise how your team manages and makes decisions in relation to green infrastructure. | |
|---|---|
| SAB/LLFA | The SuDS Approval Body (SAB) is responsible for reviewing and approving SuDS designs for most new development greater than 100 sq.m. A SuDS strategy may include measures falling under the definition of green infrastructure applied within the Green Infrastructure Plan, including raingardens, swales, detention basins and ponds. Where SuDS serve more than one property they are subject to mandatory adoption by the SAB, although a limited number of assets have been adopted to date. All SuDS submissions are assessed against the Sustainable Drainage Systems Standards for Wales (2018) which consider surface water run-off, water quality, amenity, biodiversity as well as design for construction, operation and maintenance.<br><br>The Lead Local Flood Authority (commonly referred to as Land Drainage) team manages or has oversight of a number of existing at surface critical flood and drainage assets on behalf of the Council. These include attenuation basins, open watercourse, swales and ponds. The team also undertakes inspections and enforcement work relating to ordinary watercourses as part of our statutory duties under the Land Drainage Act 1991 which can entail the management and/or removal of obstructions from watercourses where required to manage flood risk. The primary driver for management of such features is flood risk whilst also having regard to various wider statutory obligations including those relating to sustainable development (Section 27, Flood and Water Management Act 2010) and biodiversity and resilience of ecosystems (Section 6, Environment (Wales) Act 2016). |

| | |
|---|---|
| | The Highway Structures team manages a limited area of green infrastructure either immediately adjacent to, or forming part of, the Highway Authority's portfolio of structures. Decision making is primarily focused around maintaining highway safety. These green areas would generally form a sub-set of the wider highway portfolio, potentially interconnected by verges, etc. Management of these areas would usually be dictated by the requirements of maintaining the engineered structure, e.g. vegetation clearance to access for inspection and / or works, prevent damage by root ingress, etc. Bridges and culverts managed by this team are often associated with streams and rivers. |
| Planning(DM) | Development Management Team makes daily decision in respect of green infrastructure as part of the any planning permission.<br><br>We deal with works to trees (TPO and TCA) and hedgerow removal.<br><br>We frequently approve applications which and enhance or secure new areas of opens space, and we secure bio diversity interests from planting, and approved works to rivers and have secured a number of green roofs by condition. Tree replacement is secured on the back of TPO removal. Conditions securing landscaping and planting both in private area and areas to be adopted. We consider the impact of loss of hedgerows / trees . GI to accommodate development – against gain (such a new affordable housing) and the amenity value it may have and the acceptability of compensatory planting. |
| Housing Development | Primarily designed through the process of designing new council housing estates, supported by experienced design team and consultation with council departments (planning policy, SAB, ecologist etc) |
| Neighbourhood services | The parks team consider a wide range of environmental impacts and consider ways to increase biodiversity in decision making. They also contribute to the broader strategy. |
| Regeneration | Currently no formal process in relation to green infrastructure directly. We have added GI to projects on a piecemeal basis, e.g. green wall at BSC2 and green roof on town centre building |
| Education | Done via schools investment programme board and sustainable communities for learning progrmame |
| Estates | For those areas not leased out for grazing / small holdings reactionary decisions when a complaint received about the state of the land. Otherwise just left |
| Housing | Ad hoc basis – no clear housing land. Strategy on existing estates. |
| Neighbourhood services x 2 | Have a Key Performance Indicator (Corporate Plan) to increase wildflower planning year on year |
| S106 | Section 106 money can be used to facilitate new green infrastructure projects eg. Public open space/ biodiversity enhancements |
| Transport services | Passenger transport, fleet and vehicle maintenance – not done. Enforcement – of fly tipping assists in keeping spaces green and not contaminated |

| | |
|---|---|
| Active Travel | When designing AT routes we rely on consultants and designers to discuss / suggest. Going forward this will change. I will discuss more with conservation etc. |
| | |

**SWOT Analysis findings**

| TEAM | Strengths | Weaknesses | Opportunities | Threats |
|---|---|---|---|---|
| Ecology team | • Understanding GI issues<br>• Strategic overview<br>• Creative approach<br>• Knowledge<br>• Delivery<br>• Networking<br>• Grassroots<br>• Work with landscape architects and LNP<br>• Understanding wider environmental, health and wellbeing issues.<br>• Corporate policies<br>• Comprehensive SINC network | • Resources<br>• Poor Networking across departments<br>• Departments sharing best practice<br>• Limited early involvement in project development<br>• 'Greenspace' doesn't always equal 'ecology'<br>• Greenspace standards missing/not applied<br>• Quality of greenspaces<br>• Greenspace design and delivery pre-dates communities in medium to larger housing developments. Assumptions around what is required.<br>• SPG's need revision<br>• SINC's rarely updated | • Project development<br>• Influence development of strategies<br>• Influence development of management plans<br>• Early involvement in large infrastructure projects<br>• Design guides<br>• SPG's<br>• External funding<br>• Community buy-in | • Budgets<br>• Resources<br>• Buy in/lack of understanding/commitment<br>• Short-term<br>• Commercial pressures in new provision – greenspaces are adornments and not functional |
| Landscape team | • Understanding GI issues<br>• Strategic overview<br>• Creative approach<br>• Knowledge<br>• Delivery<br>• Networking<br>• Work with ecologists and LNP<br>• Understanding wider environmental, health and wellbeing issues.<br>• Corporate policies | • Not directly involved in day-to-day management<br>• resources<br>• Poor Networking across departments<br>• Departments sharing best practice<br>• limited early involvement in project development | • Project development<br>• Influence development of strategies<br>• Influence development of management plans<br>• Early involvement in large infrastructure projects<br>• Design guides<br>• SPG's<br>• External funding<br>• | • Budgets<br>• Resources<br>• Buy in/lack of understanding/commitment |
| Regeneration / Countryside | • Opportunities for volunteers and the community to get involved | • External funding potential not explored fully<br>• Visitor numbers are weather dependent | • Raise profile with community and highlight links to | • Budget and resource cuts<br>• Alternative leisure facilities<br>• Weather dependency |

| | | | | |
|---|---|---|---|---|
| | • On the doorstep to thousands of visitors, easy access and transport links<br>• Diverse landscape and habitats to explore<br>• Provides green space and recreation to over 250,000 Visitors per year<br>• Outdoor activities, water sports, walking, cycling and horse riding etc…<br>• School visits facilitating both environmental and historical aspects<br>• Prime example of a redeveloped industrial site<br>• Café and refreshments outlets<br>• Designated Local Nature Reserve<br>• SSSI status to protect the plant Starry Stonewort located in the west lake<br>• Green flag status indicating the site is being managed to a high standard<br>• Unique historical attraction. The only reconstructed Medieval Village on original foundations in Wales<br>• Accessible resource<br>• Supports wildlife<br>• Aids with health and wellbeing<br>• Aesthetic | • In need of investment and further development of facilities<br>• Lack of an indoor facility for school / education / community<br>• Overflow car parking is weather dependent<br>• Political & public obstacles to change<br>• Susceptible to visitor pressure during summer months leading to both structural and environmental damage<br>• Cut off from the coastal biodiversity by highway | corporate priorities<br>• Further develop Partnerships<br>• Explore further revenue streams<br>• Become more sustainable both in terms of income and the environment<br>• Further expand volunteer resource<br>• To reduce C02 with alternative energy and management methods<br>• Where possible to increase and build upon past woodland planting and hedgerow connectivity schemes | • Visitor pressure and conflicts<br>• Limited by some policies and procedures<br>• Surrounded by agricultural land lower in biodiversity<br>• Climate emergency<br>• Increase in housing developments in surrounding area<br>• Ash dieback threatening the woodland habitat and structure<br>• Pollution<br>• Invasive species<br>• Vandalism |
| Highways and Engineering | • Significant areas of highway verge which could be managed differently | • Knowledge<br>• Based around highways requirements and safety<br>• Highway works on highway verge<br>• Full extent of highway land or H&E not understood – work needed | • Maintenance cost<br>• Improve biodiversity?<br>• Improve local areas<br>• Positive impact | • Reduction in highways safety<br>• Complaints from motorists / residents<br>• Obstruction of visibility [something] on highways<br>• Change to visual appearance of an area which will give rise to conflicting views |
| SAB/ LLFA | • Incorporation wildflower meadow planting | • Resource and expertise – most knowledge and expertise focused on traditional land drainage elements | • Improved use of SuDS planting and layout | • Unrealistic expectations, i.e. a couple of rain gardens won't |

| | | | | |
|---|---|---|---|---|
| | • LLFA keen to protect existing watercourses | • Clear concise guidance and justification<br>• SAB unable to mandate tree planting without wider policy | • Retrofit of at surface SuDS<br>• GI Plan could lead to clear policies that could inform SAB determination and future management of assets<br>• SuDS retrofit policy to identify areas with quick wins or best return on investment<br>• Council owns significant estate and could kick-start local green-roof market, creating base level of maintenance work to support local companies.<br>• Wider / lesser known benefits to explore regarding well-being, e.g. noise reduction potential of green-roofs.<br>• Promoting / develop links with academia relating to performance of at surface SuDS and incorporating monitoring within schemes.<br>• Byelaws to protect watercourses<br>• Improvements to maintenance regimes on flood assets to enhance biodiversity | solve all flooding, particularly large magnitude events<br>• Complex interaction of a number of objectives which could potentially compete, e.g. solar versus green roofs, optimisation hydraulically versus ecologically.<br>• Lack of multi-disciplinary approach to design early in development process makes retrofit of GI harder.<br>• Lack of market / suppliers may inhibit mass uptake initially, i.e. green-roof installers and maintenance relatively niche. |

| | | | | |
|---|---|---|---|---|
| | | | • Natural Flood Management funding stream through Welsh Govt being developed. | |
| Housing Development | • Cognisant of the need to support GI within new housing developments<br>• Excellent relationship with relevant council departments- planning, SAB, ecologist<br>• Experienced design team | • Increased levels of GI within housing developments will affect the new homes delivery viability<br>• Residents sometimes do not understand the need for GI and would prefer harder surfaces for children's play – i.e. play grounds | • Greater opportunity for collaboration across all departments<br>• New technology & innovation<br>• Measuring & assessing outcomes on a micro level | • Increased GI requirements through planning & SAB process<br>• Lack of understanding of end users<br>• Increased costs affecting viability |
| Development management | • Experienced officers always consider impacts of proposal on trees / areas of open space and makes decision to positively enhance areas of open space / landscaping | • Less experience officers may not fully consider impacts on GI.<br>• Not enough time for officers to secure and / or negotiate scheme which can impact on existing GI or secure the best site layout securing new GI | • More officer training<br>• Get a GI plan adopted to add weight in decision making<br>• Use Nature Emergency more in decision making | • Viability / cost of providing as part of any development |
| Neighbourhood Services x2 | • Able to decision make<br>• Own land<br>• Investment & resource opportunities<br>• Expertise | • funding<br>• political interference<br>• areas split across departments<br>• unable to influence private land owners<br>• funding<br>• public perception<br>• capacity within team | • to create change<br>• opportunity to promote and engage public interest<br>• opportunity to change regimes such as grass cutting areas etc | • funding cuts may prevent some change<br>• unable to influence change on private land<br>• private land owners unwilling to adopt sustainable methods to increase biodiversity<br>• funding<br>• lots of space due to [something]<br>• public perception? |
| Regeneration | • we regularly consult and engage with the public and are open to ideas | • no formal process<br>• no formal expertise directly within the team | • we do initiate our own projects with our strategies and masterplans so we can build green infrastructure into our | • managing a culture change and creating public understanding and ownership<br>• budgets |

| | | | | |
|---|---|---|---|---|
| | | | process and thinking – to make it more embedded rather than a nice to have (e.g. within the tender process) | • support & educate our local business to look at their own assets in relation to GI |
| Education | • dedicated team<br>• focus on decarb, ecology, biodiversity, energy<br>• structured community benefits programme forming part of our tender process? | • Limited engagement with other projects | • Developing community leadership | • Lack of buy in<br>• Revenue funding for things like green roof, rain capture etc. difficult management and skills requirements that come with their own costs |
| Estates | • Land not regularly cleared / mowed so allowed to naturally generate | • Nothing done proactively<br>• Reactionary rather than planned decisions<br>• Biodiversity may be limited as stronger plants take over | • Improve biodiversity of unused land by management<br>• Make grass areas around buildings more biodiverse whilst still looking maintained<br>• Improve hedgerows around grazing areas | • Requests to purchase what are seen as unused/ overgrown land for garden use of development |
| Housing | • Policy direction – WQHS 2023<br>• Land<br>• Parks undertake majority of land management<br>• Biodiversity standards required for new funding | • Limited knowledge and experience<br>• No green strategy or policy statement in place<br>• Availability of expert resources and coordinators | • Community involvement<br>• Volunteers<br>• Funding capital & revenue<br>• Areas identified as waste ground, surplus land | • Tenant opposition to change<br>• Resources competing<br>• Properties – new build<br>• Decarb – retrofit<br>• Revenue budget cuts |
| S106 | • GI offers multiple benefits to wildlife and occupiers / users of sites – there are some great examples of where s106 money has been used to enhance GI – knap biodiversity project, tree planting in Pencoedtre, bulb planting etc.<br>• Need to ensure developers / stakeholder are aware of these and the importance of them | • Competing with other planning contributions which may be deemed as a higher priority for the authority<br>• Need to ensure policy is up to date and acknowledges nature and climate change emergency | • Section 106 funding can be used to facilitate projects which incorporate green infrastructure enhancements | • Viability may result in other section 106 contributions e.g. affordable housing / education taking priority over GI projects |

| | | | | |
|---|---|---|---|---|
| Transport Services | • Very few?<br>• Bus shelters – are currently funded by grants so could become part of the GI quite quickly | • Bus shelters – apparently no maintenance of green roofs but examples of overgrown shelters seen<br>• | • Bus shelters – green roofs | • Bus shelters – open to vandalism |
| Active Travel | • Replant more trees if we remove during construction<br>• Increase grassed areas during construction<br>• ATNM Now has routes to green spaces for development over the next 15 years | • Trees / planting not thought of as part of scheme development sometimes too late when | • Planting alongside AT routes<br>• Green shelters on cycle parking<br>• Use appropriate lighting for nocturnal animals | • Space constraints limit what additional green assets can be included at time of construction<br>• Future maintenance – tried to bid for planters but could not set maintenance agreement |

| **Team** | **Answer** |
|---|---|
| Where are GI assets being used well? (this can inform the SWOT Analysis) | |
| SAB/LLFA | *Wildflower meadow planting incorporated into flood alleviation works, e.g. Coldbrook, Pencoedtre Park. At surface features adopted via s38 highway agreements, e.g. Ystradowen, Clare Gardens Cowbridge* |
| Planning(DM) | Parks, countryside, |
| Neighbourhood services | County parks are good examples and they present a benchmark for other areas |
| Housing | Specific connectivity led projects – St Lukes, GIBB, Green Camden, |
| | |
| Where are GI assets being under utilised? (this can inform the SWOT Analysis) | |
| SAB/LLFA | *Opportunity to alter management of open grassed areas within SuDS / flood assets to optimize ecosystem within site constraints, i.e. unimproved grassland. Opportunity to improve planting / management in rain gardens within SuDS schemes – SAB requires guidance on key priorities locally. Potential to retrofit GI to existing council assets, e.g. green-walls, green-roofs, etc. but benefits may not be immediately obvious or beneficial. For example, green-roofs reduce run-off during light rain benefiting receiving watercourses and also reduce heat island effect but the 'owner' incurs cost and unlikely to be key driver during retrofit (may be some immediate benefit if reduces heating/cooling costs).* |
| Planning(DM) | Areas of GI that are not widely accessible to the public use or being promoted to be accessed. SUDS features ? |

| | |
|---|---|
| Neighbourhood services | Area of parks and open spaces could be improved to consider future biodiversity need |
| Housing | Areas not due to be developed. Areas with predominantly right to buy council estates but Council retains amenity land |
| Active Travel | Verges should be incorporated into AT infrastructure e.g. not be black tarmac |
| What GI elements must be protected and why? (this can inform the SWOT Analysis) | |
| SAB/LLFA | *Existing watercourses protected from culverting. Surface exceedance flows can enter watercourse rather than relying on formal point inlets, e.g. headwalls / gully inlets. Easier to maintain and identify blockages, less risk of 'lost' assets, biodiversity and habitat benefits. Compliance with Water Framework Directive.* |
| Planning(DM) | Open space, trees, hedgerows (in the main) to support placemaking and in the interest of biodiversity |
| Neighbourhood services | Areas that can create biodiversity to help attract wildlife and also for environmental impact and carbon storage |
| | |
| | |
| What GI elements should be changed in character or enhanced? – **E.g. tree planting in parks** | |
| SAB/LLFA | *Optimise planting schedules for new FCERM or SuDS schemes. Limited scope on Highway Structure asset (inclusion of planting elements on new structures could be considered but potential long-term cost implications).* |
| Planning(DM) | Promoting / enhancement walking /cycling routes through areas of woodland / parks etc, unlocking secured GI space<br>Green roofs on Council / public buildings. Council should have a 1 for 1 replacement for the removal of non protected trees |
| Neighbourhood services | Public access / attractions / public engagement. Generally is public areas that attract ownership and buy in from the public |
| | |
| | |
| Where is there a need to create new GI elements and what type should they be? – **E.g. looking specifically at areas of greatest depravation for priorities (using the QGIS Project)** | |
| SAB/LLFA | *Need for Vale wide assessment into potential for SuDS (incl GI) retrofit, beyond inhouse capability / resource.* |
| Planning(DM) | Where there is a lack of GI in a particular area, as GI will add to Placemaking and introduce Biodiversity enhancements etc.<br><br>Potential to green up public areas by removing large areas of hardstanding, which will also enhance biodiversity interest and introduce a more sustainable means of drainage<br><br>Green corridors – informal routes |

| | |
|---|---|
| Neighbourhood services | Public and private land. Areas where there is a reliance on heavy grass activity |
| Housing | Non development land |
| Active Travel | Include green roofs on cycle shelters where possible |
| Where should the development of grey infrastructure be integrated with GI? – **E.g. Highways & active travel schemes** | |
| SAB/LLFA | *Highways and active travel scheme may be subject to SAB and opportunity to incorporate at surface green features into design rather than solely rely on porous 'hard' surfaces. Wider benefits potentially relating to incorporation of treepits, etc to reduce heat island effect, provide shade, etc. but not currently a direct consideration via SAB.*<br>*Council premises, including housing stock, green roofs could be considered in key areas, e.g. help reduce heat island effect.* |
| Planning(DM) | Active travel routes, to enhance their appeal and provide greater access and visibility of GI |
| Neighbourhood services | Through the planning process so developments have to comply with a GI strategy that promotes and improves biodiversity |
| Housing | New pavement? And pathways? On estates subject to funding |
| Active Travel | On AT routes – plant trees, wildflower at time of construction |
| Are there are any developments coming forward either consented or proposed that integrate GI into the scheme? If so how? | |
| SAB/LLFA | *Most new SuDS approvals include some element of new green infrastructure, although design driven by management of surface water so may be opportunity to improve habitat / linkage gains through improved guidance.* |
| Planning(DM) | Yes nearly all major development will have an element of GI and we seek to maximize the % of GI in large new developments |
| Neighbourhood services | Yes, change within the grass cutting contract that will create new biodiversity / wildflower areas |
| Active Travel | Eglwys Brewis – includes removing trees to build route but we are replanting more than removing. I want to include wildflowers |
| | |
| Which elements should be linked together? – **E.g. links from settlements to green / blue flag areas** | |
| SAB/LLFA | *Opportunity to provide better links across new developments through at surface SuDS* |
| | |
| | |
| | |
| | |
| What inhibits our ability to maximise green infrastructure provision (of various functions)? (this can inform the SWOT Analysis) | |
| SAB/LLFA | *Cost (sometimes perceived rather than actual issue), resource, expertise / guidance internally on optimizing to achieve wider objectives / aims outside specific area under consideration. For example, under-ground and at-surface water storage may both satisfy technical requirements for SAB but at-surface features incorporating optimized planting could significantly benefit amenity, biodiversity, reduced* |

| | |
|---|---|
| | *heat-island effect, etc. Conflicting priorities, e.g. solar panels may not be deemed compatible with green roofs or combination may be more expensive. Difficult to quantify all benefits, e.g. carbon footprint of constructing a green-roof may be higher than traditional build and potentially requires additional maintenance, etc. However, if heating / cooling needs of building underneath is significantly reduced then carbon (and cost) saving may outweigh upfront costs.* |
| Planning(DM) | Land values / viability / housing density requirements, SUDs provision, all of which have to be taken into account and balanced in any proposal.<br><br>Maintenance costs / budget for Council |
| Neighbourhood services | Land not owned by the council. Internal politics. Funding restrictions and capacity within teams |
| Housing | Public perception. Increased revenue costs. Capital (i.e. new planting) |
| Active Travel | Knowledge and understanding and resources. Constraints when building new AT routes – could be because of widths and / utilities in areas |
| What can be done to maximize green infrastructure provision (of various functions)? | |
| SAB/LLFA | *Clear corporate position on common themes, e.g. position on green roofs, green-walls, targets for GI in new development (including clear guidance what will and won't be accepted) linked to over-arching issues (carbon reduction, climate change, heat, flood, water re-use, etc). Clear objectives / targets regarding potential retrofit of GI, e.g. SuDS, green-roofs, tree-pits. Incentives / rebates for sustainable building / GI, e.g. Montreal, Germany – not without challenges! If clear policies available then can embed into requirements via SAB process. Also, improved understanding of how to optimize biodiversity and other gains within constraints of SAB planting.* |
| Planning(DM) | Increase funding sources / grant opportunities<br>Increase additional requirements in national and local planning policy and SPGs |
| Neighbourhood services | Council wide policy. Examples of good practice that must be adopted. Included in any development and within planning process. |
| Housing | Capacity and resources of expert staff within council |
| | |
| Which elements are possibly tradable to achieve net environmental gains in both an infrastructure and qualitative sense? | |
| SAB/LLFA | *Potential to 'offset' SuDS features considered previously and could apply to GI elements. In heavily constrained areas, i.e. highway junction improvements / widening, where restricted scope to include at surface green features could pay into a fund that is then used to construct features in the same catchment, e.g. highway raingardens away from junction. Could expand idea to cover small private developments, e.g new driveways, but would need to ensure opportunities within catchment.* |
| Planning(DM) | Possibly childrens play space and reduced parking provision in developements |

| | |
|---|---|
| Neighbourhood services | By adding in legistaltion (and policy) to increase environmental gains by ensuring it's in all aspects of development – housing , infrastructure etc. |
| | |
| What are the main barriers to increasing provision? If resource, please explain how and add one additional barrier? | |
| Planning(DM) | Council wide budgets to provide / take on GI for adoption<br>Competing requirements in dealing with development sites as per answer h (What inhibits our ability to maximise green infrastructure provision (of various functions)?) |
| Neighbourhood services | Clear policy and strategy so departments have to work closer together and resource should be structured to aspire and deliver the outputs of the strategy |
| | |

# APPENDIX 5
# GREEN INFRASTRUCTURE ACTION PLAN USER GUIDE



© Ljo Angharad

## GREEN INFRASTRUCTURE ACTION PLAN USER GUIDE

The Action Plan should be developed as an updateable Excel spreadsheet and held by the Vale of Glamorgan Council.

The Action Plan should be structured as follows:

- **Ref No** – the unique reference number for the project.
- **Project Name** – existing project name or suggested name for a potential project.
- **Project Scope** – summary of the project's aims, location or spatial extent.
- **Status:**
  - Concept/Aspirational Stage
  - Feasibility Stage
  - Business Case Established and Ready for Funding
  - Existing/Funded
- **Strategic/Landscape-Scale or Local/Place-Specific GI Project**
- **GI Zone Name:**
  - 1: Western Vale
  - 2: Eastern Vale
  - 3: Rural Coast
  - 4: Coastal Settlements
  - Multiple Zones
- **Settlement Name:**
  - Barry
  - Cowbridge
  - Llantwit Major
  - Rhoose
  - Penarth
  - Dinas Powys
  - Wenvoe
  - Llandow
  - Other
- **Contribution to GI Strategy Objectives:**
  - 1: Improve Health & Well-being
  - 2: Enhance Biodiversity & Increase Ecosystem Resilience
  - 3: Increase Climate Change Mitigation & Resilience
  - 4: Improve Social Cohesion
  - 5: Support Sustainable Economic Development
  - 6: Strengthen Sense of Place
- **Contribution to National Well-being Goals:**
  - 1: A Prosperous Wales
  - 2: A Resilient Wales

- 3: A Healthier Wales
- 4: A More Equal Wales
- 5: A Wales of Cohesive Communities
- 6: A Wales of Vibrant Culture and Thriving Welsh Language
- 7: A Globally Responsive Wales

- **Contribution to the Vale Well-being Objectives:**
  - 1: A more resilient and greener Vale
  - 2: A more active and healthier Vale
  - 3: A more equitable and connected Vale

- **Contribution to the Vale of Glamorgan Biodiversity Forward Plan Objectives**
  - 1: Engage and support participation and understanding to embed biodiversity throughout decision making at all levels
  - 2: Safeguard species and habitats of principle importance and improve their management
  - 3: Increase the resilience of our natural environment by restoring degraded habitats and habitat creation
  - 4: Tackle key pressures on species and habitats
  - 5: Improve our evidence, understanding and monitoring
  - 6: Put in place a framework of governance and support for delivery

- **Priority – the indicative timescale for project delivery:**
  - Short-term (1 year)
  - Medium-term (2-5 years)
  - Longer-term (5+ years)

- **Indicative Cost:**
  - Low: <£10k
  - Medium: £10k-£100k
  - High: £100k-£1M
  - Major: >£1M

- **Delivery Lead**

- **Delivery Partners**

- **Outcomes/Indicators** – for monitoring progress in delivery of action/evaluating project impact.

# GLOSSARY



© Dave Roberts

## GLOSSARY

**Amenity:** Positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity

**Benefits:** Positive impacts for people and wildlife derived from green infrastructure and natural capital

**Biodiversity**: The variety of all life on Earth: genes, species and ecosystems. It includes all species of animals and plants, and the natural systems that support them.

**Biodiversity Net Gain/Net Benefits:** An approach to development and/or land management that leaves nature in a measurably better state.

**Blue Infrastructure:** Blue or blue-green Infrastructure is the term used to refer to the water elements of green infrastructure, including watercourses, waterbodies, and wetlands.

**Carbon Sequestration:** The uptake and storage of carbon, for instance by absorption of carbon dioxide by trees and plants which then release the oxygen

**Catchment:** An area of land defined by its topographic watershed, including streams, rivers, wetlands and lakes, from which rainfall collects flows into a defined outlet such as a river mouth, estuary, tributary confluence or lake

**Climate Change**: The large-scale, long-term shift in weather patterns and average temperatures across the world due to the release of greenhouse gases (most notably carbon dioxide) into the air since the mid-1800s by humans – causing temperatures to rise and resulting in permanent changes to the climate, affecting people through flooding and damage to ecosystems

**Climate Change Adaptation:** Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities

**Climate Change Mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing the sources of, or enhance the sinks for, greenhouse gases

**Climate Change Resilience:** The ability/capacity of places, communities and individuals to thrive in the face of multiple risks, uncertainty and threats posed by climate change. Climate resilience requires mitigation and adaptation actions that must be combined to tackle the current and future impacts of climate change

**Conservation**: The protection, improvement and use of natural resources in line with principles that assure the highest economic or social benefits for people and the environment

**Designated Biodiversity Sites:** International sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Sites of Importance for Nature Conservation

**Ecological Network:** Habitats and species and the way that they interact and connect, often but not always in corridors of linked sites.

**Ecosystem**: A dynamic community of living organisms (animals, plants, fungi and microorganisms) and their physical environment that interact as a functional unit.

**Ecosystem Services:** are the benefits (such as food, water, flood and disease control and recreation) that people obtain directly or indirectly from natural capital

**Green Infrastructure**: The network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales.[121]

**Green Infrastructure Assets:** green/blue spaces and natural/semi-natural features at a range of scales that provide valuable ecosystem services and benefits for people.

**Green & Blue Networks:** are connected areas of Green Infrastructure assets that together form an integrated and multi-functional network, which can help to define landscape or townscape structure, provide links with the countryside, promote walking and cycling, and enhance connectivity for species and habitats

**Green Roof**: A vegetative roof system that hosts plants in a growing medium installed over a waterproof membrane. Green roofs can be designed as wildlife habitats and to optimise energy conservation (through insulation) and/or for aesthetic value, and can be a source of water

**Green (or Living) Wall**: A vertical wall (partially) covered in greenery, often planted in soil at the base, but sometimes using wall-mounted boxes or special panels. Green walls offer several benefits such as contributing to heat retention and cooling, storm water retention and capturing pollutants

**Landscape:** An area, as perceived by people, whose character is the result of the action and interaction of their natural and/or human factors (e.g. geology, landform, soils, vegetation, land use and human settlement)

**Landscape-scale Conservation**: The pursuit of multiple benefits from enhancing nature across a defined area that make links to wider economic and social priorities (e.g. water quality, access to nature)

**Mental Health Benefits:** Connecting people to a healthy environment is a powerful tool for combatting mental health issues such as chronic stress, depression and anxiety. Access to green space, outdoor exercise and green activities, such as gardening or habitat conservation, can have positive impacts on people experiencing mental ill health

**Multi-functionality:** The ability to provide multiple functions at the same time (e.g. for nature, health and well-being, climate and prospering communities). In terms of green infrastructure, this can mean providing opportunities for recreation whilst delivering biodiversity, contributing to flood risk management, and reducing urban heat stress through shading and cooler greenspaces.

**Natural Capital:** The elements of nature that directly or indirectly produce value for people, including ecosystems, species, freshwater, land, minerals, air and oceans, as well as natural processes and functions. Natural capital assets are stocks of nature which provides a flow of ecosystem services and benefits to people over time

[121] Planning Policy Wales Edition 11 (updated 2023)

**Natural Flood Management:** Managing flood and coastal erosion risk by protecting, restoring and mimicking the natural 'regulating' function of catchments, rivers, floodplains and coasts

**Nature-based Solutions**: Is a term used to describe natural and modified ecosystems that address societal challenges effectively and adaptively, simultaneously providing human well-being and biodiversity benefits; and also refers to solutions supported by working with natural processes

**Nature Recovery:** Halting and reversing the loss of species and habitats; and enhancing sites that are designated for nature conservation and other wildlife-rich places. Newly created and restored wildlife-rich habitats, corridors and stepping-stones will benefit nature recovery by helping wildlife populations to grow and move

**Open Space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity

**Physical Health Benefits:** Access to green space for regular exercise can significantly reduce the impacts of cardiovascular disease and other serious health problems. Regular exercise, including walking, can reduce the negative effects of health threats such as obesity, coronary heart disease and respiratory disorders

**Place-making:** The process we use to shape our public spaces and buildings. Rooted in community-based participation, place-making involves planning, design, and management. It brings together diverse people (including professionals, elected officials, local groups, residents, and businesses) to improve a community's cultural, economic, social and environmental situation.

**Priority Habitats:** Habitats of importance included under Section 7 of the Environment (Wales) Act 2016

**Resilient Ecological Networks:** Networks of habitat in good ecological condition linking protected sites and other biodiversity hotspots across the wider landscape, providing maximum benefit for biodiversity and well-being. Such nature networks have existing or potential for healthy resilient ecosystems which provide a range of important ecosystem services as well as allowing the movement of species across landscapes in response to climate change. These networks should be diverse, of sufficient scale and extent, in good functional condition and part of connected mosaics, to enable species and habitats to adapt to disturbance and change.[122]

**Stepping stones:** Pockets of habitat that, while not necessarily connected, facilitate the movement of species within urban and rural landscape

**Stewardship:** Taking care of the land

**Sustainability:** Meeting the needs of the present without compromising the ability of future generations to meet their own needs

**Sustainable Drainage System (SuDS):** An approach to managing surface water run-off from rainfall close to where it falls that replicates natural drainage by slowing and holding back run-off, reducing pressure on existing piped systems and reducing risk of flooding. Where designed as

[122] The Nature Recovery Action Plan for Wales, 2020 – 21, Welsh Government

vegetated/green systems, SuDS can help to moderate microclimate, benefit ecology, improve water quality and provide amenity spaces with opportunities for recreation

**Sustainable Transport:** Environmentally sustainable modes of travel, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport

**Typology** (of GI)**:** The classification of the range of green infrastructure assets by broad types (for example, park or public garden, outdoor sports facilities and natural and semi-natural greenspace)

**Urban Cooling:** Measures for reducing the urban heat island effect where cities experience higher-than-normal heat temperatures, as compared to surrounding areas, due to urban heat stress when densely-populated urban landscapes of tarmac, brick, metal and dark rooftops soak up energy from sunlight

**Urban Greening:** Increasing and enhancing urban nature and greenspaces, including wider environmental improvements (e.g. reducing pollution and positive environmental behaviours such as recycling and public transport etc)

**Urban Tree Planting:** The process of planting tree seedlings in towns and cities. As urban sites may not be the natural habitat for trees, tree choice and location are vital if trees are to grow and flourish. Planting trees in urban areas can yield many benefits in addition to their aesthetic value, such as reductions in air pollution and noise levels

**Well-being:** The state of being happy and healthy. Being in or close to nature reduces anger, fear, and stress and increases pleasant feelings. Exposure to nature not only make us feel better emotionally, it contributes to our physical well-being, reducing blood pressure, heart rate, muscle tension, and the production of stress hormones

**Welsh Index of Multiple Deprivation (WIMD):** the Welsh Government's official measure of relative deprivation for small areas in Wales. It identifies areas with the highest concentrations of several different types of deprivation. WIMD ranks all small areas in Wales from 1 (most deprived) to 1,909 (least deprived). It is a National Statistic produced by statisticians at the Welsh Government. Small areas are Census geographies called Lower-layer Super Output Areas (LSOAs).

**Wildlife (or Ecological) Corridor:** Linear features that enable migration and dispersal or otherwise act to link habitats in ways that reduce the isolation of wildlife populations





| | |
|---|---|
| Nottingham Studio | Third Floor, The Birkin Building, 2 Broadway, Nottingham NG1 1PS |
| London Studio | Unit CF 305, Cannon Wharf, Pell Street, London SE8 5EN |
| Contact | +44 (0)115 8386737 mail@cbastudios.com www.cbastudios.com |
| Directors | D Watkins BSc MSc MRTPI FRGS FLI • A Croft BA MA MCIfA |


CBA is the trading name of Chris B andford Associates Ltd Registered in Eng and No 03741865. Registered Office: Third F oor, The Birkin Bui ding, 2 Broadway, Nottingham NG1 1PS

AECOM

# Integrated Sustainability Appraisal (ISA) for the Replacement Local Development Plan

## ISA Report for the Deposit Plan

Vale of Glamorgan Council

November 2025

Delivering a better world

## Quality information

| Prepared by | Checked by | Verified by | Approved by |
|---|---|---|---|
| CB: Associate Director<br>OM: Planning Consultant<br>EB: Planning consultant | RP: Principal Planner | NCB: Technical Director | NCB: Technical Director |

## Revision History

| Revision | Revision date | Details | Name | Position |
|---|---|---|---|---|
| V0.1 | October 2025 | First draft for internal review | CB | Associate Director |
| V1.0 | October 2025 | First draft for client review | RP | Principal Planner |
| V1.1 | November 2025 | Updated draft for client review | CB | Associate Director |
| V2.0 | November 2025 | Final draft for issue | CB | Associate Director |

Prepared for:

Vale of Glamorgan Council

Prepared by:

AECOM Limited
3 Rivergate,
Temple Quay,
Redcliffe,
Bristol BS1 6GD

aecom.com

© 2025 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited (“AECOM”) in accordance with its contract with Vale of Glamorgan Council and in accordance with generally accepted consultancy principles and the established budget. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. AECOM shall have no liability to any third party that makes use of or relies upon this document.

# Table of Contents

**Introduction**

1. Introduction ..... 1
2. What is the Deposit Plan seeking to achieve? ..... 4
3. What is the scope of the ISA? ..... 7

**Part 1: What has plan preparation/ ISA involved up to this point?**

4. Introduction (to Part 1) ..... 10
5. Establishing reasonable alternatives ..... 11
6. Appraising reasonable alternatives ..... 21
7. Developing the preferred approach ..... 31

**Part 2: What are the ISA findings at this stage?**

8. Introduction (to Part 2) ..... 33
9. Appraisal of the Deposit Plan ..... 34
10. Summary and recommendations ..... 72

**Part 3: What happens next?**

11. Next steps and monitoring ..... 75

**Appendices**

Appendix A – Regulatory requirements ..... 79
Appendix B – SA of growth options (level of growth) ..... 83
Appendix C – SA of growth options (spatial options) ..... 96
Appendix D – Updated GIS analysis of candidate sites ..... 110

# Introduction

# 1. Introduction

## 1.1 Background

1.1.1 AECOM has been commissioned to lead on Integrated Sustainability Appraisal (ISA) in support of Vale of Glamorgan Council's (herein referred to as 'the Council') Replacement Local Development Plan (RLDP). ISA integrates and fulfils the duties and requirements of Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA), Welsh Language Impact Assessment (WLIA) and the Well-being of Future Generations (Wales) Act 2015 (WBFG).

1.1.2 ISA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives in terms of key sustainability issues. The aim of ISA is to inform and influence the plan-making process with a view to avoiding and mitigating negative effects and maximising positive effects. Through this approach, the ISA for the RLDP seeks to maximise the plan's contribution to sustainable development.

## 1.2 ISA approach

1.2.1 This ISA seeks to incorporate the various requirements for SA, SEA, EqIA, HIA, WLIA, and WBFG. Each of the assessment processes are discussed in turn below. The approach for this ISA is to fully integrate SA, SEA, EqIA, HIA, WLIA and WBFG to provide a single assessment process that meets the needs of all components.

### Sustainability Appraisal (SA) & Strategic Environmental Assessment (SEA)

1.2.2 SA and SEA are very similar assessment processes. SEA was established at the international level, whilst SA was established at the national level. SEA is undertaken to meet the requirements of the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004, which transposes into national law the EU Strategic Environmental Assessment (SEA) Directive. It applies to many different types of plan documents. SA is a legal requirement for Local Development Plans under Section 19(5) of the Planning and Compulsory Purchase Act 2004. SA usually incorporates SEA to deliver a single assessment process that avoids repetition in the local development plan evidence base.

1.2.3 In line with the regulations, there are two key steps for SA/ SEA:

- Firstly, when deciding on the scope of the assessment there is a need to consult the relevant consultation bodies (in Wales this is Natural Resources Wales and Cadw); and
- Secondly, a report (the SA or Environmental Report – or in this case the ISA Report) is published for consultation alongside the draft plan. This report should present an assessment of the plan and reasonable alternatives, identifying the likely significant effects of plan implementation on the baseline established through scoping.

1.2.4 The LDP Manual Edition 3 (2020) states that SA, incorporating SEA, plays an important part in demonstrating that the LDP is sound, by ensuring that it reflects the legislative requirements and achieves sustainable development.

## Equalities Impact Assessment (EqIA)

1.2.5 As a public-sector organization, the Council has a duty under the Equality Act 2010 and associated Public Sector Equality Duty (PSED) to ensure that the objectives of policy options within the RLDP avoid unlawful discrimination (direct and indirect), advance equality of opportunity, and foster good relations between those with protected characteristics and all others. This was more recently complimented by the Socio-Economic Duty in 2021, which seeks to further contribute to the Country's long-term well-being goals, strengthen social partnership arrangements, and advance fair work ambitions.

1.2.6 EqIA is a tool used by public sector organisations to demonstrate how these duties have been met. In this ISA, a separate equalities ISA theme has been established through scoping, which seeks to explore the dimensions outlined above and demonstrate compliance.

## Health Impact Assessment (HIA)

1.2.7 The Public Health (Wales) Act 2017 requires a Health Impact Assessment (HIA) to be carried out for development plans which assesses the likely effects of the plan on physical and mental health and well-being. The LDP Manual Edition 3 (2020) identifies that the HIA process can be integrated into the SA from the start, recognising that the existing health component of an SEA can be broadened to include both physical and mental health objectives of an HIA.

1.2.8 Public Health Wales has also published 'Creating healthier places and spaces for our present and future generations' (2018) which focuses on six priority areas of the built and natural environment that can positively impact on health and wellbeing, and support delivery of wellbeing goals.

1.2.9 In this ISA, there is an ISA theme dedicated to health and well-being (established through scoping) that will explore and report on such effects and meet the needs of HIA.

## Welsh Language Impact Assessment (WLIA)

1.2.10 The Welsh Government is committed to supporting the Welsh Language so that it can thrive and grow across Wales. Under the Planning (Wales) Act 2015, it is a legislative requirement that the SA must include an assessment of the likely effects of the plan on the use of Welsh language (Section 11).

1.2.11 Planning Policy Wales (PPW) (2021) sets the policy requirements for the Welsh language. Technical Advice Note (TAN) 20: Planning and the Welsh Language provides guidance on the consideration of the Welsh language as part of the development plan process. This identifies how the ISA process is the mechanism for considering how the scale and location of growth, the vision, objectives, policies and proposals individually and in combination, impact on the Welsh language. Where evidence indicates a detrimental

impact on the use of the Welsh language the LPA can assess whether the strategy should be amended, or mitigation measures should be identified.

### Well-being of Future Generations (Wales) Act 2015

1.2.12 The Planning (Wales) Act 2015 sets out the definition of sustainable development for the planning system in Wales, mirroring the definition in the Well-being of Future Generations (Wales) Act 2015 (WBFGA).

*"Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals".*

1.2.13 The WBFGA sets seven well-being goals which all public bodies are required to achieve:

- 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; and
- A globally responsible Wales.

1.2.14 The LDP Manual Edition 3 (2020) identifies that the LDP must demonstrate how it contributes to achieving the wellbeing goals and the approach taken through the ISA can enable planning authorities to understand where the plan can maximise its contribution. The wellbeing goals should therefore be integral to the preparation of the ISA Scoping Report and ISA framework which will assess the plan's growth options, objectives, policies and proposals.

1.2.15 The Act also identifies five ways of working which public bodies need to demonstrate they have carried out when undertaking their duty to achieve sustainable development. These are: involvement, collaboration, integration, prevention and long-term vision. The well-being goals and the five ways of working can be used to inform and structure the ISA framework.

## 1.3 This ISA Report

1.3.1 This ISA Report is published alongside the Deposit Plan for final consultation prior to submission and examination of the RLDP. The report is structured in three parts: Part 1 explores reasonable alternatives for the plan approach, Part 2 assesses the Deposit Plan being presented at this stage, and Part 3 details the next steps for plan-making and ISA. This report structure has been developed specifically with the legislative requirements in mind, and the links to these requirements are clarified in **Appendix A**.

# 2. What is the Deposit Plan seeking to achieve?

## 2.1 Overview

2.1.1 VOGC is currently in the process of preparing the RLDP, which will replace the existing LDP and help shape the Vale of Glamorgan for the next 15 years (to 2036).

2.1.2 The RLDP will set out the vision, objectives, strategy and policies for managing development in the Vale of Glamorgan and will contain local planning policies. The RLDP will set out land use development proposals for the Vale, including for the purposes of housing, employment, retailing, recreation, transport, tourism, minerals, waste, and community uses.

2.1.3 The RLDP will also identify areas to be protected from development and provide policies against which future planning applications will be assessed. It will be prepared considering 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.

## 2.2 Vision and objectives of the RLDP

2.2.1 The vision established for the RLDP is set out below:

***'By 2036:***

*The Council will have achieved its target of becoming zero carbon by 2030. It has adopted innovative techniques and efficient resource use to mitigate its impact on the environment, and exemplar zero carbon projects including schools and district heating networks have been implemented. Development of the Cardiff Capital Region Aberthaw Green Energy Park has established the Vale of Glamorgan as a regional hub for innovation in renewable and green energy and zero carbon manufacturing. All development within the Vale of Glamorgan is now built to the highest standards of environmental design and performance, incorporating measures to mitigate and adapt to the impacts of Climate Change.*

*The Vale of Glamorgan is a healthy and inclusive place for everyone, with equitable access to services and facilities both physically and digitally. Residents are proud of where they live and have access to the homes they need. Housing growth has delivered homes which caters for all, including affordable homes and older person's housing; contributing towards diverse and cohesive communities where residents can maintain their independence.*

*Through placemaking, places and spaces are safe, accessible and socially inclusive. Development respects local character and sense of place is valued by residents and contributes positively towards health and wellbeing. Positive improvements have been achieved in narrowing the disparities in*

*the quality of life and health outcomes for residents living in the most deprived areas through improved access to employment, education, training, services, and investment in the built environment.*

*The Vale enjoys a network of connected, multi-functional and accessible green and blue spaces, providing a range of enhanced leisure and health benefits within and between towns, villages, and the countryside. More residents participate in active and healthy lifestyles. Investment in green infrastructure has produced a net biodiversity benefit with the creation of new habitats, enhanced connectivity and Planting providing carbon storage and contributing towards Climate Change resilience and adaptation.*

*The Vale continues to be a place where the culture and diversity of people, and the unique qualities of its communities, are recognised and protected.*

*Placemaking supports a strong sense of community and has contributed to improving the quality of life for all generations. Residents and visitors have access to local facilities and inclusive places to meet and play. New development will have respected the local character of the Vale, protecting its outstanding and distinctive historic, natural and built environment. The important historic heritage of the Vale continues to be conserved and enhanced.*

*The Council's Growth and Regeneration Programme for Barry has successfully transformed the town. The town and local retail centres are vibrant places, while the new marina at Barry Waterfront and revitalised Barry Island provide all year-round tourism. A range of public realm schemes have enhanced the built and natural environment throughout the town.*

*The towns of Cowbridge, Llantwit Major and Penarth are vibrant and attractive sustainable service centres playing a vital role in providing a diverse range of services and facilities for their residents and those living in neighbouring villages. Town centres have adapted to reflect changes in retail behaviour and now function as multi use centres providing retail, leisure, recreation, community, and employment spaces.*

*Growth within rural settlements has provided for the needs of residents and supports balanced multigenerational communities that contribute to the vibrancy of the rural area. Through investment in active travel, public transport, and broadband connectivity the rural vale is a living and working countryside supporting a network of sustainable and thriving rural communities.*

*The delivery of the South East Wales Metro means that the Vale of Glamorgan is now well connected by an integrated transport system supporting economic growth. Communities have access to improved transport connectivity both locally and regionally, with economic and housing growth delivered sustainably to the benefit of communities. Enhanced active travel networks within and between towns and villages have created liveable and accessible neighbourhoods for residents linked to their surrounding rural settlements.*

*The Vale has a thriving local economy with a balanced, diversified business base. New employment growth at Bro Tathan and Cardiff Airport Enterprise Zones has attracted inward investment from knowledge-based and high-tech*

*businesses, creating high quality employment and training. The Vale has a skilled and adaptable workforce. The delivery of strategic and local employment sites, alongside opportunities for rural businesses, agricultural diversification and digital connectivity, has enabled existing businesses to grow and thrive and has contributed to a reduction in outward commuting.*

*Through strong investment in tourism, leisure, recreation and green infrastructure, the Vale of Glamorgan is an all-year-round tourist destination. Sensitive and sustainable management of its built and natural assets including the Heritage Coast, Country Parks, beaches, countryside and historic heritage has enabled tourism to flourish. The Vale attracts visitors from afar and tourism is an important source of local employment, investment, and an enabler of rural diversification.'*

2.2.2 The ten strategic objectives set out below expand the LDP vision into nine key themes for the Vale of Glamorgan. These Objectives not only reflect national Planning policy, but also the aspirations of the Council and key stakeholders and demonstrate how the RLDP will contribute towards addressing the issues identified.

- Objective 1 - Mitigating and Adapting to Climate Change
- Objective 2 - Improving Mental and Physical Health and Well-being
- Objective 3 - Homes for All
- Objective 4 - Placemaking
- Objective 5 – Protecting and Enhancing the Natural Environment
- Objective 6 - Embracing Culture and Heritage
- Objective 7 - Fostering Diverse, Vibrant, and Connected Communities
- Objective 8 - Promoting Active and Sustainable Travel Choices
- Objective 9 - Building a Prosperous and Green Economy
- Objective 10 – Promoting Sustainable Tourism

# 3. What is the scope of the ISA?

## 3.1 Overview

3.1.1 The aim here is to introduce the reader to the scope of the ISA, i.e. the sustainability issues/ objectives that should be a focus of (and provide a broad methodological framework for) the ISA.

## 3.2 Scoping consultation

3.2.1 The Regulations require that "*When deciding on the scope and level of detail of the information that must be included in the Environmental Report* [i.e. the SA scope], *the responsible authority shall consult the consultation bodies*". In Wales, the consultation bodies are Natural Resources Wales and Cadw. A Scoping Report was sent to the statutory consultees for comment from August to September 2022. The responses received were considered and amendments made to the baseline information and draft ISA Objectives where necessary. Since that time, the ISA scope has evolved as new evidence has emerged and there have been some minor refinements to the ISA objectives - however, the scope remains fundamentally the one agreed through the dedicated scoping consultation in 2022.

3.2.2 Further information on the scope of the ISA - i.e. a more detailed review of sustainability issues/ objectives as highlighted through a review of the sustainability 'context' and 'baseline' – is available to view separately via the Council's website here. This is given the iterative nature of the process, and these documents will be updated as necessary.

## 3.3 ISA framework

3.3.1 Table 3.1 presents the ISA objectives - grouped under ten topic headings - established through scoping, i.e. considering context/baseline review, identified key issues and responses from statutory consultees.

3.3.2 Taken together, the ISA topics and objectives presented in Table 3.1 overleaf provide a methodological 'framework' for appraisal.

## Table 3.1: ISA Framework

| ISA topic | ISA objective |
|---|---|
| **Economy and employment** | • Support a sustainable, diverse, and resilient economy, with innovative responses to changing conditions and support for a strong future workforce. |
| **Population and communities** | • To provide enough good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.<br>• To enhance design quality to create natural beautiful places for people that maintain and enhance community and settlement identity. |
| **Health and wellbeing** | • To improve the health and wellbeing of residents within Vale of Glamorgan promoting healthy and sustainable places. |
| **Equality, diversity and inclusion** | • To reduce poverty and inequality; tackle social exclusion and promote community cohesion. |
| **Climate change** | • Support the resilience of Vale of Glamorgan to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.<br>• Reduce Vale of Glamorgan's contribution to climate change from activities which result in greenhouse gas emissions and contribute to meeting the Council's target of net zero. |
| **Transport and movement** | • Increase sustainable transport use and reduce the need to travel |
| **Natural resources** | • To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.<br>• To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.<br>• To protect mineral resources and ensure that an adequate supply of a diverse range of minerals is available over the long-term.<br>• Support waste management.<br>• To conserve, protect and enhance the water environment, water quality and water resources. |
| **Biodiversity and geodiversity** | • Protect and enhance biodiversity within and surrounding Vale of Glamorgan. |
| **Historic environment** | • Preserve and enhance Vale of Glamorgan's heritage resource, including its historic environment and archaeological assets.<br>• Promote understanding of Vale of Glamorgan's cultural heritage. |
| **Landscape** | • To protect and enhance the quality and character of Vale of Glamorgan's landscape, seascape and townscape. |

# Part 1: What has plan preparation/ ISA involved up to this point?

# 4. Introduction (to Part 1)

## 4.1 Overview

4.1.1 Formal preparation of the RLDP has been underway since June 2021, with a range of evidence produced to inform its development. Table 4.1 sets out the key RLDP and ISA documents published since 2021. The RLDP documents and evidence base (including ISA Reports) can be viewed and downloaded on the Council's website. This ISA Report accompanies the Deposit Plan in consultation.

**Table 4.1: Key plan and ISA stages**

| RLDP document | ISA document |
|---|---|
| Adopted Local Development Plan Review Report (November 2021) | |
| | ISA Scoping Report (December 2022) |
| Pre-Deposit Plan (Preferred Strategy) (November 2023) | Initial ISA Report (November 2023) |
| Deposit Plan (November 2025) | ISA Report (November 2025) |

4.1.2 The ISA Report, in-line with regulatory requirements (Schedule 2 of the SEA Regulations), needs to explain how work was undertaken to develop and then appraise reasonable alternatives, and how the Council then considered these findings when finalising the Deposit Plan. This is the focus of Part 1 of this ISA Report. Part 1 essentially explores the process that has led to the preferred approach in the Deposit Plan, and then the Deposit Plan is the focus of appraisal in Part 2 of this ISA Report.

4.1.3 The remainder of Part 1 of the ISA Report is structured as follows:

- **Chapter 5** explains the context for growth in the Vale and the work undertaken to develop and identify reasonable alternatives at this stage.
- **Chapter 6** presents an appraisal of the identified reasonable alternatives, and
- **Chapter 7** presents the Council's reasons for selecting the preferred approach, considering the alternatives.

# 5. Establishing reasonable alternatives

## 5.1 Introduction

5.1.1 This chapter explains the evidence and work carried out to identify strategic options, following on from the options that have been established and assessed to date (i.e., those presented in the Initial ISA Report 2023).

5.1.2 To deliver the plan vision and objectives identified in Chapter 2, the Council have explored both how much growth (housing and employment) is required over the plan period (2021 to 2036) and where this growth could be located within the Vale. Each of these issues are discussed in turn below.

## 5.2 Level of growth

5.2.1 VOGC commissioned Edge Analytics to prepare a range of demographic, housing, and employment growth scenarios to inform the RLDP (2023). A total of twelve growth options were derived from a variety of sources, including Welsh Government population projections (four options), POPGROUP (PG) trend-based scenarios (three options), dwelling-led scenarios (two options), and employment-led scenarios (three options). Using these sources, population and household growth trajectories are presented for the Vale of Glamorgan, alongside annual net migration, housing, and employment needs (see Table 5.1). This evidence was presented at Pre-Deposit consultation in 2023.

5.2.2 As shown in Table 5.1, the annual housing need ranges from 151 dwelling per annum, under the Welsh Government 2014-based principal population projection, to 698 dwellings per annum, under the dwelling-led 5-year scenario. The closest scenario to a mid-point between the low and high growth scenarios is the Welsh Government 2018-based principal population projection, which delivers 431 dwellings per annum. Most options fall within a hundred more/ less dwellings than this mid-point.

5.2.3 The scenarios have been grouped into three options for low, medium, and high growth as follows:

- **Low growth**: 151 to 211 dwellings per annum, and a reduction of 125 jobs to an increase of 25 jobs per annum (WG-2014 and Employment-led OE scenarios).
- **Medium growth**: 316 to 527 dwellings per annum and 191 to 341 new jobs per annum (WG-2018-LOWPOP, PG-10Y, PG-Long Term, WG-2018, Employment-led ELR (CR 1-1), Dwelling-led 10Y, WG-2018-HIGHPOP, and Employment-led ELR scenarios).
- **High growth**: 637 to 698 dwellings per annum and 426 to 493 new jobs per annum, (PG-5Y and Dwelling-led 5Y scenarios).

5.2.4 These three options were assessed in the Initial ISA Report (2023) which was publicised alongside the Pre-Deposit Plan in 2023. The Council identified in 2023 that the preferred approach is the dwelling-led 10-year scenario which would deliver a medium level of growth (526 new dwellings

per annum and 325 new jobs per annum). Following on from this consultation, no additional scenarios have been identified, and the Council are continuing to progress the preferred approach of the dwelling-led 10-year scenario. For completeness, the assessment of the three options above (low, medium, and high growth) is provided in **Appendix B**.

**Table 5.1 Scenario outcomes, 2021-2036**

| Scenario | Change 2021-36 | | | | Average per year | | |
|---|---|---|---|---|---|---|---|
| | Population change | Population change % | Households change | Households change % | Net migration | Dwellings | Jobs |
| Dwelling-led 5Y | 19,048 | 13.9 | 10,062 | 16.9 | 1,360 | 698 | 493 |
| PG-5Y | 16,923 | 12.4 | 9,187 | 15.4 | 1,222 | 637 | 426 |
| Employment-led ELR | 13,224 | 9.8 | 7,599 | 12.9 | 1,020 | 527 | 341 |
| WG-2018-HIGHPOP | 13,127 | 9.7 | 7,500 | 12.7 | 938 | 520 | 292 |
| Dwelling-led 10Y | 13,154 | 9.7 | 7,587 | 12.8 | 1,009 | 526 | 325 |
| Employment-led ELR (CR 1-1) | 10,719 | 7.9 | 6,548 | 11.1 | 869 | 454 | 341 |
| WG-2018 | 9,787 | 7.3 | 6,214 | 10.6 | 851 | 431 | 243 |
| PG-Long Term | 8,561 | 6.3 | 5,705 | 9.6 | 739 | 396 | 210 |
| PG-10Y | 8,519 | 6.3 | 5,695 | 9.6 | 741 | 395 | 197 |
| WG-2018-LOWPOP | 5,172 | 3.8 | 4,559 | 7.8 | 759 | 316 | 191 |
| Employment-led OE | 2,402 | 1.8 | 3,041 | 5.2 | 367 | 211 | 25 |
| WG-2014 | 13 | 0.0 | 2,182 | 3.9 | 64 | 151 | -126 |

## 5.3 Location of growth

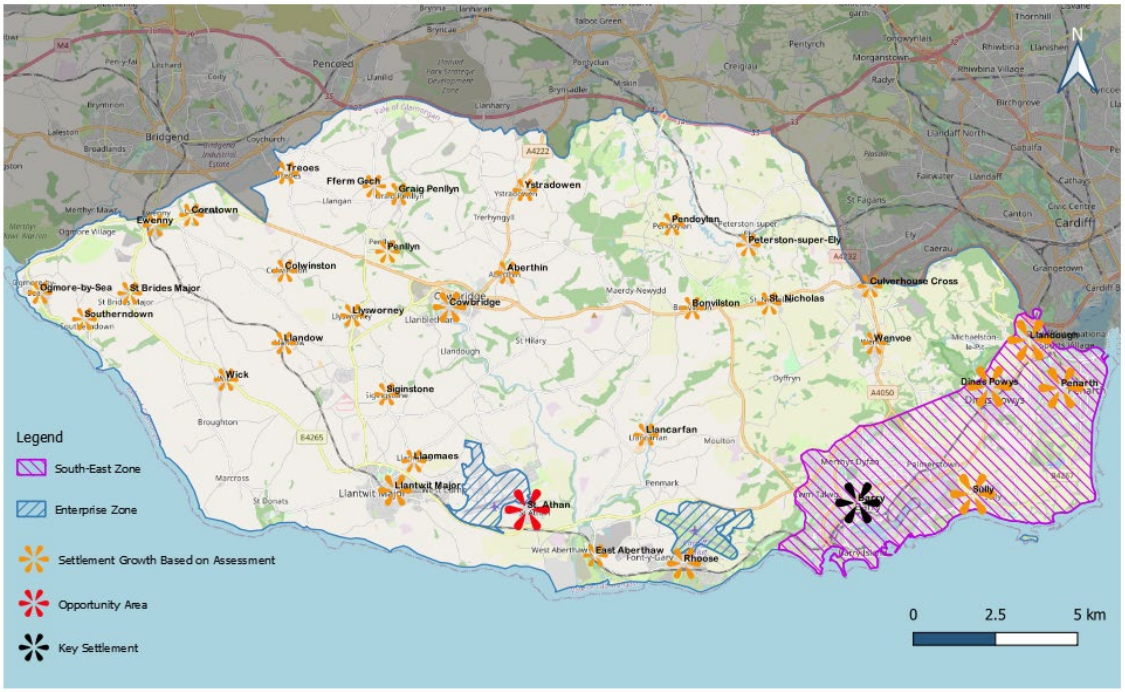
5.3.1 In considering how the level of growth could be appropriately distributed throughout the Vale, the Council identified four alternative spatial strategy options in 2023. These were developed within the parameters of the national and regional policy framework, and in the context of the challenges for growth in the Vale. The four broad options for the spatial strategy were:

- Spatial Option 1 – Continuation of the adopted LDP Growth Strategy.
- Spatial Option 2 – Dispersed Growth.
- Spatial Option 3 – Focused Growth.
- Spatial Option 4 – Sustainable Transport Oriented Growth.

5.3.2 The four options were developed and reported in the Council's Spatial Options Background Paper in 2023. The Background Paper considers the advantages and disadvantages of each spatial option including the compliance of each spatial option with Future Wales. These options are depicted below:

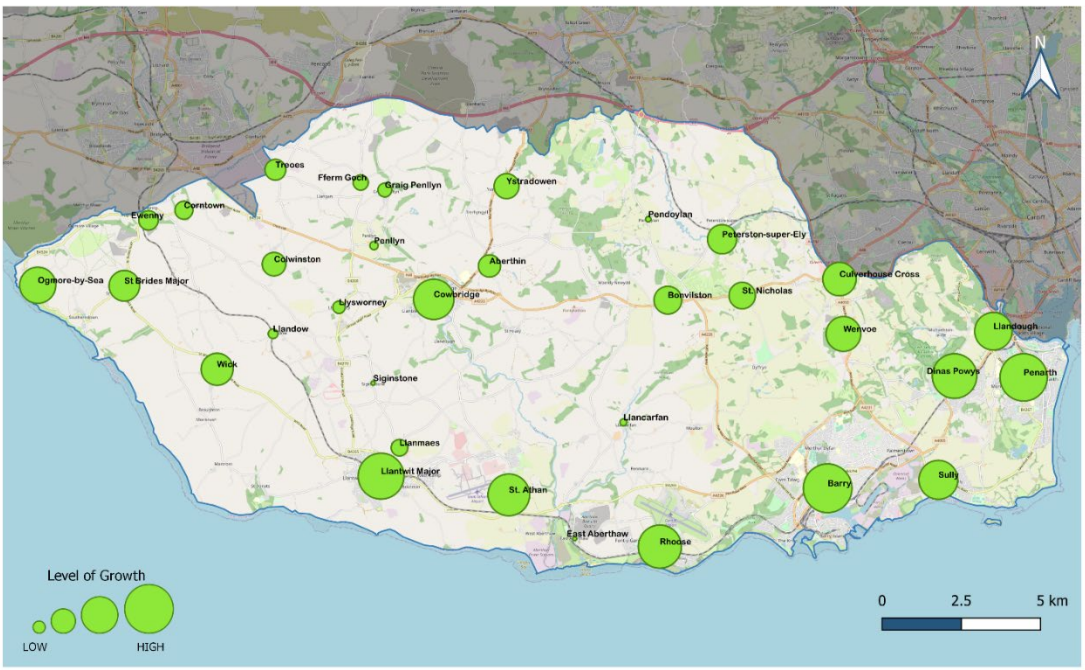
## Spatial Option 1 - Continuation of Adopted LDP Growth Strategy

Vale of Glamorgan Replacement Local Development Plan 2021 - 2036



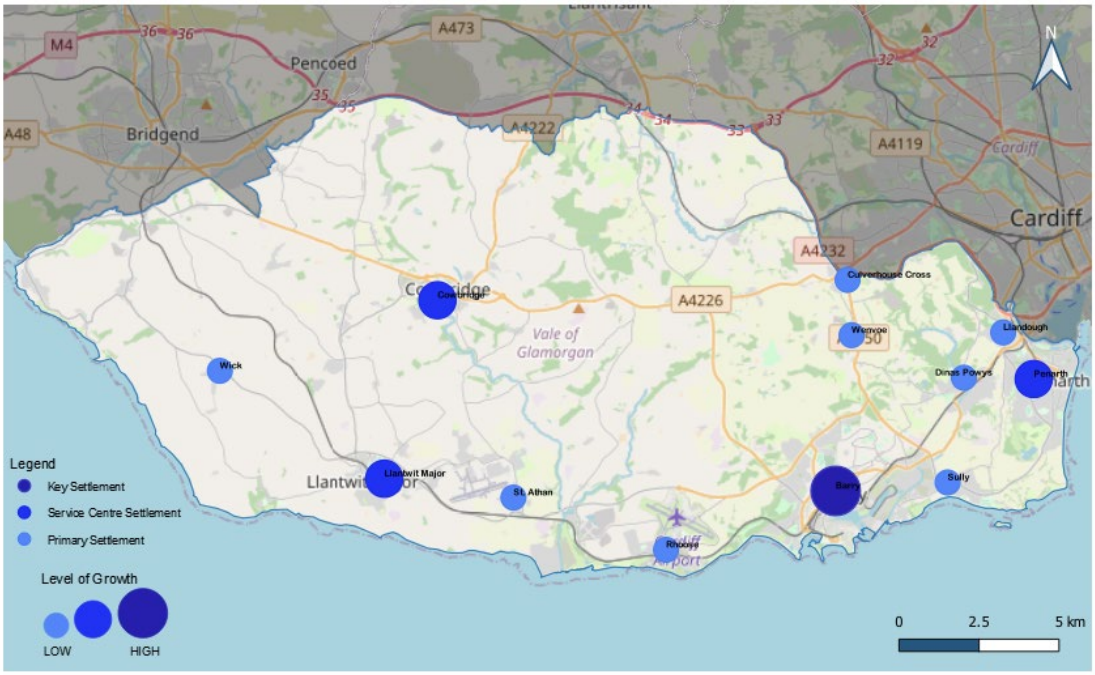

## Spatial Option 2 - Dispersed Growth

Vale of Glamorgan Replacement Local Development Plan 2021 - 2036



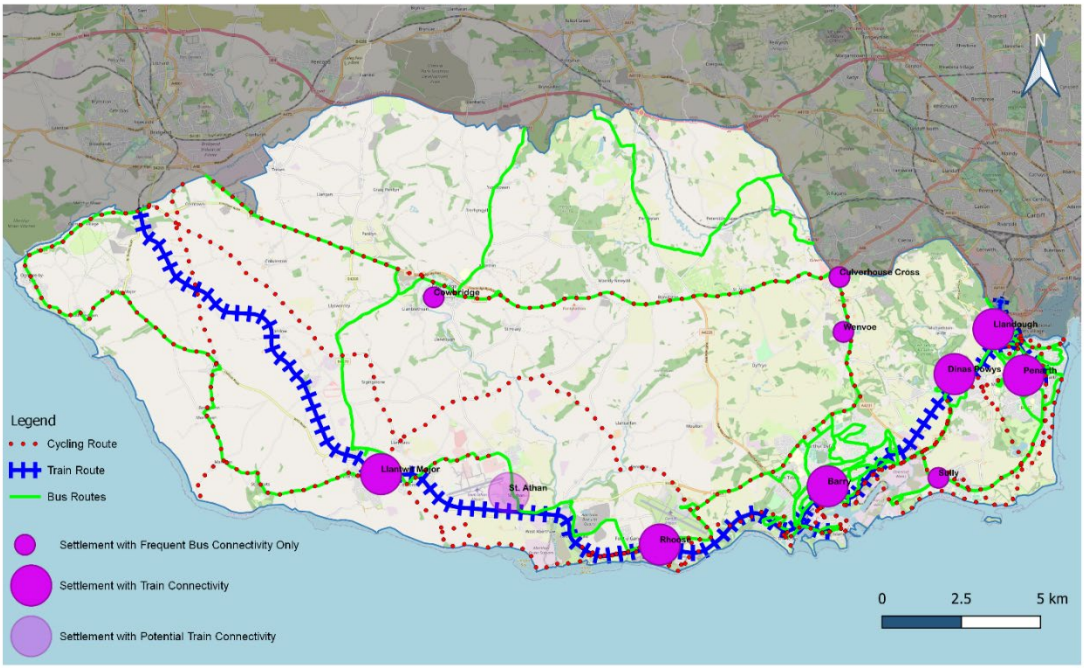
## Spatial Option 3 - Focused Growth

Vale of Glamorgan Replacement Local Development Plan 2021 - 2036




## Spatial Option 4 - Sustainable Transport Oriented Growth

Vale of Glamorgan Replacement Local Development Plan 2021 - 2036



5.3.3 The four alternative spatial options would result in different distributions of growth for housing and other forms of development. Table 5.2 identifies how these options differ.

**Table 5.2: Spatial options**

| Spatial Option | Description |
|---|---|
| **1. Continuation of the Adopted LDP Growth Strategy** | Continue to promote new development primarily in the South East Zone (Barry, Penarth, Llandough, and Dinas Powys) and around the St Athan area, supported by development at primary settlements and minor rural settlements as appropriate. |
| **2. Dispersed Growth** | Distribute growth to every settlement proportionate to the size of the settlement. |
| **3. Focused Growth** | Deliver growth at the largest settlements in the district, according with the settlement hierarchy. Growth would be focused in the key settlement of Barry and the service centres (Cowbridge, Llantwit Major, and Penarth). The primary settlements would also accommodate an element of growth proportionate to their size. Growth would be restricted in minor rural settlements, hamlets, and smaller rural settlements. |
| **4. Sustainable Transport Oriented Growth** | Focus growth along the Vale of Glamorgan Line and Penarth branch line and potentially deliver an additional station in St Athan. This would be supported by growth in other areas that have robust active travel and bus connectivity to services and transport nodes. Growth in other areas would be restricted to limited small-scale affordable led development to meet identified needs. |

5.3.4 Option 1 (Continuation of the adopted LDP Growth Strategy) presents an opportunity for all towns and villages to grow, with growth distributed proportionally according to the number of residential properties. Under Option 1, 90% of growth would be directed to the ten largest settlements, with most growth being directed to Barry (41.85%) and Penarth (18.25%).

5.3.5 Under Option 2 (Dispersed Growth), the largest settlements in the Vale would deliver most of the growth. A smaller proportion of growth would then go to the larger villages with sustainability credentials. It differs slightly from Option 1 in that there would only be very limited growth in smaller villages and rural areas.

5.3.6 Option 3 categorises towns and villages according to an assessment of existing services and facilities, including public transport accessibility and proximity to employment areas and key services such as retail centres, schools, and health care. Growth is then assigned to each settlement to reflect its position in the settlement hierarchy.

5.3.7 Option 4 (Sustainable Transport Orientated Growth) allocates development based on the role, function and character of settlements and existing constraints and opportunities. This place-based approach to growth would consider the character of the Vale's settlements which otherwise would be overlooked if based solely on the distribution of growth (based either on a

settlements size or positioning in the settlement hierarchy). This would enable the plan to identify best growth opportunities for growth that will support or facility the enhancement of infrastructure, services, and facilities. As with Option 3, generally this would mean that the Vale's larger settlements would still be the focus of development, but it would provide a degree of flexibility needed to achieve sustainable patterns of development.

5.3.8 These options were assessed as part of the ISA, and the outcomes of this assessment were presented in the Initial ISA Report (2023) which accompanied the Pre-Deposit Plan in consultation in 2023. For completeness the assessment of these options is provided in **Appendix C**.

5.3.9 The Council identified a preferred spatial approach in 2023 of Spatial Option 4 (Sustainable Transport Oriented Growth), as this option best aligns with the policy requirements of Future Wales, Planning Policy Wales, and Llwybr Newydd – the Wales Transport Strategy. The option seeks to consider the capacity of settlements to accommodate development, rather than targeting development primarily to sites of a certain size or position in the settlement hierarchy. It further seeks to not only locate development in places well served by public transport but also targets places that reduce the need to travel through the co-location of housing, employment, services, and community facilities. Following consultation feedback the Council is continuing to progress this approach (Spatial Option 4) and no new alternative approaches have emerged.

5.3.10 Sites have been identified that could underpin the spatial strategy. A Candidate Site is a site submitted to the Council by an interested party (e.g. developer or landowner) for potential inclusion as an allocation in the RLDP. The Council undertook a Call for Candidate Sites in 2022, in which a total of 148 sites were submitted for consideration.

5.3.11 To identify the most appropriate and deliverable sites, the Council developed a Candidate Site Assessment process which aimed to test the suitability of sites against a range of planning criteria including environmental, physical attributes and viability/deliverability evidence, consistent with the principles set out in Welsh Government LDP Manual Edition 3 (2020). Stage 1 of the Candidate Site Assessment filtered out a total of 19 sites as unsuitable (see Candidate Site Assessment Paper and Candidate Sites Register[1]), the remaining 134 sites were deemed suitable for further consideration.

5.3.12 The 134 potentially suitable sites have also been assessed through the ISA utilising a high-level GIS analysis of sites, linked to the established ISA objectives. The output from this assessment was published in the Initial ISA Report in 2023 alongside the Pre-Deposit Plan. Consultation in 2023 identified additional sites that had not been previously assessed through the ISA GIS analysis which have now been subject to the same assessment. An updated output of the ISA GIS analysis of sites (along with the methodology for the assessment) is provided in **Appendix D**.

5.3.13 The Council's Candidate Site Assessment and the ISA GIS analysis of sites have helped the Council to identify key sites that will underpin the spatial strategy. Key sites are large strategic sites (of over 200 homes), that

[1] Vale of Glamorgan Council (2023) Stage 1 Candidate Site Register [online] available at: https://valeofglamorgan.oc2.uk/document/24/707#topofdoc

together with rolled over allocations from the existing LDP, will meet the identified housing and economic needs. Key Sites form the remaining strategic choices for the Council in relation to the spatial strategy for the RLDP. In 2023, a total of 8 Key Sites were identified (see Table 5.3), and these were assessed through the ISA as part of the appraisal of the pre-Deposit Plan (Part 2 of the Initial ISA Report 2023).

**Table 5.3: Key Sites progressed in 2023**

| Site name | Settlement | Site Category |
|---|---|---|
| Land North East Barry | Barry | New site |
| Readers Way | Rhoose | New site |
| Land north of the Railway Line | Rhoose | Rolled forward LDP site |
| Land West of St Athan | St Athan | New site |
| Land to the south of Millands Farm | Llantwit Major | New site |
| Church Farm/ Land adjacent to Church Farm | St Athan | Part rolled forward LDP site/ part new site |
| Land north of Dinas Powys | Dinas Powys | New site |
| Upper Cosmeston Farm | Penarth | Rolled forward LDP site |

## 5.4 Changes at the Deposit stage

5.4.1 Since consultation on the Pre-Deposit Plan and Initial ISA Report, most of these sites continue to be progressed as part of the spatial strategy under the overarching approach of development along sustainable transport corridors (Spatial Option 4).

5.4.2 However, concerns have been raised with respect to the deliverability of the key site option to the North East of Barry and its ability to deliver the anticipated benefits in respect of placemaking principles. Therefore, it has been necessary to reconsider its inclusion as a key site within the RLDP.

5.4.3 Following a detailed assessment of the available candidate sites, 'Land North West Barry (Weycock Cross)' was the only other major candidate site option (over 100 dwellings) in Barry which was given a 'green' rating (i.e., sites that at Preferred Strategy stage which were deemed suitable for further consideration, subject to more detailed consideration as part of the Deposit Plan preparation). Specifically, this is with a view to supporting the preferred spatial strategy (Spatial Option 4) and enhancing the role and function of Barry as the most sustainable settlement in the Vale in terms of good public transport links, employment opportunities and a wide range of services and facilities and is also the area with the highest affordable housing need.

5.4.4 Vale of Glamorgan Council undertook a targeted consultation[2] on housing growth in Barry between June and July 2025. The consultation presented the rationale for reconsidering the 'Land North East Barry' site option, while also highlighting the context and indicative proposals for the alternative 'Land North West Barry (Weycock Cross)' site option.

[2] Vale of Glamorgan Council (2025): Consultation on Housing Growth in Barry

5.4.5 The Land North East of Barry has been assessed through the ISA to date, but the Land North West of Barry has been identified as an alternative to this site and is the new preferred option for the Deposit RLDP. The Deposit RLDP identifies the following key sites and rolled-over allocations, as well as major land bank sites that contribute to committed development (Table 5.4).

**Table 5.4: Sites identified in the Deposit Plan in 2025**

| Site name | Site Category | Commentary |
|---|---|---|
| Land at North West Barry | Key Site | This site replaces the former proposed allocation at 'Land at North East Barry'. |
| North of Dinas Powys, off Cardiff Road, Dinas Powys | Key Site | No change. |
| Land at Readers Way, Rhoose | Key Site | No change. |
| Land at Church Farm, St Athan | Key Site | No change. |
| Land to the West of St Athan, St Athan | Key Site | No change. |
| Land to the west of Pencoedtre Lane, Land at the Mole, Land at Hayes Lane, Land at Neptune Road | Rolled over allocation sites at Barry | Land at Hayes Lane and Land at Neptune Road were allocated in the adopted plan for alternative uses, they have been identified in the Deposit Plan for housing development. |
| Land between the Northern Access Road and Eglwys Brewis Road (Site C - Central Parcel) | Rolled over allocation site at Llantwit Major | Formerly referred to as Land to the south of Millands Farm |
| Land adjoining St Athan Road | Rolled over allocation site at Cowbridge | No change. |
| Former Stadium Site, adjacent to Burley Place, Clive Road, St Athan | Rolled over allocation sites at St Athan | No change. |
| Land north of the Railway Line (East) | Rolled over allocation site at Rhoose. | No change. |
| Land at Upper Cosmeston Farm, Penarth | Landbank site | Now committed development (subject to s106). |
| Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western Parcel) and Land between the Northern Access Road and Eglwys Brewis Road (Site B - Eastern Parcel) | Landbank sites at Llantwit Major | Committed development (subject to s106). |

| Site name | Site Category | Commentary |
|---|---|---|
| Land south of Llandough Hill / Penarth Road, Llandough | Landbank site | Committed development. |
| Land West of Swanbridge Road (Phase 2), Sully | Landbank site | Committed development. |
| Land to the East of Colwinston, Colwinston | Rural Affordable Housing Led Site | Rural affordable housing led sites introduced in Deposit Plan, all sites have a capacity for less than 51 homes. |
| Land West of Maendy Road, Aberthin | Rural Affordable Housing Led Site | |
| Land at Heol Fain, Wick | Rural Affordable Housing Led Site | |
| Land North of West Winds Business Park, Fferm Goch | Rural Affordable Housing Led Site | |

5.4.6 There are other large 'key sites' that could also be viewed to be in contention as an alternative allocation from an ISA perspective (recognising that the Deposit RLDP has identified a preferred approach at North West Barry), and some that have been discounted as reasonable alternatives.

5.4.7 Sites that have been discounted as unreasonable include the below:

- Parc Hoddnant in Llantwit Major (Site 364): this site would have a significant impact on protected species, with an impact pathway (river) running adjacent to the site. The Council have dismissed this site based on significant biodiversity constraints.
- Land to the South of Rhoose train station (Site 488): the site was withdrawn by the site promotor and cannot be confirmed as available for development over the plan period.
- Land at Higher End, St Athan: Half of this site has now been built out, and a further phase has planning permission for 25 units. The remaining potential developable area was not submitted as part of the two calls for candidate sites. It would not deliver enough homes (over 200) to be a key site and provide a suitable alternative to the growth that could be delivered on a different site in Barry.
- Leckwith Quay (Site 365): The site has planning permission and contributes to existing commitments.
- Land at Culverhouse Cross (Site 480): This is a particularly large site that would substantially reduce the integrity of the designated Green Wedge. The Highways Authority object to this site with no suitable access identified.

- Land off Millenium Way: Whilst the site is a brownfield site located within the strategic growth area it is subject to a covenant which restricts the use of the land to employment related developments.

5.4.8 Aside from the Land at North West Barry, the remaining sites that could be considered as potential alternative growth locations (for the purposes of ISA) lie outside of Barry, as follows:

- Dinas Powys: with multiple sites being promoted in this area (Sites 444, 356, 419, and 423), there is the potential to increase the level of development at the Land north of Dinas Powys to provide the number of homes required to meet the residual housing need.
- Cowbridge: with two potential key sites at Cowbridge (Sites 455 and 514) the residual housing need could be met at this location.
- Sully: There is one large site (Site 376) which could deliver around 250 homes, so whilst additional growth could be directed to Sully, the site would deliver fewer homes than the options at Dinas Powys, Cowbridge and Peterston Super Ely.
- Peterston Super Ely: One large site in Peterston Super Ely (Site 549) could deliver broadly the same level of growth as at the preferred site 'North West Barry', though areas of high flood risk intersect the site.

5.4.9 These alternatives are identified alongside the preferred approach to maintain higher levels of growth at Barry, by allocating the Land at North West Barry.

5.4.10 In the context of the above, five options form the most current alternatives that will meet the residual housing need in the absence of allocating land at North East Barry, and which will be progressed for assessment in Chapter 6. These options are:

- **Option 1**: Alternative location in Barry (North West Barry)
- **Option 2**: Increased growth at the Land north of Dinas Powys
- **Option 3**: Additional growth at Cowbridge
- **Option 4**: Additional growth at Sully
- **Option 5**: Additional growth at Peterston Super Ely

# 6. Appraising reasonable alternatives

## 6.1 Introduction

6.1.1 This chapter presents the assessment of the most recent alternatives identified through Chapter 5. To reiterate, the options are:

- **Option 1**: Alternative location in Barry (North West Barry)
- **Option 2**: Increased growth at the Land north of Dinas Powys
- **Option 3**: Additional growth at Cowbridge
- **Option 4**: Additional growth at Sully
- **Option 5**: Additional growth at Peterston Super Ely

## 6.2 Methodology

6.2.1 In terms of methodology, for each of the options, the assessment examines likely significant effects on the baseline, drawing on the sustainability objectives and themes identified through scoping as a methodological framework.

6.2.2 Every effort is made to predict effects accurately; however, this is inherently challenging given the high-level nature of the options under consideration. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make considerable assumptions regarding how scenarios will be implemented 'on the ground' and what the effect on particular receptors would be. Where there is a need to rely on assumptions to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text.

6.2.3 It is important to note that effects are predicted considering the criteria presented within Regulations. So, for example, account is taken of the duration, frequency, and reversibility of effects. Cumulative effects are also considered (i.e., where the effects of the plan in combination with the effects of other planned or on-going activity that is outside the control of the Vale of Glamorgan Council).

6.2.4 Based on the evidence available a judgement is made if there is likely to be a significant effect. Where it is not possible to predict likely significant effects based on reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a rank of preference. The number indicates the rank and does not have any bearing on likely significant effects. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'. For example, if an option is ranked as 1 then it is judged to perform better against that ISA theme compared to an option that is ranked 2.

## 6.4 Assessment findings

| Theme | | Option 1 | Option 2 | Option 3 | Option 4 | Option 5 |
|---|---|---|---|---|---|---|
| Economy and employment | Significant effect? | No | No | No | No | No |
| | Rank | 1 | 2 | 5 | =3 | =3 |
| Population and communities | Significant effect? | Yes - positive | Yes - positive | Yes - positive | Yes - positive | Yes - positive |
| | Rank | 1 | 2 | 3 | 4 | 5 |
| Health and wellbeing | Significant effect? | No | No | No | No | No |
| | Rank | 1 | 2 | =3 | =3 | 5 |
| Equality, diversity, and social inclusion | Significant effect? | Yes - positive | No | No | Yes - positive | No |
| | Rank | 1 | 3 | =4 | 2 | =4 |
| Climate change | Significant effect? | No | No | No | Yes - negative | Yes - negative |
| | Rank | 1 | 3 | 2 | 4 | 5 |
| Transport and movement | Significant effect? | No | No | Yes - negative | Yes - negative | Yes - negative |
| | Rank | 1 | 2 | =3 | =3 | 5 |
| Natural resources | Significant effect? | No | No | Yes – negative | No | Yes - negative |
| | Rank | =2 | 1 | 4 | =2 | 5 |
| Biodiversity and geodiversity | Significant effect? | No | No | No | No | No |
| | Rank | =4 | =1 | 3 | =1 | =4 |
| Historic environment | Significant effect? | No | No | No | No | No |
| | Rank | =4 | =1 | 3 | =1 | =4 |
| Landscape | Significant effect? | No | No | Yes – negative | No | Yes - negative |
| | Rank | 2 | 3 | =4 | 1 | =4 |

### Economy and employment

6.4.1 No significant effects are predicted as likely in relation to this ISA theme, given that each option focuses on the delivery of new housing rather than employment development. Furthermore, development at any of the options would not lead to the loss of any existing employment land.

6.4.2 All options seek to connect new development with existing employment areas and sustainable transport links (under the remit of Spatial Option 4 which seeks to deliver a sustainable transport oriented growth strategy),

which will support future residents in accessing employment opportunities. Barry is considered the most well connected settlement in the Vale and as such Option 1 could be considered to perform better than the remaining options – particularly Options 3, 4, and 5 which rely on sustainable transport connections further afield (Options 4 and 5) or key road connections (Option 3), or rely on their proximity to larger settlements (with Sully (Option 4) connected to Barry, and Peterston Super Ely (Option 5) connected to Cardiff) to provide future residents with access to employment.

6.4.3 Growth at Dinas Powys would provide residents with relatively good access to sustainable transport connections (rail access) and is relatively well connected to Barry, Penarth and Cardiff. Whilst Barry (Option 1) provides more local employment opportunities than Dinas Powys, Option 2 is considered likely to support better access to employment opportunities further afield than Options 3, 4 and 5.

6.4.4 Based on the connectivity of the housing growth with existing employment opportunities, Option 1 is ranked most favourably, followed by Option 2. Option 3 is ranked last given its limited connections when compared to the other options. Options 4 and 5 are considered to rank broadly on par with each other given the sustainable transport connections and connections with higher tier settlements. No significant effects are anticipated.

## Population and communities

6.4.5 All options are considered likely to lead to significant positive effects by meeting the residual housing needs for the Vale. This is particularly the case for Option 1 (North West Barry) which would deliver growth within Barry, a higher tier settlement and an area of the Vale with the highest affordable housing needs. Growth at Sully would deliver the lowest number of new homes, and thus a slightly reduced level of affordable housing.

6.4.6 Whilst all options would provide connected development, falling under the remit of Spatial Option 4 (a sustainable transport oriented growth strategy), the higher tier settlement of Barry (Option 1) is considered the most accessible area in the Vale, supporting communities with a range of services, facilities, employment opportunities, and sustainable transport connections. Dinas Powys (Option 2) is also a relatively self-contained settlement, supported by its close links with Penarth and its direct rail access.

6.4.7 Growth in Cowbridge (Option 3), Sully (Option 4), and Peterston Super Ely (Option 5) would be less connected in comparison. These smaller settlements provide access to a more limited range of services and facilities, particularly at Sully and Peterston Super Ely which rely more on their connections to nearby higher tier settlements to provide access to a wider range of services, facilities, sustainable transport connections, and employment opportunities. Despite this, it is recognised that strategic growth could benefit these existing smaller communities by providing new local services and facilities, and by delivering more affordable homes in these locations.

6.4.8 It is considered that all options have equal potential to design high-quality homes and high-quality natural spaces that support existing settlement identities and community wellbeing.

6.4.9 Overall significant positive effects are considered likely under all options given that they will meet the residual housing need for the Vale. The options are ranked broadly in accordance with the settlement hierarchy, recognising that higher tier settlements will provide future residents with better access to services, facilities, employment opportunities and sustainable transport connections. Option 1 is therefore ranked most favourably, followed by Options 2, 3, 4, and 5 respectively. Whilst it is recognised that the delivery of affordable housing will benefit any community receiving it, Barry does have the highest affordable housing needs in the Vale. Therefore Option 1 also goes further to address the existing affordable housing issues.

## Health and wellbeing

6.4.10 With the general health of Vale of Glamorgan residents being reported as good, it is likely that growth under any option will support continued trends in this respect. With access to healthcare facilities a key determinant in planning for healthy lifestyles, there are notable provisions within Barry, Cowbridge and Penarth which could support future residents with access under Options 1, 2, 3, and 4. Provisions within Cardiff are also likely to support residents with access under Option 5 though it is recognised that strategic growth placing this reliance on Cardiff would require cross boundary discussions and capacity considerations, potentially making this option slightly less preferable.

6.4.11 The higher tier settlements of Barry, Dinas Powys and Cowbridge, along with Sully all provide direct access to local communities and sports and leisure centres, as well as recreational opportunities associated with the coast at Barry and Sully. Peterston Super Ely has limited facilities but is supported by good countryside access.

6.4.12 Growth at Barry and Dinas Powys (Options 1 and 2) is also considered more likely to support active travel, with train stations and services and facilities within more walkable distances. Although it is acknowledged that whilst North West Barry can facilitate pedestrian access to Barry Station, walking to the station would take approximately 30 minutes.

6.4.13 Growth under any option is not considered likely to lead to any significant effects in relation to health and wellbeing. Option 1, followed by Option 2 are considered to perform more favourably by supporting residents with access to healthcare services and active travel opportunities. Options 3 and 4 are ranked broadly on par with each other, Cowbridge (Option 3) provides direct access to healthcare services and sports facilities, but Sully (Option 4) provides additional recreational opportunities associated with the coast. Option 5 is ranked last reflecting the likelihood that development at Peterston Super Ely would have cross boundary implications for healthcare services.

## Equality, diversity, and social inclusion

6.4.14 Some of the most deprived areas in Wales are located within or surrounding Barry, and targeted growth in this area has the potential to reduce deprivation and inequalities that exist across this location. Strategic growth at this scale has the potential to provide a good level of new affordable homes, and support community infrastructure enhancements. Such benefits could include new open and social spaces, and enhanced active travel links,

particularly to educational and employment opportunities. Options 1 and 4 are most likely to respond to these existing disparities (given the location of growth) and improve accessibility for some of the most disadvantaged residents.

6.4.15 It is considered that all options have the potential to deliver high-quality design that is socially inclusive and conserves the Welsh language.

6.4.16 Overall, there is the potential to deliver significant positive effects under Options 1 and 4. No significant effects are considered likely under Option 2, 3, and 5, and given the location of development, Option 1, followed by Options 4 and 2 respectively, are ranked marginally better than Options 3 and 5.

## Climate change

6.4.17 In terms of climate change mitigation, all five options are anticipated to lead to an increase in absolute carbon and greenhouse gas (GHG) emissions – related to an increase in domestic activities and population growth.

6.4.18 All options are adjacent to the existing built-up area, and as such are likely to provide opportunities to engage with sustainable and active travel into adjacent settlements. This will help to reduce emissions linked to transport. However, it is recognised that Options 1 and 2 benefit from more direct access to train services compared to Options 3-5, which would first require travel by car or bus. Furthermore, Option 1 is located adjacent to Barry, increasing the likelihood that residents would be able to access services and facilities via active travel modes, compared with Options 2–5. Option 2, at Dinas Powys, also offers access to local services. However, its proximity to Cardiff may encourage travel there instead, potentially increasing transport-related emissions when compared to Option 1.

6.4.19 In terms of climate change adaptation, Option 5 is the only option to be affected by areas of high flood risk. None of the remaining options are subject to direct flood risk and would retain good access in the case of an extreme flood event. However, it is acknowledged that Option 3 is within proximity to the River Thaw and has the potential to be affected by flooding in the event of an extreme weather event. It is noted that all options would lead to development on previously undeveloped land. Therefore, care must be taken to ensure that replacement of greenfield land with the built environment does not exacerbate surface water flood risk at any of the proposed sites.

6.4.20 Directing additional growth to Barry through Option 1 has the potential to be the least impactful in the context of GHG emissions when compared to Options 2-5. Its location adjacent to the most sustainable settlement in the area enhances opportunities to promote active lifestyles, increase the uptake of sustainable travel, and reduce reliance on private vehicles to access services. Furthermore, the site benefits from pedestrian access to a train station (an approximate 30-minute walk) that provides connectivity to Swansea and Cardiff, reducing the reliance on private vehicles to access regional centres. Concentrating growth in smaller settlements with limited sustainable transport connectivity could lead to higher GHG emissions, as residents may need to travel more frequently to larger settlements for employment, education, and access to services and amenities. Therefore,

Options 4 and 5 are more likely to result in negative impacts in relation to climate change when compared to Options 1-3. Option 5 is ranked least favourably reflecting the flood risk on site.

## Transport and movement

6.4.21 The clearest differences between the options relate to the connectivity of each different location. As the highest tier settlement, Barry (Option 1) offers sustainable transport connections, and opportunities for self-contained active travel. To a slightly lesser degree, the same could be said for Option 2 at Dinas Powys.

6.4.22 Development at Sully (Option 4) and Peterston Super Ely (Option 5) are located a short drive from rail stations in nearby settlements (Barry and Cardiff respectively). Option 4 provides better access via a main road, compared to Option 5, which is further away and accessed by country roads. These options are also less likely to support active travel given the limited offer that exists in these locations.

6.4.23 Development at Cowbridge (Option 3) is further removed from the rail network but offers good bus connections and excellent road connections to rail stations at nearby settlements.

6.4.24 Given the lack of direct rail connections, there is a potential for significant negative effects to arise in strategic development under Options 3, 4, and 5, particularly when considered pre-mitigation. Options 3 and 4 are considered to rank better than Option 5 given the better direct bus service connections under these options. No significant effects are considered likely under Options 1 and 2, which are ranked more favourably accordingly.

## Natural resources (air, soil, minerals, and water)

6.4.25 There are no Air Quality Management Areas (AQMAs) declared in the Vale of Glamorgan. Whilst development through any of the five options would likely result in an increase in private vehicles in the area, it is recognised that the focus of growth is on and along sustainable transport corridors. As such, the effects of additional vehicles on air quality in the Vale is considered to be low. However, it is noted that growth through Option 2 and Option 5 would be within closer proximity to Cardiff and its associated AQMAs. As such, it is possible that growth through these options could exacerbate air quality issues in Cardiff, as it would likely be easy and more convenient for residents to travel into the city centre via private vehicle as opposed to using sustainable transportation opportunities.

6.4.26 Option 1 would deliver growth on land that is predicted to be mostly Grade 4 agricultural quality land, with a smaller area of Grade 3b to the south. The majority of Option 2 is also of Grade 4 agricultural quality. Growth through Option 3 would deliver growth on either a mix of Grade 2 and Grade 3a agricultural quality land through the Land north of Primrose Hill site, or a mix of Grade 3a and Grade 3b on the Land east of St Athan Road site. Option 4 would also deliver growth in an area of Grade 3a and Grade 3b agricultural quality land. Option 5 would deliver growth on a mix of Grade 2, Grade 3b and Grade 4 agricultural quality. Based on these predictive agricultural land classification results, Option 1 and Option 2 would be more favourable, as they would result in the development of moderate to poor quality agricultural

land. The remaining three options would result in a level of development on good, good to moderate, and moderate agricultural land – as such, they have a greater potential to result in the loss of productive soils.

6.4.27 In relation to mineral resources, Option 1 would focus growth within a limestone safeguarding area. Option 3 would focus growth overlapping with a limestone safeguarding area and a superficial sand and gravel safeguarding area under both sites; and Option 5 would also deliver growth across these safeguarding area types. Both Option 2 and Option 4 would not deliver growth within a safeguarding area. As such, the other three options have the potential to result in the loss / sterilisation of important mineral and material resources.

6.4.28 Overall, Option 2 is the most favourable option in relation to natural resources, reflecting its likelihood of being underlain by low quality soils, and its lack of overlap with a mineral safeguarding area. It is recognised that the proximity of Option 2 to Cardiff may encourage an uptake in private vehicle transportation, which could exacerbate air quality issues within Cardiff, but this is not anticipated to impact upon air quality in the Vale. Option 1 and Option 4 are found to be the joint second most favourable options in relation to natural resources. This is due to their potential to deliver growth away from AQMAs, and Option 1's potential to deliver growth on lower quality agricultural land, and Option 4's potential to deliver growth away from important mineral and material resources. Option 3 is ranked second least favourably, due to its overlap with higher quality agricultural soils and mineral and material safeguarding zones. Option 5 is the least favourable in relation to natural resources, given that development would be focused on an area with good quality underlying soils, an overlap with mineral safeguarding areas, and within proximity to Cardiff and its associated AQMAs. Neutral effects are anticipated in relation to Option 2, and minor negative effects are considered likely for Option 1 and Option 4. Significant negative effects are considered likely for Option 3 and Option 5, reflecting the likelihood of productive soil loss.

## Biodiversity and geodiversity

6.4.29 There are no European designated sites for biodiversity within proximity to any of the five options. However, development through the VoG ISA may result in indirect impacts to the integrity of European and nationally designated sites in the wider area. Development proposals should assess and mitigate potential impacts on these designations. Any option progressed would be assessed in greater detail through the Habitats Regulations Assessment in this respect.

6.4.30 In terms of biodiversity and geodiversity, all sites are located on undeveloped land. As such, any development on these sites would need to demonstrate that it minimises environmental harm and integrates appropriate mitigation measures. Furthermore, in terms of net benefit for biodiversity, all options are of suitable size for the provision of on-site biodiversity, for example through the provision of connected green infrastructure, habitat corridors, or strategic planning, which could deliver measurable enhancements when integrated through sensitive design.

6.4.31 In terms of locally important sites, directing additional growth through Option 1, 3 and 5 has the potential to impact upon biodiversity and geodiversity. Growth at these sites would come forward adjacent to Sites of Importance for Nature Conservation (SINC) and Ancient Semi Natural Woodland. At Option 1, located to the southeast of the site, development could adversely affect Knock Man Down Wood, which is designated as both a SINC and Ancient Semi-Natural Woodland. At Option 3, the proposed site lies adjacent to the Coed y Seler SINC, with a small section bordering it to the southeast. Similarly, at Option 5, development is positioned adjacent to designated sites at two separate locations to the south, The Kingsland and East of Kingsland SINCs, both of which include areas of Ancient Woodland. Development at both Options 1, 3 and 5 therefore has the potential to negatively affect local biodiversity and reduce the ecological value of these sensitive sites.

6.4.32 Conversely, Options 2 and 4 are not adjacent to any designated sites and are therefore less likely to bring about direct impacts to biological and geological diverse sites in the plan area.

6.4.33 Overall, it is considered that Options 2 and 4 would have the least impact on biodiversity and geodiversity in the plan area as they are not adjacent to any locally or nationally designated sites. However, it is concluded that Option 3 is more favourable than Options 1 and 5 as only a small section of the site is adjacent to a SINC, and so development impacts are likely to be less impactful in comparison to Options 1 and 5. No significant effects are predicted at this stage though it is recognised that further mitigation would be required under Options 1, 3, and 5, and Ancient Woodland on sites would need to be retained.

## Historic environment

6.4.34 Directing additional growth to Barry through Option 1 has the potential to impact upon the historic environment; growth would come forward within proximity to (and within the setting of) four listed buildings. Located to the south-west of the site, the four Grade II listed buildings are: Coach House, Cwm-cidy Farm; Ty-crwn, Cwm-cidy Farm; Cwm-Cidy Farm; and Cwm-cidy Farm Cottage. It is possible that views from these listed buildings to the north-east could be adversely impacted by additional development, and development could detract from how these features are interpreted in the wider historic landscape of the Vale.

6.4.35 Furthermore, growth focused on Peterson-super-Ely through Option 5 has the potential to impact upon the historic environment, through bringing forward growth within proximity to the Peterson-super-Ely Conservation Area (located to the north-west), and two Grade II listed features to the west (Croes-y-Parc Baptist Chapel; and Monument to Dafydd William at Croes-y-Parc Chapel). It is possible that views from these designated features and area could be impacted by development focused in this area; and their settings could also be impacted, which could change how they are viewed in the wider historic landscape of the Vale.

6.4.36 It is noted that growth through Option 3 also has the potential to impact upon the historic environment. The site within Cowbridge (Land North of Primrose Hill) is adjacent to the south-eastern extent of the Cowbridge Conservation Area. As such, growth in this part of the settlement has the potential to

impact upon the setting of the conservation area and how heritage is interpreted. However, it is recognised that there is existing development adjacent to the conservation area to the south and north, which may help to limit the potential for adverse effects. It is further noted that this site is within proximity to the Grade II listed Eastfield, which could have views northwards across the site, which would likely be impacted by development. Conversely, growth through the Land East of St Athan Road site is unlikely to have an impact on heritage, given it is not within proximity to designated heritage assets, areas and features.

6.4.37 It is recognised that growth at Dinas Powys through Option 2, and growth at Sully through Option 4, would likely have a limited impact upon the historic environment. This is due to the removal of the respective sites from designated heritage assets, areas and features.

6.4.38 Overall, Option 2 and Option 4 are ranked most favourably in relation to the historic environment. This reflects the likelihood of development focused on Dinas Powys (Option 2) and Sully (Option 4) having very little effect on the designated heritage assets, areas and features in the settlements and surrounding areas. Neutral effects are considered likely for these two options. Option 3 is ranked second most favourably; reflecting its potential to avoid developing the Land East of St Athan Road site, which is removed from designated heritage constraints. However, it is recognised that if development came forward in Cowbridge via the Land North of Primrose Hill site, there would be the potential for negative impacts to a listed building and the Cowbridge Conservation Area. As such, uncertainty is concluded likely for Option 3.

6.4.39 Growth through both Option 1 and Option 5 are anticipated to have impacts on the historic environment. This is through their focus on bringing forward growth within proximity to designated heritage assets and areas. However, it is concluded that Option 1 is more favourable than Option 5 (and therefore ranked second least favourably), as growth would not impact on a conservation area. As such, development through Option 1 has a lower potential to impact the historic character of Barry than Option 5 has for Peterson-super-Ely. Minor negative effects are considered likely for both Option 1 and Option 5.

## Landscape

6.4.40 In relation to landscape character, development through Option 3 and Option 5 would deliver growth within the Vale of Glamorgan National Landscape Character Area, which is described as a distinctive, gentle lowland landscape with a variety of rural land uses. Growth through Option 4 would deliver growth within the Cardiff, Barry and Newport National Landscape Character Area, which is described as being a largely urban landscape that is continuing to expand, occupying coastal lowlands, and with an extensive network of transport infrastructure. Growth through Option 1 and Option 2 would deliver growth on sites that span across these two National Landscape Character Areas. Based on this, it could be argued that growth through Option 4 would be more favourable, followed Option 1 and Option 2, as development through these options would be focused in a more urban character area. This could reduce the impact of development in the more

open countryside areas of the Vale, and help to preserve the rural character of the Vale.

6.4.41 In relation to specific landscape designations, the options would not result in development within or in proximity to a National Park or a National Landscape, given that these designations are not present within the Vale of Glamorgan. However, development through Option 2 will result in development within the Cwrt-yr-Ala Basin Special Landscape Area (SLA); Option 3 will deliver growth within the Upper and Lower Thaw Valley SLA, and Option 5 will deliver growth within the Ely Valley and Ridge Slopes SLA. Neither Option 1 or Option 4 would deliver growth within an SLA, however it is recognised that Option 1 is adjacent to the Nant Llancarfan SLA, which is located to the north. SLAs are non-statutory designations, but define areas of high landscape importance. As such, development through Option 2, Option 3 and Option 5 would likely have a greater potential to lead to negative landscape effects. For example, this could include changes to the landscape character, and changes to key views into and out of the SLA from the surrounding areas.

6.4.42 Overall, Option 4 is found to be the most favourable option in relation to landscape. This is due to development under this option not overlapping with an SLA, and growth being located in a more urban landscape character area. This could help to reduce impacts to the open countryside in the Vale. Following this is Option 1, given it does not overlap with an SLA and sits partially within a more urban landscape character area. Option 2 is the third most favourable option in relation to landscape, again reflecting its partial overlap with a more urban landscape character area. Both Option 3 and Option 5 would deliver growth within an SLA and a more rural landscape character area, and as such have a greater potential to bring forward negative landscape effects. As such, they are both ranked joint least favourably in relation to landscape. Minor negative effects are considered likely for Option 1, Option 2 and Option 4, and significant negative effects are considered likely for Option 3 and Option 5.

# 7. Developing the preferred approach

7.1.1 At the Preferred Strategy stage, the Council identified detailed reasons for progressing a medium level of growth and Spatial Option 4 (a sustainable transport oriented growth approach), which were presented in the Initial ISA Report. These options continue to be progressed and have informed the alternatives that have been developed at this stage.

7.1.2 The Council progresses Option 1 in the Deposit RLDP which will allocate the Land at North West Barry, and maintain strategic growth levels at the main settlement in the Vale. This option is considered to best address the objectives of the RLDP and will deliver more affordable housing in an area of highest need. Reflecting these benefits, Option 1 is preferred overall.

7.1.3 Given the lack of supporting services and facilities available at Peterston Super Ely (Option 5), the location is not considered suitable for growth at this scale. Whilst bus services support sustainable transport access at Cowbridge (Option 3) and Sully (Option 4), with direct rail connections available at both Barry and Dinas Powys, further large-scale growth at Cowbridge or Sully is not a preferred option.

# Part 2: What are the ISA findings at this stage?

# 8. Introduction (to Part 2)

## 8.1 Overview

8.1.1 Part 2 of this ISA Report provides an appraisal of the whole Deposit Plan as presented for consultation. Chapter 9 provides an overview of the plan before effects are explored in relation to each of the ten ISA objectives established through scoping. Chapter 10 provides a summary, including any recommendations.

## 8.2 Methodology

8.2.1 The appraisal identifies and evaluates 'likely significant effects' of the plan on the baseline. Every effort is made to predict effects accurately; however, this is inherently challenging given the high-level nature of the policies under consideration and understanding of the baseline (now and in the future under a 'no plan' scenario) that is inevitably limited. Given uncertainties there is a need to make assumptions, e.g. in relation to plan implementation and aspects of the baseline that might be impacted. Assumptions are made cautiously and explained within the text (with the aim to strike a balance between comprehensiveness and conciseness/ accessibility). In many instances, given reasonable assumptions, it is not possible to predict 'significant effects', but it is nonetheless possible and helpful to comment on merits (or otherwise) of the Plan in more general terms.

8.2.2 Finally, it is important to note that effects are predicted taking account of the effect of characteristics and 'significance criteria' presented within Schedules 1 and 2 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency, and reversibility of effects as far as possible. Cumulative effects are also considered, i.e., the potential for the Plan to impact an aspect of the baseline when implemented alongside other plans, programmes, and projects. Explicit reference is made within the appraisal as appropriate (given the need to balance the desire of systematic appraisal with a desire to ensure conciseness/ accessibility).

# 9. Appraisal of the Deposit Plan

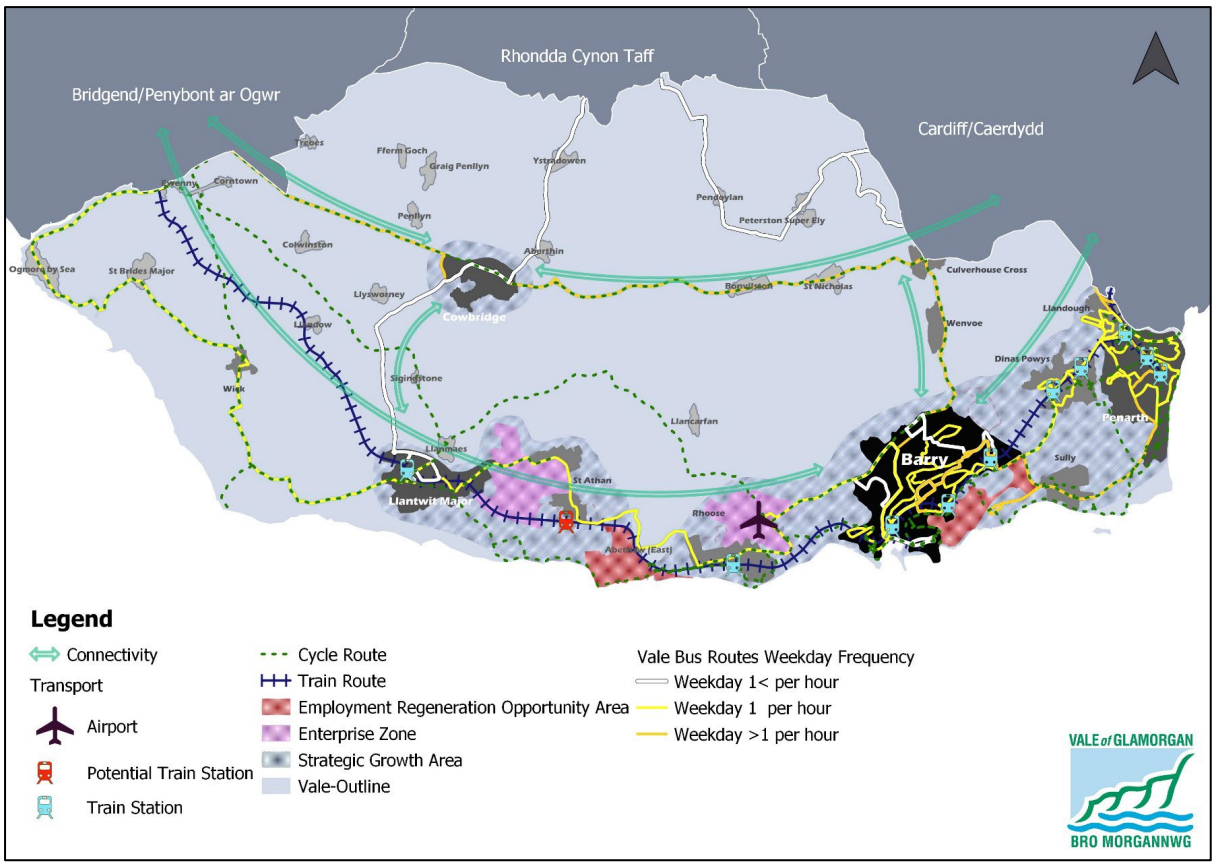
## 9.1 Overview of the Deposit Plan

9.1.1 The Deposit Plan identifies a spatial strategy that makes provision for 7,890 new dwellings over the plan period and enables 67.8ha new employment land to be brought forward. It also presents a suite of planning policies that will guide new developments. The policies are presented as either Strategic Policies (with a prefix SP) or Development Management Policies (with a thematic prefix). The policies are arranged into the following four themes:

- Strategic and Spatial Choices.
- Active and Social Places.
- Productive and Enterprising Places; and
- Distinctive and Natural Places.

9.1.2 Figure 9.1 presents the RLDP's Key Diagram, which shows the proposed Strategic Growth Area, strategic transport routes, key locations for future development, the plan's hierarchy of settlements and interrelationships with adjoining local authorities.

**Figure 9.1: Deposit RLDP Key Diagram**




9.1.3 New housing developments will be focused in Barry, Penarth, Llantwit Major, Cowbridge, Dinas Powys, Rhoose, St Athan, Llandough, and Sully. New employment development will be focused on existing Major and Local Employment Sites and Employment Regeneration Opportunity Areas as identified in the Key Diagram

# 9.2 Economy and employment

## Appraisal of the Deposit Plan

9.2.1 The Deposit Plan continues to prioritise sustainable economic growth and employment creation and regeneration across the Vale of Glamorgan. The primary focus of housing and employment growth remains within the Strategic Growth Area, shaped by the hierarchy of settlements (Policy SP2) and reflecting the role and function of places. Growth is directed towards the Key Settlements, Service Centres, and Primary Settlements. This reflects the updated evidence from the Employment Land Study (ELS, 2023), which reaffirmed that the Vale's economic activity is primarily driven by the industrial and manufacturing sectors, concentrated around Barry, Cardiff Airport and Bro Tathan (St Athan), and increasingly, through the regeneration potential at Aberthaw; and to a lesser extent the Rural Vale, however it is recognised that this is not a focus of growth.

9.2.2 Policy SP14 (Employment Growth) establishes a strategic framework, including strategic and local employment site allocations, for employment provision, maintaining the delivery of approximately 67.8 ha of employment land and up to 5,338 jobs over the plan period. Major employment allocations are focused on four key areas: Land east of Cardiff Airport, Rhoose; Land south of Port Road (Model Farm), Rhoose; Bro Tathan Aerospace and Business Park; and Land to the South of Junction 34 of the M4, Hensol. These locations represent the principal areas for inward investment and economic opportunity, supporting the Vale's continued role within the Cardiff Capital Region. The Deposit Plan refines and expands these allocations, ensuring sufficient flexibility to respond to future market conditions and to support high-value, low-carbon industries.

9.2.3 The Deposit Plan places emphasis on the Vale's flagship economic sites – the Cardiff Airport and Gateway Development Zone, the Bro Tathan site at St Athan, and the Aberthaw Green Energy Park. These sites continue to form the cornerstone of the Vale's economic growth strategy, expected to stimulate inward investment, consolidate regional competitiveness and strengthen links with the wider Cardiff Capital Region. The Deposit Plan recognises the significance of recent investment and diversification at Bro Tathan, which now accommodates a range of aerospace, manufacturing and advanced engineering activities. The Cardiff Airport and Gateway Development Zone remains a strategic priority, with the potential to attract further investment into aviation, logistics, and education supported by the continued expansion of Cardiff and Vale College facilities.

9.2.4 The Cardiff Airport and Bro Tathan Enterprise Zone continues to represent a key driver of economic growth within the Vale, offering a concentration of high-quality employment in the aviation, manufacturing, and engineering sectors. These sites remain critical to supporting the Vale's role within the Cardiff Capital Region and attracting inward investment. A feasibility study for a new rail station at St Athan was completed in 2022, identifying potential sites to the south of the settlement. The proposal is supported within the Cardiff Capital Region Draft Regional Transport Plan (2025). The station would serve the communities of St Athan and the wider area, including Bro Tathan Enterprise Zone and the Aberthaw Green Energy Park. Its delivery

would help reduce reliance on private car travel and improve access to employment, consistent with the Plan's sustainable transport objectives.

9.2.5 Further, the Aberthaw Green Energy Park is identified as a major regeneration and employment location within the Deposit Plan, reflecting its potential to accommodate large-scale renewable energy generation, hydrogen production, battery storage, and clean growth industries. Together with the Barry Docks Clean Growth Hub, the site forms part of the Vale's Employment Regeneration Opportunity Areas (EROAs), which represent flagship opportunities for sustainable and innovation-led regeneration. These locations are focused on supporting green energy and advanced manufacturing industries, as well as contributing to the Vale's transition to a low-carbon economy. The regeneration of these brownfield areas supports the Council's Climate Emergency commitments and encourages investment in sectors that deliver long-term sustainable employment.

9.2.6 The Deposit Plan also continues to promote the development of Barry as the Vale's principal settlement and economic centre. Barry is well connected to the regional transport network, providing access to key employment destinations in Cardiff and Bridgend, and benefits from ongoing regeneration projects such as Barry Waterfront and Barry Island. These areas provide a mix of residential, commercial, and leisure development that contribute to the vitality of the town. Continued investment in Barry's seafront and Waterfront area will enhance the local economy, by stimulating tourism and hospitality sectors, as well as creating a more diverse employment base.

9.2.7 More broadly, sustainable tourism remains an important component of the Vale's economy, supported by Policy SP15 (Sustainable Tourism). The Plan seeks to utilise the area's high-quality natural and cultural assets – including the Glamorgan Heritage Coast, the Wales Coast Path, Barry Island seafront and Whitmore Bay, and an extensive network of countryside and coastal trails – as key drivers of economic activity. Encouraging investment in tourism that promotes active travel and prioritises sustainability will contribute to economic well-being while protecting the distinct landscape and coastal character of the Vale. Encouraging new investment in the Vale's natural resources alongside appropriately located tourism has the potential to lead to long term positive effects for the local economy, particularly within smaller rural and coastal communities.

9.2.8 The vitality of the Vale's town and district centres is supported by Policy SP11 (Retail, Commercial and Service Centre Hierarchy) and associated non-strategic policies, which reflect findings from the Retail and Commercial Leisure Study (2023). The study identified strong performance in Penarth, Cowbridge and Llantwit Major, alongside higher vacancy rates in parts of Barry, including Holton Road and the High Street District Centre. The Plan adopts a flexible approach that supports mixed uses in town centres, encouraging retail, leisure, residential and workspace uses that increase footfall and activity. In light of the study findings, and in accordance with Future Wales Town Centre First Policy, Policy SP11 (Retail, Commercial and Service Centres) adopts a flexible approach to non-retail uses within the Town Centre, to create a mix of retail, commercial, leisure, residential uses, etc. To ensure the long-term viability and vitality of the Vale's retail centres are maintained, Policy SP11 supports a range of uses where it "increase footfall within the centres". This aligns with the Welsh Government's Town

Centre First principle and is expected to lead to long-term positive effects for the Vale's service economy and local employment opportunities.

9.2.9 Through Policy SP1 (Sustainable Growth Strategy), new housing development is concentrated in locations that are accessible by existing public transport routes. This focuses a level of growth within Barry (Policy KS1: Land at North West Barry), reflecting it being the Vale's largest settlement that is well connected with sustainable transport options and neighbouring economic areas - notably Cardiff and Bridgend, with access expected to improve as part of Metro advances. Barry also offers a range of strategic services and facilities, experiencing major growth during the previous plan period, including through the mixed-use redevelopment of Barry Waterfront. It is recognised that there are continued plans for regeneration of Barry Waterfront, and investment in Barry Island, which is a focal point for tourism. Delivering growth on site KS1 will bring forward development within proximity to an enterprise zone – Land south of Port Road.

9.2.10 Policy SP1 also directs a proportion of growth towards the Primary Settlements of St Athan (Policy KS4: Land at Church Farm; and Policy KS5: Land to the West of St Athan) and Rhoose (Policy KS3: Land at Readers Way). Locating new development in proximity to the Cardiff Airport and Bro Tathan Enterprise Zone will help integrate housing and employment, supporting sustainable travel and local labour markets. Infrastructure improvements, including those associated with the South Wales Metro and the Cardiff Capital Region Transport Plan, will further enhance accessibility and strengthen the Vale's role within the South East Wales Growth Area. Growth at these Key Sites will deliver development within proximity to enterprise zones and employment sites; growth on site KS2 will deliver development with proximity to an employment site.

9.2.11 The Deposit Plan identifies Cowbridge, Penarth and Llantwit Major as Service Centre Settlements through Policy SP2 (Settlement Hierarchy), and Study findings (2023). These settlements will provide a range of employment, retail and service functions for their surrounding communities. Supporting growth in these locations enables access to jobs, services and facilities via sustainable modes of transport, while supporting the continued viability of local businesses. The nature of the Vale's settlement patterns means that residents within the main towns and settlements are better able to access a range of facilities by walking, cycling and public transport. Directing growth to these locations is therefore considered to lead to long term positive effects. Policy SP13 (Community Infrastructure and Planning Obligations) further seeks to ensure settlements' economic prosperity, ensuring 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.

9.2.12 A suite of non-strategic policies (EMP1–EMP5) provide a comprehensive framework for supporting, managing and protecting employment land and activities across the Vale of Glamorgan. Policy EMP1 (Employment Regeneration Opportunity Areas) outlines support for redevelopment and enhancement of land and premises at Former Aberthaw Power Station and Land at the Port of Barry for B1, B2 and B8 uses, and low and zero carbon related employment and infrastructure proposals. These two sites are

identified as important areas for supporting the Deposit Plan's objectives of addressing climate change and greening the Vale's economy.

9.2.13 Policy EMP2 (MOD St Athan) safeguards the continued operational role of the Ministry of Defence at St Athan and supports complementary employment uses within and adjacent to the site. Maintaining the integrity of this site is critical to sustaining a high-value employment base and fostering opportunities for supply-chain and specialist business growth and is anticipated to have positive effects on the economy and employment.

9.2.14 Policies EMP3 (Protection of Existing Employment Sites and Premises) and EMP4 (Non-Employment Proposals on Existing Employment Areas and Premises) work in tandem to manage existing employment sites and to guide proposals for alternative uses. EMP3 identifies a hierarchy of employment areas across the Vale, including major strategic sites, secondary sites and smaller local employment areas, providing long-term protection for land that is critical to the area's economic base. EMP4 introduces a balanced approach to assessing any proposals involving the loss or redevelopment of employment land, ensuring that changes of use are supported only where there is clear evidence of a lack of demand or where they deliver significant community or regeneration benefits. Together, these policies maintain the stability and adaptability of the Vale's employment land supply, supporting both existing and evolving sectors and ensuring that economic opportunities are retained across the authority area.

9.2.15 EMP5 (New Employment Proposals Within Settlements) encourages the development of new employment opportunities in sustainable and accessible locations, reflecting the Plan's spatial strategy and the need to support economic activity across both urban and rural communities. EMP5 promotes employment development within settlement boundaries, including the re-use and intensification of underutilised sites, helping to create local jobs close to where people live and contributing to the vitality of town and district centres. EMP5 supports rural enterprise and diversification, encouraging appropriate business development within the countryside that utilises existing buildings and supports the viability of rural economies.

9.2.16 It is noted that non-strategic Policy GT1 (Gypsy and Traveller Accommodation) also has an economy and employment focus, demonstrated through its focus on ensuring new and extensions to gypsy and traveller sites have reasonable access to employment opportunities.

## Consideration of cumulative effects

9.2.17 Vale of Glamorgan's location within the Cardiff Capital Region (CCR) gives it a broad regional context, and its location neighbouring Cardiff places it in a strong strategic location in terms of the regional economy. In this respect, there is potential for cumulative positive effects on the regional economy resulting from proposed growth in the Vale and vice versa.

9.2.18 The CCR City Deal identifies regional economic challenges and opportunities for the ten authorities which comprise the CCR, including Vale of Glamorgan. Addressing economic challenges and maximising opportunities are key objectives for the City Deal, which has the potential to lead to significant positive cumulative effects for the Vale in the long term. Notably CCR has funded a number of major investments within the region,

including the recent purchase of the former Aberthaw Power Station and facilitate its demolition, remediation, and redevelopment as a green energy park.

9.2.19 Vale of Glamorgan falls within the National Growth Area of Cardiff, Newport and the Valleys, which is identified through Future Wales as the focus for growth and investment in the South East Region. To deliver these regional priorities and aspirations, Future Wales recognises that the 10 authorities within the region do not exist in isolation from each other and that preparing Local Development Plans, planning authorities "*will need to consider the interdependence of Cardiff and the wider region, ensuring communities around the Capital are vibrant, prosperous and connected*". For the Vale's emerging RLDP this will require consideration of how the aspirations for the Vale of Glamorgan in terms of housing and economic growth align and compliment with the wider regional aspirations, particularly those of neighbouring Cardiff and Bridgend.

9.2.20 Cardiff Airport will be key in this respect, recognised as an important gateway for business and tourism in South Wales. The airport plays a significant role in supporting the regional economy and connecting South Wales to destinations across the UK and the world. Stimulating inward investment is anticipated to lead to positive cumulative effects for the region.

9.2.21 Neighbouring authorities Bridgend and Cardiff identify travel to work patterns within their respective emerging RDLP and adopted LDP. Both show reasonable levels of out-commuting to and from the Vale. The role of Cardiff and Bridgend as a principal retail, employment, and service centres for the Vale's east and western communities is also highlighted. Focusing growth within the Vale's Strategic Growth Area along strategic transport routes will likely strengthen the interrelationships with adjoining authorities, promoting modal shift and increased accessibility between key settlements/ service centres within the region.

9.2.22 In terms of Rhondda Cynon Taf to the north, strategic road links connect the County Borough with the Vale of Glamorgan. The adopted LDP highlights the importance of Bro Tathan in the Vale of Glamorgan, providing a level of employment to Rhondda residents. As above, it is considered that growth/ investment throughout the region will support important communication links, with positive effects likely where growth within the Vale is focussed on strategic transport routes.

9.2.23 The visitor economy is notably significant in Vale of Glamorgan, which is largely due to the presence of Glamorgan Heritage Coast, Whitmore Bay, Barry Island and Penarth, as well as its location within the South East Wales region. It is considered that as a National Growth Area (discussed above), investment in the region, including necessary infrastructure, will support the local visitor economy.

## Conclusions

9.2.24 The Deposit Plan continues to prioritise sustainable economic growth and employment creation and regeneration across the Vale of Glamorgan. The primary focus of housing and employment growth within the Vale is shaped by the settlement hierarchy of and reflecting the role and function of places. Most development, including Key Sites, is directed towards the Key

Settlement, Service Centre Settlements, and Primary Settlements where there is greatest access to sustainable transport modes and wider infrastructure.

9.2.25 The Deposit Plan also looks to capitalise on existing economic connections (such as the Cardiff Airport and Bro Tathan Enterprise Zone) and future investment associated with the Cardiff Capital City Region, including infrastructure enhancements such as the South Wales Metro project. As such, the Deposit Plan performs well, recognising that 'connected development' is a key driver for growth as part of the of the Southeast Wales Growth Area and a key consideration in accordance with Future Wales. The potential delivery of a rail station at St Athan would also improve economic connections within and outside of the Vale.

9.2.26 Overall, the Deposit Plan is predicted to lead to **significant long-term positive effects** regarding the economy and employment ISA topic. It takes advantage of opportunities arising from the Vale's strategic location, capitalising upon major employment allocations in sustainable locations, as key areas of investment. As a result, it should help to provide significant employment and training opportunities, enable established business to expand, and provide attractive areas for local business investment. It is considered that economic growth could potentially reduce out-commuting, however the strategy still seeks to enhance those key sustainable connections with strategic employment areas outside of the Vale, such as Cardiff.

## 9.3 Population and communities

### Appraisal of the Deposit Plan

9.3.1 A key consideration under the population and communities ISA topic is the provision of the right number of homes in the right places, including delivering a sufficient mix of housing types and tenures to meet different identified needs within the community. The allocation of the five Key Sites is considered to contribute well in this respect, as they are all located within close proximity to existing settlements in Vale of Glamorgan.

9.3.2 As set out in Policy SP6 (Housing Requirement), the RLDP will make provision for 8,660 dwellings to deliver a housing requirement of 7,890 dwellings (including a 10% flexibility allowance). The level of growth is considered to represent an appropriate growth strategy for the Vale over the plan period. It is deliverable and suitably ambitious, particularly given the Vale's position within the national growth area, and will address the acute need for affordable housing whilst being achievable within the constraints of the natural and built environment. On this basis, the Deposit Plan is considered to have a significant long-term positive effect in relation to this ISA topic, ensuring the delivery of new homes to exceed local needs.

9.3.3 In terms of the location of new housing and employment, the RLDP focuses development within the Strategic Growth Area. This area accommodates the main centres of population and urban settlements that are served by a range of facilities and services and are accessible by sustainable transport modes. Within the Strategic Growth Area, Barry is identified as the Key Settlement,

supported by the Service Centre Settlements of Llantwit Major, Penarth and Cowbridge.

9.3.4 The Primary Settlements of Sully, Dinas Powys, Llandough (Penarth), Rhoose and St Athan have also been included within the Strategic Growth Area. These are considered to be sustainable locations where new residential development can be aligned with employment and services, and where there are existing and proposed sustainable transport options to reduce the need to travel by car. Key Site policies KS3 (Land at Readers Way Rhoose) and KS5 (Land to the West of St Athan) are examples where development would form a logical extension to existing settlements, delivering sustainable growth.

9.3.5 Outside of the higher-tier settlements, the Service Centre of Cowbridge is apportioned a significant level of growth, reflecting the sustainable nature of the settlement (as identified in the settlement appraisal review), with a thriving high street, primary and secondary schools, and a wide range of services. It is considered that the RLDP suitably addresses the ISA objective to provide "*homes, and community infrastructure, in sustainable locations to meet identified needs*."

9.3.6 The Local Housing Market Assessment (LHMA) 2023 identifies that the Vale has a significant need for affordable homes, with need steadily increasing over the past decade. The greatest need is within Barry and Penarth / Llandough and predominantly comprises smaller one- and two-bedroom homes, reflecting the high proportion of single-person households and couples without children. To meet this need, Policy SP7 (Affordable Housing Provision) sets out that the residential requirement identified in Policy SP6 will be expected to deliver a minimum of 3,070 affordable homes over the plan period. The RLDP therefore performs well in directing growth to those areas of the Vale with the greatest identified housing need, particularly Barry and Penarth.

9.3.7 Notably, 40% affordable housing (100 units) is required at Key Site Land to the North of Dinas Powys (Policy KS2), while 35% (182 units) is required at Land at Readers Way Rhoose (Policy KS3) and for Land at Church Farm St Athan (186 units in total; Policy KS4). A 35% affordable housing requirement (210 units) is also stipulated for Land to the West of St Athan (Policy KS5). A 30% affordable housing requirement (113 units) is set for Land at North West Barry (Policy KS1). It is considered that the delivery of Key Sites within the Strategic Growth Area will contribute positively towards meeting affordable housing needs.

9.3.8 The RLDP also allows for small-scale, affordable housing-led development in settlements outside the Strategic Growth Area at a scale proportionate to the size of the settlement. It is considered that this approach will help maintain a balanced demographic structure within the minor rural settlements and will assist in sustaining local services and facilities, including schools. In terms of specific allocations, Policies HG4 (Rural Affordable Housing Led Sites) and HG5 (Affordable Housing Exceptions Sites) will enable small and medium sites, including within smaller settlements, to contribute to meeting rural housing needs.

9.3.9 It is recognised (Census 2021) that the population of the Vale of Glamorgan is ageing. Policy SP7 (Affordable Housing Provision) therefore states that, in meeting the affordable housing target, the Plan will ensure that "*a range of tenures and sizes of homes, as well as an appropriate balance of general needs and specialist accommodation"* is achieved, informed by the Local Housing Market Assessment, waiting list data and the Older Persons Housing Strategy. Furthermore, Policies SP6 (Housing Requirement) and SP4 (Placemaking) make provision for new housing developments to include specialist and older persons' accommodation as part of the overall mix within residential developments. In this context, Policy PGD2 (Residential Development Densities) and Policy PGD1 (Creating Well-Designed Places) will play a key role in ensuring that new housing achieves appropriate design quality, accessibility and mix in accordance with placemaking and well-being principles.

9.3.10 Policy SP4 (Placemaking) outlines that all development proposals must provide a range of housing types and tenures, further contributing towards meeting local needs. More broadly, Policy SP4 sets out the Placemaking Principles that must be demonstrated through development proposals. This includes creating a diverse mix of multifunctional spaces, ensuring development is well connected and inclusive, and strategically integrating Green Infrastructure networks and open space. Policy SP4 aligns with Welsh Government policy on placemaking and is anticipated to deliver multiple benefits, improving quality of life and community well-being. This reflects the Vale of Glamorgan Council's commitment as a signatory to the Placemaking Charter Wales.

9.3.11 Community well-being is also supported through Policy SP13 (Community Infrastructure and Planning Obligations), Policy SP19 (Biodiversity and Ecosystem Resilience) and Policy SP18 (Green Infrastructure). Policy SP13 sets the requirements for ensuring that all new developments in the Vale are supported by appropriate services and facilities to meet both their own needs and those of the existing community. This includes, but is not limited to, affordable and specialist housing and community facilities. Supporting policy text recognises that the timely delivery of necessary infrastructure to support and mitigate the impact of new development will be essential to delivering sustainable communities. Implementation will also be guided by Policy CI3 (New Community Facilities) and Policy CI4 (Protecting and Enhancing Existing Community Facilities), which together ensure that community infrastructure keeps pace with population growth.

9.3.12 It is recognised that site-specific community infrastructure requirements are identified under the relevant key site allocations set out in Policies KS1 to KS5. Notably, placemaking principles are embedded within Policy KS1 (Land at North West Barry). The Key Site is allocated for 376 homes over the plan period and is expected to provide financial contributions to the off-site delivery of additional school places, and the provision or enhancement of community facilities in the area. The contribution to infrastructure alongside new homes is considered to lead to long-term positive effects in terms of supporting sustainable communities and promoting self-containment. Effects are likely to be particularly significant in Barry, where existing infrastructure capacity, is currently limited. Planned development will therefore support the

sustainable growth and regeneration of Barry, targeting areas of relative deprivation.

9.3.13 It is noted that Barry (Holton Road), Penarth and Cowbridge are identified as Town Centres, playing an important role in providing retail and services for their surrounding and wider communities. Recognising the changing role of traditional town centres, Policy SP11 (Retail, Commercial and Service Centre Hierarchy) sets guidelines for their continued evolution. In accordance with national policy, this includes moving towards multifunctional centres that accommodate a broad range of retail, leisure and service uses. Supporting policies RCS1 (Resilient Retail, Commercial and Service Centres) and RCS3 (Hot Food Takeaways) further guide appropriate uses within centres to protect vitality and viability.

9.3.14 It is a requirement that the Council takes account of the needs of the Gypsy and Traveller community in preparing their development plan. Policy SP9 (Gypsy and Traveller Site Provision) therefore seeks to ensure that the need identified through the latest Gypsy and Traveller Accommodation Assessment (GTAA) is met. In line with Policy SP9, land will be made available for 7 additional Gypsy and Traveller pitches to be delivered over the plan period (by 2036).

## Consideration of cumulative effects

9.3.15 Development proposed within Vale of Glamorgan has the potential to lead to positive cumulative effects alongside growth proposed by neighbouring local authority areas within the Cardiff Capital Region, particularly in relation to the supply of a sufficient quantity of the new homes in sustainable locations.

9.3.16 The adopted and emerging LDPs of the surrounding local authority areas propose meeting or exceeding their identified housing needs. In this respect, the proposed housing delivery of the Deposit Plan has the potential to contribute towards regional growth.

9.3.17 The level of growth proposed accords with the aspirations for the Vale of Glamorgan within the Future Wales national growth area, whilst at the same time being complementary to and not competing with Cardiff. This includes encouraging existing residents to live and work in the Vale (reducing out-migration and out-commuting) as well as encouraging the in-migration of new residents. This is important, given the need to strengthen the working and school age population to offset the Vale's ageing population.

9.3.18 In this context, there are likely to be positive cumulative effects associated with region-wide growth. These will be strengthened by proposed enhancements to cross-boundary sustainable transport infrastructure proposed through the CCR City Deal. It is likely that this will improve access to existing services and facilities available at a range of Principal Settlements, including Barry, Cardiff, and Bridgend.

## Conclusions

9.3.19 The Deposit Plan delivers a level of growth which exceeds the Vale of Glamorgan's identified housing need over the plan period. It performs well overall against the population and communities ISA objectives, with **significant long-term positive effects** concluded.

9.3.20 The RLDP seeks to deliver a sustainable level of housing and employment growth, supported by appropriate infrastructure to accord with the Vale's position within the Cardiff Capital Region / Future Wales national growth area. It is considered that focusing growth, including key strategic sites, within the Strategic Growth Area will support the development of adaptable, accessible, well-connected communities.

9.3.21 Strategic policy requirements include ensuring that proposals adhere to place-making principles, reflecting the Council's role as signatory to the Placemaking Charter Wales. Embedding placemaking principles in the planning, design, and management of new and existing places will likely deliver communities with a strong sense of identity, that offer a sustainable range of services and facilities and that are equipped with adequate infrastructure. This includes directing a significant proportion of growth to areas in the Vale with the greatest housing need (notably Barry and Penarth)[3], however there is a general need for a range of types and sizes of affordable housing across the Vale.

# 9.4 Health and wellbeing

## Appraisal of the Deposit Plan

9.4.1 A key aspect of achieving positive health and wellbeing outcomes through new development is the extent to which residents are able to make healthy travel choices when accessing key services, facilities, and employment. In practice, this means locating development within reasonable walking or cycling distance of such facilities and linking it with suitable walking and cycling infrastructure.

9.4.2 An objective of the Deposit Plan has therefore been to allocate mixed-use, strategic-scale sites in sustainable locations; balancing employment provision with the level of population growth to reduce commuting. Notably, the Key Sites have been identified where they will be able to limit the need to travel and offer a choice of sustainable transportation modes to engage with, with the priority being on walking, cycling and passenger transport. Sites KS1 (Land at North West Barry), KS2 (Land to the North of Dinas Powys) and KS3 (Land at Readers Way Rhoose) are all within close proximity to a Public Right of Way and the National Cycle Network; sites KS4 and KS5 are within close proximity to a Public Right of Way but are removed from the National Cycle Network. Only site KS3 is in close proximity to the Welsh Coastal Path. This aligns with Policy SP10 (Sustainable Transport), which promotes a modal shift towards active travel and public transport through well-designed, connected development.

9.4.3 Furthermore, the Key Site policies include provisions linked to promoting active travel and thereby promoting active lifestyles. This is largely linked to providing active travel routes on site, improving the connectivity of the sites to the active travel network, and contributing to off-site sustainable transport measures. This process will be guided by Policy PGD1 (Creating Well-Designed and Inclusive Places) and Policy PGD2 (Residential Development

[3] Vale of Glamorgan Local Housing Market Assessment (LHMA)

Densities), which together ensure that the design and layout of new development support healthy lifestyles and active travel.

9.4.4 More broadly speaking, the RLDP facilitates healthy travel choices by directing growth to the Key Settlement of Barry, supported by the Service Centre settlements of Llantwit Major, Penarth and Cowbridge. The nature of the Vale's settlement patterns means that residents within these locations are better able to access a range of facilities by walking, cycling and public transport. The Plan therefore performs well in terms of the ISA objective to "*promote healthy and sustainable places well connected to sustainable transport options*."

9.4.5 Consideration is also given to the impact of the COVID-19 pandemic on the health of communities. Notably, Building Better Places (2020) acknowledges the post-pandemic behavioural shift of increased cycling and walking activity, and new working-from-home patterns, which have reduced the overall need to travel. It is considered that the RLDP will play an important role in supporting post-Covid recovery in the Vale of Glamorgan, whilst also contributing towards the long-term resilience of communities. The strategic policy framework supports this modal shift and change in working patterns, particularly through Policy SP10 (Sustainable Transport) and Policy SP4 (Placemaking), which encourage accessible, adaptable development that integrates home-working spaces and sustainable transport options.

9.4.6 In terms of access to day-to-day services and facilities, the Key Sites are positioned well to access important infrastructure that supports health and wellbeing. Sites KS2 and KS3 are within walking distance of a dental practice, an opticians, a pharmacy, and a GP surgery. Additionally, sites KS4 and KS5 are within walking distance of a pharmacy and a GP surgery. Site KS1 is not within walking distance of such infrastructure. It is noted that none of the sites are within walking distance of a leisure centre or public open space, to allow for safe outdoor engagement with physical activities like sport and exercise. However, the focus of the Key Site policies on providing financial contributions to community facilities (both creating new ones and providing enhancements to existing ones), as well as providing usable open space within the site boundaries, is anticipated to contribute towards and promote active and healthy lifestyles.

9.4.7 Policy SP5 (Creating Healthy and Inclusive Places and Spaces) further contributes to health and wellbeing as it sets a range of development criteria to both improve health inequalities and promote social cohesion throughout the Vale. This is expanded upon through Policy SP13 (Community Infrastructure and Planning Obligations), which sets the requirements for ensuring all new developments in the Vale are supported by appropriate services and facilities to meet their needs and the needs of the existing community. This includes, but is not limited to, leisure, sport and recreational facilities; community growing spaces (for example, allotments); green infrastructure; community facilities; healthcare facilities; and public open space. Supporting non-strategic policies CI1 (Open Space Provision) and CI3 (New Community Facilities) ensure that new developments contribute to accessible and high-quality spaces for recreation and well-being, while CI4 (Protecting and Enhancing Existing Community Facilities) safeguards valued local amenities.

9.4.8 In terms of access to healthcare provision specifically, whilst the Vale of Glamorgan Council does not directly deliver healthcare facilities, it plays a key enabling role in supporting the provision of health infrastructure where opportunities arise. Policy SP5 (Creating Healthy and Inclusive Places and Spaces) therefore supports "*the provision of new and enhanced community and healthcare facilities*" and requires new development to "*protect existing public health and well-being.*" The supporting framework further reinforces the need to plan positively for healthcare provision, ensuring such facilities are accessible and well-integrated with new growth areas.

9.4.9 It is recognised that the delivery of large housing or mixed-use developments should have regard to whether there is a need to deliver appropriate health care facilities. This is particularly relevant where sites are developed in multiple phases, during which time the demands generated by a development may evolve.

9.4.10 It is also important to highlight the role that holistic green infrastructure plays in delivering multiple health benefits to communities. This includes, but is not limited to, opportunities for recreation and relaxation; promoting physical and mental health and well-being; facilitating learning; and supporting local food production. Policy SP19 (Green Infrastructure) therefore requires all development to "*incorporate measures that protect and enhance high quality multi-functional green infrastructure provision*". These requirements are likely to be strengthened through the delivery of the five Key Sites.

## Consideration of cumulative effects

9.4.11 It is recognised that proposed growth in the Vale and wider Cardiff Capital Region has the potential to exacerbate health service capacity issues where they exist. In preparing the RLDP, the Council have been working closely with the Cardiff and Vale Local Health Board to identify future health and well-being issues, such as the need to identify locations for new health services. Collaboration between planning authorities and key infrastructure providers can ensure provision is fit for purpose and can be co-ordinated and timed to support placemaking aspirations. It is noted that regional evidence in this respect is ongoing and will inform the deposit plan.

9.4.12 All local authorities in Wales have to produce maps of walking and cycling networks in their local area, known as Active Travel Network Maps (ATNM). The ATNM shows the active travel connectivity between the Vale and neighbouring authority areas, particularly Cardiff to the east and Bridgend to the west. In this respect, there are opportunities to strengthen cross boundary active travel infrastructure, delivering a coherent consolidated network with neighbouring authorities. Due to the Welsh Government's support for a modal shift to active travel, individual authorities are increasingly seeking to incentivise walking and cycling. These efforts will likely contribute towards cross-boundary working in this respect, delivering positive cumulative effects on the overall health and wellbeing of residents in the CCR.

## Conclusions

9.4.13 The Deposit Plan recognises that the health and wellbeing of communities is crucially important to delivering long term sustainable development and

placemaking. This includes physical, mental, and social wellbeing, with **significant long term positive effects** concluded at this stage.

9.4.14 Focussing growth in the most sustainable locations within the Strategic Growth Area therefore contributes positively to the health and wellbeing ISA topic. It ensures that residents have better access to active / public transport and existing services and facilities, which are largely located in the Key Settlement of Barry and supporting Service Centre Settlements. This is anticipated to support opportunities to link new development with the Vale's existing walking and cycling network, in addition to green infrastructure, whilst also offering potential to secure enhancements to these networks through the development process. In this respect, the Key Sites and their associated policies are anticipated to work well towards promoting healthy lifestyles for new and existing residents.

9.4.15 Another key contributing factor to health and wellbeing is access to local greenspaces. The Deposit Plan performs positively in terms of setting requirements for provision of green infrastructure and protecting and enhancing connectivity between green infrastructure assets.

## 9.5 Equality, diversity, and social inclusion

### Appraisal of the Deposit Plan

9.5.1 The focus of the equalities, diversity and social inclusion ISA topic is on reducing poverty and inequality, tackling social exclusion and promoting community cohesion. Many aspects of equalities, diversity and social inclusion do not have a spatial dimension and are unlikely to be directly affected by the spatial distribution of growth through the Deposit Plan. However, the overall level of provision of land uses such as housing and employment, which is set by the RLDP, will potentially affect underlying influences such as access to employment, housing and community facilities. In this respect, it is considered that distributing growth to Barry as the Key Settlement, supported by the Service Centre Settlements of Llantwit Major, Penarth and Cowbridge, will help to support and sustain a hierarchy of vibrant, inclusive centres.

9.5.2 The Vale exhibits considerable socio-economic diversity, with parts of the Rural Vale containing some of the most affluent communities in Wales and other communities falling within the highest 10% of most deprived areas nationally. The Welsh Index of Multiple Deprivation (WIMD, 2019) shows that the most deprived neighbourhoods in the Vale have persistently been located in Barry, primarily within the eastern wards. The latest WIMD data identified three areas as falling within the top 10% most deprived places in Wales (Gibbonsdown 2, Buttrills 2, and Court 3), with other areas in Barry also falling within the top 20%. In addition, pockets of deprivation are also present in parts of Penarth, St Athan and Llantwit Major. By focusing growth and regeneration investment towards these settlements, the RLDP is anticipated to lead to positive effects by directing resources and employment opportunities to areas of greatest need, helping to reduce inequality and promote inclusion. However, it is recognised that growth on any of the Key Sites will not focus development within specific areas classified as deprived or relatively deprived.

9.5.3 In delivering both housing and economic growth, it is expected that residents will be provided with improved employment opportunities, alongside enhanced access to the facilities and services needed to support a self-contained lifestyle. This includes improving open spaces and active travel routes, supporting the provision of affordable housing, and investing in regeneration opportunities. Policies SP7 (Affordable Housing Provision), SP10 (Sustainable Transport) and SP14 (Employment Growth) ensure that housing, transport, and job creation are balanced and accessible. Implementation will be guided by Policy SP19 (Green Infrastructure) which enhances walkability, connectivity and access to green space - key determinants of community wellbeing and inclusion.

9.5.4 Through delivering growth in accordance with the Settlement Hierarchy (Policy SP2), the Deposit Plan will also support improved access to health and social care services. It is recognised through the Plan that this can be a more challenging issue for some parts of the Vale, particularly given the ageing population, and the rural nature of the Vale aligned with limited public transport provision. Compliance with Policy SP5 (Creating Healthy and Inclusive Places and Spaces) will ensure that, where possible, these health inequalities are addressed. This includes, for example, "*ensuring that all places and developments are as inclusive as possible, capable of adapting to a broad range of changing needs and delivering a high quality of life"*.

9.5.5 Implementation of the Placemaking Principles will support the creation of adaptable, accessible, well-connected communities that have a strong sense of identity. Policy SP4 (Placemaking) requires that development follow the Placemaking Principles to deliver multiple benefits. This includes "*prioritising the determinants of health and well-being during the design process*" and "*strategically integrating Green Infrastructure networks and open space into development, delivering social, environmental, and ecological benefits".* It is considered that high standards of design will create attractive places with distinct local identity and a vibrant public realm offering accessibility for all. This is reflected through the Key Site policies (KS1 – KS5), where development is required to provide "*the provision and enhancement of appropriate green infrastructure, leisure, sport and recreation space*."

9.5.6 In terms of access to housing, it is recognised that throughout the Vale, affordable housing need is most significant in communities where development opportunities are limited. A key aspect of the spatial strategy is therefore to allow for affordable housing-led developments within primary settlements and minor rural settlements outside of the Vale of Glamorgan Strategic Growth Area. In line with Policy SP2 (Settlement Hierarchy), development will be supported where it is at a scale that is appropriate to the size of the community it is serving, with the actual number of dwellings dependent on the local context. It is considered that this will provide opportunities for younger and working-aged people who may otherwise have had to move elsewhere within the Vale or the wider area to access housing, and to stay within their own communities. This will likely help maintain a balanced demographic structure within the minor rural settlements, with the potential for long-term positive effects. Supporting non-strategic policies HG4 (Rural Affordable Housing-Led Sites) and HG5 (Affordable Housing Exception Sites) provide the detailed framework to deliver this outcome.

9.5.7 The Vale of Glamorgan Older Persons Strategy 'Creating Homes and Neighbourhoods for Later Life 2022–36' highlights the importance of addressing future housing needs associated with an ageing population through the provision of appropriate housing solutions. To address the needs forecast through the Older Persons Strategy, Policies SP5 (Creating Healthy and Inclusive Places and Spaces) and SP7 (Affordable Housing Provision) make provisions for new housing developments to include specialist housing, such as older persons housing, as part of the overall mix within residential developments.

9.5.8 Policy SP9 (Gypsy and Traveller Site Provision) seeks to ensure that the need identified through the latest Gypsy and Traveller Accommodation Assessment (GTAA) is met. In line with Policy SP9, land will be made available for 7 additional Gypsy and Traveller pitches to be delivered over the plan period (by 2036).

9.5.9 The Welsh language is part of the social and cultural fabric of Wales, and the Welsh Government is committed to ensuring that the Welsh language is supported and encouraged throughout Wales. The 'Key Characteristics' section of the Deposit Plan highlights the increase seen in Welsh language speakers from 2011 to 2021 (Census data). The Census identified that 11.5% of the population aged three or older could speak Welsh, representing an increase when compared with the 2011 Census. This is contrary to the trend experienced across Wales overall, where the number of Welsh speakers has decreased from 2011 to 2021. It is recommended that a specific policy is introduced into the Deposit Plan to support and protect the Welsh language within the Vale. This could include measures to assess the potential effects of development on the use of Welsh Language, measures to ensure capacity in Welsh-speaking schools, measures to safeguard cultural identity, and to ensure that new developments contribute positively to local linguistic and cultural vitality.

## Consideration of cumulative effects

9.5.10 There is a degree of crossover between this topic and other ISA topics, particularly in relation to the role of affordable housing and educational opportunities in tackling deep-rooted poverty and deprivation. In this respect, the fact that Vale of Glamorgan and its neighbouring local authority areas are all proposing to meet or exceed their identified housing needs is a positive. In short, this will likely provide the opportunity to meet complex housing needs within particularly deprived communities.

9.5.11 Additionally, it is recognised that the proposed enhancements to regional public transport through the CCR City Deal, South Wales Metro rollout, and new rail station at St Athan, will potentially improve access to employment and training opportunities, as well as key services and facilities. Increased accessibility may lead to a reduction in social exclusion, which is a key contributor to deprivation.

9.5.12 Overall, it is considered that cumulative effects in relation to equalities, diversity and social exclusion are likely to be minor. Whilst some aspects of this ISA topic are addressed at a local level, the collective actions of the local authority areas at a regional scale are likely to deliver similar benefits, or

potentially even greater benefits, from all the investment being stimulated through the City Deal.

### Conclusions

9.5.13 The Deposit Plan performs well in terms of directing growth to those areas of the Vale of Glamorgan identified as more deprived by the Welsh IMD and addressing inequalities in these communities. This will help tackle inequalities and deprivation within the Vale by ensuring residents have access to employment, education, and services nearby.

9.5.14 The RLDP also seeks to address issues relating to equalities, diversity, and social inclusion by delivering affordable housing. This is a key objective of the strategy, reflecting the high levels of need seen across many parts of the Vale. Notably the existing backlog of need from people on the housing waiting list is most acute within Barry and Penarth / Llandough, where housing is broadly focused.

9.5.15 Consideration is also given through the strategy to seeks to ensure that future housing makes provision for the specific accommodation needs of Gypsy & Travellers, elderly, and disabled people. For example, the strategy seeks to ensure that specialist housing forms part of a wider housing mix on allocated sites identified. Additionally, Key Sites are located well to allow for access to services and facilities. This will help contribute "*to a vibrant, safe, and inclusive public realm*" and create "*a diverse mix of uses and multi-functional spaces*." This is reflected through a number of the strategic policies as discussed above.

9.5.16 It is recommended that stipulations are added into the Deposit Plan in order to support and protect the Welsh language in the Vale. This would be in accordance with national policy, which highlights "*the Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places*"[4].

9.5.17 Overall, **minor positive effects** are concluded at this stage in relation to the equality, diversity, and social inclusion ISA topic.

## 9.6 Climate change

### Appraisal of the Deposit Plan

9.6.1 In July 2019 the Vale of Glamorgan Council joined with Welsh Government and other Councils across the UK in declaring a global 'climate emergency'. In response to this declaration, Vale of Glamorgan Council created Project Zero – bringing together a wide range of work and opportunities to tackle the climate emergency, reduce the Council's carbon emissions to net zero by 2030, and encourage positive changes. The Council also published their Climate Change Challenge Plan, covering the period 2021-2030, which works alongside Project Zero to tackle climate change effects.

[4] Planning Policy Wales (2021) https://www.gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

9.6.2 Closely linked to the climate emergency declaration, in July 2021 the Vale of Glamorgan Council declared a 'nature emergency' and committed to a target of no net loss to biodiversity in the Vale of Glamorgan. The narrative below explores in turn how the Deposit Plan responds to climate change adaptation and mitigation.

9.6.3 In relation to climate change adaptation, it is recognised that as a coastal authority climate change will have undoubtably impact on the Vale's coastline and the communities within coastal areas; responding to sea level rise and storms leading to flooding and coastal erosion. It is noted that Natural Resources Wales Communities at Risk Register estimate that there are approximately 5,000 residential properties in the Vale currently at some level of flood risk. A Strategic Flood Consequences analysis has been carried in collaboration with the other ten south east Wales Local Authorities to consider this and will inform the deposit plan.

9.6.4 While flood risk from rivers is broadly confined to the Vale's rural areas, flood risk does exist to differing extents in Cowbridge, Dinas Powys and eastern Barry. Only some of these areas benefit from being within TAN15 Defended Zones, and there are other areas with no significant protection from the sea. Where flood risk exists in residential areas, namely Barry and Penarth Marina, these are included within TAN15 Defended Zones. Barry Docks and Aberthaw Power Station are at risk from tidal flooding and are not located within TAN15 Defended Zones.

9.6.5 It is noted that areas at risk of flooding identified above are areas of focus for new housing and employment growth. While this broadly presents the potential for adverse effects, it is noted that development proposals will have to ensure compliance with TAN15, ensuring development does not take place in locations with unacceptable flood risk.

9.6.6 In relation flooding, none of the allocated sites are at risk of sea flooding. When considering fluvial flood risk, Key Site KS2 (Land to the North of Dinas Powys) overlaps with Fluvial Flood Zone 2 and / or Fluvial Flood Zone 3. Additionally, all five Key Sites overlap with levels of surface water flood risk. However, all five Key Site policies include the need for development to incorporate high quality sustainable drainage systems, in order to reduce flood risk and effects. Additionally, Policy KS1 (Land at North West Barry), Policy KS2 (Land to the North of Dinas Powys) and Policy KS5 (Land to the West of St Athan) seek to focus development away from areas at higher risk of flooding within the site boundaries. It is considered that these Key Site policies and specific stipulations work well to reduce flood risk and flood effects within the site boundaries and within their vicinity, where development could exacerbate flood risk and / or effects.

9.6.7 Furthermore, the Key Sites will need to ensure that onsite and associated infrastructure and planning obligations are met in line with Policy SP13 (Community Infrastructure and Planning Obligations). This includes ensuring that "*where appropriate, environmental protection and enhancement such as flood prevention… is delivered*". This is anticipated to help reduce the risk of flooding, and the effects development could have on flood risk elsewhere.

9.6.8 Whilst it is noted that site HG1(5) also overlaps with Fluvial Flood Zone 2 and / or Fluvial Flood Zone 3, and a number of smaller housing allocations

overlap with surface water flood risk, these sites were previously allocated in the adopted Local Development Plan and as such it is anticipated that effects have been mitigated. Additionally, the provisions of the wider Deposit Plan policies are considered to provide further mitigation. The same can be said for the rural affordable housing led sites, which also overlap with fluvial and / or surface water flood risk areas; wider policy provision in the Deposit Plan is considered to reduce the risk and effects of flooding linked to development at this location.

9.6.9 All development proposals, including development on the Key Sites, will also be required to align with the requirements of Policy SP16 (Climate Change Mitigation and Adaptation) which requires proposals to direct development *"a**way from areas identified as being at risk of flooding and / or coastal erosion and ensure that new development suitably controls surface water run-off through the application of sustainable drainage systems and nature-based solutions*". It is considered that this policy provision will further help to reduce flood risk and flood effects linked to new development in the Vale of Glamorgan. Additionally, Policy SP13 (Community Infrastructure and Planning Obligations) includes a focus on providing environmental protection and enhancement through new community infrastructure, including flood prevention measures; and non-strategic Policy PGD1 (Creating Well Designed and Inclusive Places) requires all development to achieve high quality design – including multi-functional green open spaces that can deliver enhanced flood mitigation that is resilient to climate change.

9.6.10 When considering climate change mitigation, it is noted that in 2019 the Vale of Glamorgan accounted for approximately 5% of Wales' carbon emissions, with 8.4 tonnes of $CO_2$ per capita. While emissions are reducing over time, the Deposit Plan highlights that emissions will have to reduce significantly during the plan period to achieve net zero targets. Policy SP16 (Climate Change Mitigation and Adaptation) therefore sets extensive mitigation requirements, notably including ensuring that new development proposals "*maximise the opportunities for renewable energy development, specifically in local search areas*". This will be supported by non-strategic policies CC1 (Residential Operational Net Zero Carbon Development), CC4 (Renewable Energy Local Search Areas) and CC5 (Renewable, Low and Zero Carbon Energy Generation), which all seek to support renewable energy generation and reduce carbon and greenhouse gas emissions linked to new development.

9.6.11 Another key criterion of Policy SP16 is to ensure new development proposals "*include Sustainable building design principles, and in the case of new residential development limiting embedded carbon and achieving operation net-zero emissions*". It is considered that this will maximise resource efficiency and sustainable construction techniques and promote circular economy principles. Opportunities in this respect are likely to be greatest in relation to the Key Sites where development is strategic in scale. As a broad generalisation, strategic growth locations can support a good mix of uses within a given area (supportive of climate change mitigation objectives) and lead to economies of scale that enable delivery of new or upgraded infrastructure (transport, community, low carbon heat/power, green etc.).

9.6.12 It is considered that Key Sites perform positively in respect of the above, with policy requirements notably including a range of infrastructure to meet local needs. Furthermore, Key Sites are situated in a sustainable location and will maximise opportunities for active / public transport.

9.6.13 It is necessary to touch upon the tension between the emerging RLDP's climate change objectives and the intention to support Cardiff Airport, given that aviation emissions are a significant global contributor to climate change. The Climate Change Committee (2023) highlight in their 2023 Progress Report[5] that "*the Wales Transport Strategy commits to maintaining aviation capacity in Wales, whilst recognising the challenges this creates for meeting decarbonisation targets*". Furthermore, "*There is no aviation pathway for Wales that describes how the aviation sector will be decarbonised in line with Wales's Carbon Budgets and the Net Zero target*". The Report recommends that "*The Welsh Government should set out an aviation decarbonisation pathway to 2050, how it will be accommodated in Welsh Carbon Budgets and how Wales will prepare for the roll-out of new technologies*".

9.6.14 Finally touching on the wider policy framework, many are of note in relation to meeting climate change objectives, including:

- Policy SP10 (Sustainable Transport) ensures that new development "*provide the necessary infrastructure for Ultra Low Emission Vehicles in appropriate locations*", alongside more broadly "*improving accessibility for all and connectivity to sustainable transport facilities*".
- Policy SP4 (Placemaking) requires proposals to demonstrate Placemaking Principles, such as "*contributing to a vibrant, safe, and inclusive public realm that encourages Active Travel, supports public transport use and reduces car dependency; and strategically integrating Green Infrastructure networks*."
- Policy SP19 (Green Infrastructure) requires proposals to employ "*nature-based solutions, including the Building with Nature Standards, where possible*".

## Consideration of cumulative effects

9.6.15 In terms of climate change adaptation, there does not appear to be notable potential for negative cumulative effects from development in the Vale in combination with development in neighbouring local authority areas. As a coastal authority climate change will have a dramatic impact on the Vale's coastline and the communities within coastal areas. This extends to neighbouring authorities Cardiff and Bridgend, and the communities extending further along the coastline. However, there is a presumption within Planning Policy Wales against development in high-risk flood zones, which is augmented by Technical Advice Note 15 (TAN15). This will help ensure that development in the Vale of Glamorgan will be part of a regional and national picture of development which is directed away from areas at high risk of flooding. Nonetheless, given the number of properties within the Vale currently at risk of flooding (Natural Resources Wales), cumulative effects are likely to be negative.

[5] https://www.theccc.org.uk/wp-content/uploads/2023/06/Progress-Report-Reducing-emissions-in-Wales.pdf

9.6.16 In terms of climate change mitigation, there is further potential for cumulative effects. Positive cumulative effects are anticipated from the proposed South East Metro throughout the CCR. This includes enhanced rail connectivity between Barry and Cardiff, and improved bus services throughout the region. This will likely contribute to a modal shift away from the private car and towards more sustainable modes of transport.

9.6.17 It is also recognised that the Deposit Plan seeks to promote development within and in proximity to urban settlements that are served by a range of facilities and services and are accessible by a range of transport modes. This will further support modal shift and regional connectivity.

9.6.18 The CCR City Deal outlines an ambition for the ten authorities in the region to come together to deliver strategic solutions, including the generation and use of renewable energy. The City Deal identifies that regional development will present opportunities to deliver "*renewable energy-led regeneration and housing programmes*". In this context, there is potential for positive cumulative effects, particularly as larger-scale development offers a greater opportunity to incorporate low carbon energy.

## Conclusions

9.6.19 While flood risk from rivers is broadly confined to rural areas, flood risk exists to differing extents in Cowbridge, Dinas Powys and eastern Barry. The southern coast of the Vale is susceptible to varying degrees of coastal erosion and flood risk, and therefore growth has the potential to lead to new development coming forward in areas of risk. Higher level planning policy and guidance is anticipated to help reduce the risk of flooding, and the effect development will have on flooding within the Vale of Glamorgan. This includes Planning Policy Wales and Technical Advice Note 15, which requires development to be directed away from the highest risk areas. Furthermore, the Deposit Plan includes a focus on directing growth towards sites with low flood risk, particularly in the context of Policy SP16 (Climate Change Mitigation and Adaptation), which raises the issue of flood risk.

9.6.20 The Key Sites experience constraints linked to fluvial and / or surface water flood risk; however, all Key Site policies include flood management stipulations to help reduce the risk and effects of flooding within the sites and within their proximity. These stipulations, in combination with higher level policy and the wider policy provision of the Deposit Plan, should suitably mitigate any adverse effects. This includes ensuring that a sequential approach is taken to ensure that development does not take place in areas at high risk of flooding when appropriate areas of lower risk are reasonably available. As such, **minor negative effects** are concluded in relation to climate change adaptation.

9.6.21 Regarding climate change mitigation, the distribution of housing and employment growth under the Deposit Plan to areas with good access to public transport, community facilities, existing employment opportunities, and shops is considered a positive effect. This is due to the likely reduction in emissions linked to private transport, as services will be more accessible. Additionally, it is considered that the Deposit Plan has a focus on providing renewable energy resources, which will likely help to reduce the level of carbon and greenhouse gas emissions. As such, **neutral effects** are

considered likely in relation to climate change mitigation, reflecting the likely increase in the built environment within Vale of Glamorgan, and the measures in place to reduce associated emissions.

# 9.7 Transport and movement

## Appraisal of the Deposit Plan

9.7.1 A key priority of Wales Transport Strategy is to bring services to people in order to reduce the need for people to use their cars. The Deposit Plan works well in this respect, by locating major new development in places that are well served by existing services and facilities in accordance with the findings of the sustainable settlement appraisal review.

9.7.2 New housing and employment development in Vale of Glamorgan is concentrated in locations that are served by public transport routes and provide the opportunity to enhance sustainable transport connectivity. For example, the Key Sites have been allocated where they will be able to limit the need to travel and seek to offer a choice of transportation opportunities - with the priority being on walking, cycling and passenger transport. All Key Sites are all within 500m of bus stop / shelter; sites KS1, KS2 and KS3 are within 400m of the nearest active travel route; and site KS2 is within 300m of the nearest rail station. The supporting Key Site policies also make their own provisions for transportation and movement. This includes delivering active travel routes, delivering road infrastructure improvements (or providing a financial contribution to such measures), providing connections to public rights of way, and contributing to off-site sustainable transport measures in the surrounding area. As such, it is considered that the Key Site policies perform positively in relation to transportation and movement; whilst an increase in private vehicles linked to new development is inevitable, the policies work well to provide viable alternatives.

9.7.3 While the Vale of Glamorgan benefits from good transport connectivity by both rail and road, the strategic network experiences congestion at peak hours. Policy SP10 (Sustainable Transport) therefore seeks to address sustainable travel choices in the Vale, setting out the approach for encouraging a modal shift. In line with Policy SP10, new development "*must support an enhanced transport network that increases the proportion of journeys being undertaken by sustainable travel modes*". One way in which this will be achieved is by "*supporting and facilitating the delivery of the South Wales Metro and Regional Transport Plan*". This is anticipated to support objectives of Llwybr Newydd, the Wales Transport Strategy (2021) which sets a target for 45% of journeys to be made by public transport, walking and cycling by 2040. Furthermore, supporting non-strategic Policy TR1 (Transport Proposals) also works to enhance transportation and connectivity, by safeguarding land for strategic transport proposals and identifying opportunities for network improvements.

9.7.4 It is noted that there is relatively limited public transport availability in the more remote rural areas and between the Vale's main towns. The Deposit Plan limits growth within these locations to those sites previously allocated through the adopted Local Development Plan, and to rural affordable housing led sites. It is considered that limiting growth in these locations will

help to discourage future residents from adopting unsustainable travel patterns, and lead to positive effects. However, it is also considered that any negative effects linked to development in these locations would be mitigated by the wider policy provisions of the Deposit Plan. Notably Policy SP4 (Placemaking) requires that "*development will be required to follow placemaking principles*" to deliver multiple benefits. This includes "*Contributing to a vibrant, safe and inclusive public realm that encourages active travel, supports public transport use and reduces car dependency*". This is supported by non-strategic Policy PGD1 (Creating Well Designed and Inclusive Places).

9.7.5 Other relevant policies in this respect include Policy SP13 (Community Infrastructure and Planning Obligations), which seeks to ensure the delivery of new and improved community infrastructure including transport infrastructure and facilities for pedestrians, cyclists, public transport, and vehicular traffic; and Policy SP19 (Green Infrastructure), which states that all development proposals must protect and enhance connectivity between green infrastructure assets.

9.7.6 It is further recognised that by focusing growth to St Athan and the wider area also seeks to utilise the anticipated new station at St Athan. If successful, the station would facilitate significant sustainable travel uptake, particularly for nearby business locations such as Bro Tathan Enterprise Zone and the proposed Aberthaw Green Energy Park.

9.7.7 Finally, it is important to touch upon the behavioural shift in people's commuting patterns, which has arisen is response to the Covid-19 pandemic. Changing habits in this respect are supported through the Deposit Plan and its attempt to ensure the sustainable co-location of land uses within the Vale of Glamorgan area. In doing so, it encourages the continuation of increased cycling and walking, and home working patterns as highlighted through Building Better Places. This is further evidenced through Policy SP13 (Community Infrastructure and Planning Obligations), which indicates digital infrastructure is a focus of new community infrastructure coming forward. This is anticipated to support continued home working patterns and reduced peak time congestion on the Vale's strategic roads.

## Consideration of cumulative effects

9.7.8 There is potential for both positive and negative cumulative effects in relation to the transport and movement ISA topic, particularly in relation to cross boundary roads and railways, which stand to be impacted by development both within the Vale of Glamorgan and the wider South East Wales region.

9.7.9 The nature of the Vale's settlement patterns means that residents within the main towns and settlements are better able to access a range of facilities by walking, cycling and public transport, and the Council continue to improve active travel network within and between settlements. However, there is relatively limited public transport availability in the more remote rural areas and between the Vale's main towns, which limits accessibility to facilities and services, particularly for disadvantaged groups. As such a high reliance on the private vehicle is likely to remain, particularly in the rural settlements.

9.7.10 In respect of the above, improvements to cross-boundary public transport connections will be vital for encouraging residents to make a modal shift

from the private car to use of trains and public buses. The South Wales Metro is key in this respect, being part of the original CCR City Deal, with over half of the City Deal total funding ring-fenced for Metro development. The Metro aims to provide an integrated network of active, bus and rail travel that will improve accessibility and make sustainable transport across and throughout the region easier and faster.

9.7.11 It is considered that a modal shift is likely to result from delivering a reliable, easy to use and well-integrated active and public transport network across the South East Wales region, which will require collaboration across the relevant local authorities. In this respect, sustainable transport is a key theme of the neighbouring local authority area's LDPs, particularly Cardiff and Bridgend which are key transport hubs.

9.7.12 The Vale of Glamorgan rail line crosses the southern part of the Vale, linking Cardiff and Bridgend to the settlements of Penarth and Cogan, Dinas Powys, Barry, Rhoose and Llantwit Major. There are currently four services an hour between Barry and Caerphilly (stopping at locations including Cardiff Central) and an hourly service between Barry and Bridgend. There are also branch lines to Penarth and Barry Island. Targeting new development to the settlements that are served by the rail network is a key part of the strategy, as it will facilitate journeys being made by means other than the car.

9.7.13 In terms of the strategic transport network, strategic highways network suffers from congestion at a small number of strategic bottlenecks, with a high proportion of journeys in and out of the Vale made by car. The A4055 through Dinas Powys is a key problem area of the regional road network because of the scale of traffic and associated congestion. Other major strategic transport routes include the A4050 Port Road (connecting Cardiff Airport through Barry to the transport interchange at Culverhouse Cross and the M4) and the A48 Bridgend to Culverhouse Cross (a major strategic transport route that connects Bridgend to Cardiff and the rural Vale to Cardiff and the M4). Cumulatively, it is considered that growth proposed through the emerging Vale of Glamorgan RDLP alongside the emerging RLDP of neighbouring authorities, could have an adverse effect on the road network, particularly where growth is focused away from the key sustainable transport nodes.

9.7.14 It is recognised that the Wales Transport Strategy seeks to tackle traffic congestion identified above 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 Transport Strategy also supports proposals for the Cardiff Metro and will inform future regional transport planning work.

9.7.15 Overall, cumulative effects in relation to public transport are projected to be largely positive, particularly in response to the CCR's City Deal and the South East Metro, which will bolster cross-boundary connectivity in South East Wales.

## Conclusions

9.7.16 The Deposit Plan gives great weight to the sustainable transport network and the importance of directing growth to locations which can either integrate

with the existing network or enhance it by strengthening links with key services and facilities. This is evidenced through allocating Key Sites that are broadly within walking and cycling distance of centres, as this will reduce the need to travel outside of the surrounding area to access key services and facilities. Furthermore, the sites are within a good distance of bus services and offer opportunities to engage with rail transport. Given the scale of Key Sites, positive effects are likely to be delivered through infrastructure provision, improved connectivity, and increased levels of self-containment.

9.7.17 Furthermore, the wider Deposit Plan policies also perform well in relation to transport and movement, through ensuring high quality development comes forward with a focus on delivering connectivity and supporting infrastructure. The focus on safeguarding land for transport enhancements is also a positive, as it demonstrates an awareness of the importance of active travel routes and public transport schemes.

9.7.18 **Minor positive effects** are therefore concluded overall, supporting transport objectives at the local and regional level. Notably, this will lead to positive knock-on effects for the health and wellbeing and climate change ISA topics by encouraging healthy travel choices and reducing congestion resulting from private car usage, thus reducing associated carbon emissions. This could also impact upon the natural resources ISA topic by reducing air pollutants being emitted linked to transportation.

## 9.8 Natural resources (air, soil, minerals, and water)

### Appraisal of the Deposit Plan

9.8.1 There are currently no Air Quality Management Areas within the Vale of Glamorgan; the Vale complies with regulations to protect human health and currently meets relevant air quality objectives. However, this will continue to be monitored throughout the RLDP period as the Vale has one of the highest levels of man-made air pollution in Wales. Air emission scores are much higher in the south and east of the county, including Barry, where Cardiff airport is located and the population densities, traffic volumes and proximity to heavy industry are higher than in the more rural areas of the Vale of Glamorgan.

9.8.2 It is noted that focussing growth on the key and service centre settlements could exacerbate air quality issues in these areas (where they are identified). For example, whilst Barry is a more accessible location, there will inevitably be more cars on the road as a result of strategic development. However, it is recognised that the Deposit Plan presents an opportunity to lead to positive effects in relation to air quality, by supporting a level of self-containment in these key and service centre settlements.

9.8.3 The Key Sites are also located near existing sustainable transport nodes, including bus stops, and as such the Deposit Plan further performs well in relation to air quality by encouraging a reduction in vehicular use. Other policies of relevance to air quality include Policy SP10 (Sustainable Transport), Policy SP16 (Climate Change Mitigation and Adaptation), Policy

SP4 (Placemaking), and Policy SP13 (Community Infrastructure and Planning Obligations), which also support active travel, and address the issue of vehicular emissions on air quality. Furthermore, the non-strategic Policy MIN4 (Sustainable Mineral Working) also includes a focus on protecting air quality during mineral extraction. Hence, the Deposit Plan performs positively in relation to the ISA objectives to "*identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution*."

9.8.4 Reflecting its rural nature, much of the Vale is agricultural land, largely classified as Grade 2 or Grade 3.[6] Areas of high-quality agricultural land (Grade 1 and 2) exist to the north and central Vale, notably around Bonvilston, east of Cowbridge, and in the north-eastern corner of the Vale around St Bridges Major and Corntown. However, it is recognised that this is predictive data, and a level of uncertainty therefore exists without full surveys being carried out.

9.8.5 The Deposit Plan broadly avoids new development at these locations, given that most of the Key Sites do not intersect with land of agricultural land classification Grade 1 to Grade 3a. Whilst it is recognised that some of the housing site allocations overlap with Grade 1 to Grade 3a agricultural land, these sites have mostly been previously allocated through the adopted Local Development Plan. Additionally, whilst two of the rural affordable housing led sites also overlap with Grade 1 to Grade 3a agricultural land, the scale of development at these sites is not considered likely to lead to significant negative effects.

9.8.6 It is recognised that there are limited opportunities for further significant brownfield development in the Vale of Glamorgan. Whilst development is broadly targeted in the most sustainable locations on the edge of settlements, the development of the identified Key Sites will result in the inevitable loss of greenfield resources. It is recommended that a policy stipulation is included to ensure a brownfield first approach (where possible), to safeguard soil resources.

9.8.7 It is recognised that the wider plan policies also have a focus on protecting high-quality soils. Non-strategic Policy MIN4 (Sustainable Mineral Working) outlines the support for mineral extraction where there would be no unacceptable loss of agricultural land of Grade 1, 2 and 3a.

9.8.8 The Vale of Glamorgan is an important contributor to the regional supply of minerals and includes several active mineral sites. The Council therefore has the responsibility for ensuring that the active mineral sites are located away from the strategic growth area, with the exception of a large active quarry site located between St Athan and Rhoose. The Deposit Plan performs well in terms of broadly directing growth away from mineral sites. Furthermore, in terms of the Key Sites, only one site does not overlap with a mineral safeguarding area. Policies KS1 (Land at North West Barry), KS3 (Land at Readers Way), KS4 (Land at Church Farm) and KS5 (Land to the West of St Athan) all intersect partially or fully with limestone safeguarding areas. It is recommended these policies include a stipulation to ensure the resource is not wholly lost through development in these locations.

[6] Predictive Agricultural Land Classification (ALC) mapping

9.8.9 It is noted that a number of smaller housing allocation sites are also within mineral safeguarding areas. This includes sites HG1(8), HG1(7) and HG1(5). These sites had been previously allocated under the made Local Development Plan, and as such their impact is anticipated to minor and mitigation will already been in place. It is noted that sites HG4(1), HG4(2), HG4(3) and HG4(4) are also within mineral safeguarding areas; however, these are small sites, and it is anticipated that the wider policy provision of the Deposit Plan will mitigate any adverse impacts to mineral resources linked to their development.

9.8.10 It is considered that the emerging RLDP will provide for a continued supply of minerals during and beyond the period covered by the RLDP. Policy SP18 (Sustainable Provision of Minerals) performs positively in this respect, setting out how the local and regional need for the provision of a continuous supply of minerals will be achieved.

9.8.11 The major streams of waste arising in the borough include municipal or local authority collected (including household); commercial and industrial; construction, excavation, and demolition; and hazardous. Policy S16 (Sustainable Waste Management) identifies how the emerging RDLP will steer the sustainable management of waste. This will be achieved by promoting and supporting additional sustainable waste management facilities, measures, and strategies in accordance with the waste hierarchy; and supporting the circular economy, amongst other things.

9.8.12 In relation to water resources, water quality within the Vale is generally good (including bathing waters). It is recognised that water resources are managed at a higher level through the WRMP. However, the Deposit Plan policy framework works to support water resources and their quality, by ensuring that water efficiency is maximised and adverse impacts are minimised as far as possible (Policy SP16: Climate Change Mitigation and Adaptation). It is noted that site HG4(1) partially intersects with a source protection zone; however, the level of overlap is minor, and it is anticipated that potential impacts will be mitigated through the WRMP.

## Consideration of cumulative effects

9.8.13 Air quality in the Vale is ultimately impacted by commuters across the wider region. Therefore, there is potential for negative cumulative effects concerning air quality. This is especially true if neighbouring local authority areas fail to reduce private car usage, which could counteract any efforts made in Vale of Glamorgan due to in-commuting. Nevertheless, all local authority LDPs within the CCR seek to improve air quality through various transport and climate change related strategies and policies. Of particular note are the City Deal and South Wales Metro, which will encourage the uptake of sustainable transport across the wider region. In this respect, negative effects are not anticipated with regard to air quality. Nevertheless, the existing reliance on private car is unlikely to disappear, and in this respect minor negative effects are possible.

9.8.14 There is the potential for a cumulative loss of greenfield land, as well as productive agricultural land in other local authority areas, as a result of development across the South-East Wales region. In this respect, negative cumulative effects are considered likely regarding land resources.

9.8.15 Development proposed through the emerging RLDP has the potential to interact with development proposed in other local authority areas, leading to both negative and positive cumulative effects on water resources. Notably, water resource and wastewater treatment capacity are generally managed at a catchment level, with Natural Resources Wales, Welsh Water, and wastewater service providers working closely together to monitor the situation and plan ahead to meet predicted demands. The supply / demand position set out within the latest WRMP24[7] forecasts that the South-East Wales Conjunctive Use System (SEWCUS) zone will be in a water resource deficit up to 2050. While it is recognised that the WRMP explores options to overcome resource deficit in local areas, at this stage it is considered that the Deposit Plan could lead to negative cumulative effects on water resources.

## Conclusions

9.8.16 The Deposit Plan seeks to minimise the need to travel, particularly by the private car, and capitalise upon opportunities to promote active / public transport by directing development to the most sustainable locations south of the Vale. Furthermore, the strategic Key Sites perform well in terms of delivering development that connects well with transport nodes and promotes self-containment. The other site allocations also perform well in relation to this. The Deposit Plan will therefore help to reduce the impact of transport-based emissions, delivering improvements in air quality, and contributing towards the Vale's recovery from the Covid-19 pandemic.

9.8.17 The broadly rural nature of the Vale (85% agricultural land) will nonetheless likely see some existing reliance on the private car for travel, which could exacerbate air quality issues. However, it is noted that air quality in the Vale is not a significant issue, reflecting the absence of AQMAs.

9.8.18 The Deposit Plan seeks to promote growth in the most sustainable locations in relation to soil quality, by largely focusing growth away from areas with a greater potential to support agricultural activity. It is recognised that brownfield development opportunities are limited in Vale of Glamorgan; however, it is recommended that a policy stipulation is added to promote a brownfield first approach to development (where possible), to help prevent the loss of productive agricultural soils.

9.8.19 In terms of mineral and water resources, there is a level of uncertainty and a likelihood of negative effects. Whilst a number of sites are located within mineral safeguarding areas, the presence of such resources is unknown. As such, development in these locations could result in the loss of valuable resources. Whilst the Deposit Plan does include stipulations to protect such resources, it is recommended that the relevant Key Site policies are revisited to add stipulations that will help reduce the potential for loss.

9.8.20 Whilst there is a need to conserve natural resources, it is recognised that the extent of growth proposed through the Deposit Plan will result in at least a degree of loss of these resources. A key issue of concern is the loss of greenfield, agricultural land; however, this is largely unavoidable given the limited availability of brownfield land in the Vale. Given that the Deposit Plan focuses growth in areas with a likely lower soil quality, and away from sites

[7] https://www.dwrcymru.com/en/our-services/water/water-resources/draft-water-resources-management-plan-2024

with water quality considerations, **minor negative effects** are considered likely. This conclusion also reflects the policy provisions of the Deposit Plan, which seek to maintain and enhance resources.

# 9.9 Biodiversity and geodiversity

## Appraisal of the Deposit Plan

9.9.1 There are two sites in the Vale designated as European sites under the Habitats Directive: the Severn Estuary, which is identified as a RAMSAR site, a Special Area of Conservation (SAC), and a Special Protection Area (SPA); and Dunraven Bay SAC. The Kenfig SAC is also adjacent to the Vale to the east.

9.9.2 A Habitats Regulations Assessment (HRA) has been carried out for the Vale of Glamorgan RLDP. For most combinations of Habitat Sites and impact pathways, it was possible for the HRA to conclude that there would be no likely significant effect, or adverse effect on integrity, either alone or in combination with other projects and plans. The exceptions were the following:

- Recreational pressure regarding the Severn Estuary SPA/SAC/Ramsar;
- Loss of functionally-linked habitat regarding the Severn Estuary SPA/Ramsar; and
- Visual and noise disturbance during construction regarding the Severn Estuary SPA/Ramsar.

9.9.3 This conclusion was informed by the assessment of all policies and site allocations within the Vale of Glamorgan Deposit RLDP, including the Preferred Strategy policies and Key Sites. The HRA identified that for most combinations of Habitats Sites and impact pathways, no likely significant effects or adverse effects on integrity would occur, either alone or in-combination with other plans and projects. However, potential adverse effects were identified in relation to the Severn Estuary SAC/SPA/Ramsar through the following pathways: recreational pressure, loss of functionally linked habitat, and visual and noise disturbance during construction. These impacts are associated with strategic growth and housing policies, including Policy SP1 (Sustainable Growth Strategy), Policy SP2 (Settlement Hierarchy), Policy SP6 (Housing Requirement), Policy HG1 (Housing Allocations) - notably Key Sites KS2 (Land to the North of Dinas Powys, Off Cardiff Road), KS3 (Land at Readers Way, Rhoose), KS4 (Land at Church Farm, St Athan), KS5 (Land to the West of St Athan), as well as Policy SP9 (Gypsy and Traveller Site Provision).

9.9.4 To address the potential for adverse effects on site integrity, the HRA recommends a series of mitigation and policy measures, which are supported by the SEA. In particular, the HRA advises that the Vale of Glamorgan Council collaborates with Natural Resources Wales and neighbouring authorities within the 12.6 km core recreational catchment of the Severn Estuary SAC/SPA/Ramsar to develop and implement a coordinated regional mitigation strategy. This may include the delivery of Suitable Alternative Natural Greenspaces (SANGs) or smaller recreational greenspaces, Strategic Access Management and Monitoring (SAMM)

measures (such as wardening, signage, awareness initiatives, and dog management), and ongoing recreation and bird population monitoring. Further recommendations include the inclusion of specific policy wording in the RLDP to secure mitigation over the Plan period, requirements for non-breeding bird and habitat surveys where development could affect functionally linked land, and provisions to manage construction-phase noise and visual disturbance within 300 metres of the Severn Estuary. Incorporation of these measures within the Deposit Plan will ensure that the RLDP will not result in adverse effects on the integrity of the Severn Estuary SAC/SPA/Ramsar.

9.9.5 There are a range of national designations also present within the Vale, including 27 Sites of Special Scientific Interest (SSSIs). Spatially, the SSSIs are mainly concentrated in the south-east, west, and north, with 11 within and surrounding Barry. A number of sites are within 1km of these designations, including site KS1 (Land at North West Barry), site KS3 (Land at Readers Way Rhoose) site HG1(3), site HG1(1) and site HG4(2). Neither of the Key Site policies include specific stipulations relating to the SSSIs within their proximity; whilst it is anticipated their development would take account of the biodiversity duty, it is recommended these policies are updated to include specific reference to these designated sites. It is likely that this would establish appropriate protection and / or enhancement measures. It is considered that potential effects linked to the housing allocations sites have been mitigated through the made Local Development Plan (given they are already allocated), and potential impacts linked to the rural affordable housing led sites will be mitigated through the wider policy provisions of the Deposit Plan.

9.9.6 Ancient Woodland is also prevalent throughout the Vale, with significant areas in the north and south-east. In terms of the sites, two sites contains Ancient Woodland: KS1 (Land At North West Barry), KS2 (Land To The North Of Dinas Powys), and HG1(1). It is considered that the Key Site policies make appropriate provisions for these areas through the inclusion of a stipulation that retains green infrastructure assets. In relation to the housing site allocation, it is anticipated that provisions have been made and carried over from the adopted Local Development Plan, and the wider policy provisions of the Preferred Strategy will help to mitigate any adverse effects. Notably, Policy SP20 (Biodiversity and Ecosystem Resilience) seeks to ensure that international and UK protected species and habitats are protected in accordance with statutory requirements.

9.9.7 In terms of locally important biodiversity, there are three Local Nature Reserves (LNR) designated within the Vale, located within Barry and Porthkerry. There are also over 360 Sites of Importance for Nature Conservation (SINCs) (also known as Local Wildlife Sites [LWSs]) designated within the Vale. However, it is noted that the Key Sites and other housing sites are not particularly constrained by locally designated biodiversity. The exception is the site KS1 (Land At North West Barry), given it partially overlaps with and is adjacent to a SINC to the south. However, this designation is considered through the policy, and as such the potential for negative effects has been mitigated. Furthermore, Policy SP20 (Biodiversity and Ecosystem Resilience) seeks to ensure the protection of

the integrity of non-statutory locally and regionally designated sites ensuring that they are appropriately protected and managed.

9.9.8 It is recognised that the strategic policy framework seeks to protect and enhance the local biodiversity resource and responds to the declared nature emergency. Notably Policy SP20 (Biodiversity and Ecosystem Resilience) seeks to safeguard designated areas and where possible take advantage of opportunities to create new ecological networks. Policy SP13 (Community Infrastructure and Planning Obligations) sets out the requirements for ensuring all new developments in the Vale of Glamorgan are supported by appropriate infrastructure to meet their needs and the needs of the existing community. This includes biodiversity enhancement, alongside green infrastructure.

9.9.9 Policy SP19 (Green Infrastructure) requires proposals to "*protect and enhance connectivity between green infrastructure assets*" and "*achieve biodiversity net benefit*." In terms of green assets, it is noted that a Green Infrastructure Assessment has been completed to facilitate a robust and proactive approach to enhancing biodiversity, increasing ecological resilience, and improving well-being outcomes.

9.9.10 It is further noted that the non-strategic policies also have a biodiversity and geodiversity focus. Policy PGD1 (Creating Well Designed And Inclusive Places) indicates that all development must demonstrate it can deliver high quality, multi-functional green open spaces that can also deliver enhanced biodiversity mitigation. This will apply to all housing sites. Additionally, Policy CI5 (Cemetery and Crematorium Provision) outlines the need to protect biodiversity, by ensuring that the extension of Porthkerry Cemetery in Barry (and the provision of additional burial land or crematoriums) will not have an adverse impact on areas of importance for biodiversity. Biodiversity is also protected through Policy DNP7 (Dark Skies), which indicates that external lighting should not have adverse impacts on biodiversity and ecological connectivity.

## Consideration of cumulative effects

9.9.11 Development proposed through the Deposit Plan has the potential to interact with growth proposed in neighbouring local authority areas and lead to cumulative effects on biodiversity and geodiversity. As the LDPs of surrounding local authority areas give consideration to biodiversity and geodiversity, including how they seek to protect and enhance it, there is potential for positive cumulative effects to arise, especially given the biodiversity duty.

9.9.12 The HRA prepared for the RLDP raises concern over the impacts of recreation on the Severn Estuary SAC / SPA / Ramsar, due to the likely increase in visitor pressure effecting bird populations and qualifying habitats. Various research reports have provided compelling links between changes in housing and access levels, and impacts on European protected sites. While this is the case for any habitat, recreational impacts are particularly noteworthy for sites of high conservation importance. Due to different qualifying features and associated sensitivities, European sites differ in their susceptibility to different forms of recreation. Studies across a range of species have shown that the effects from recreation can be complex. The

HRA presents a range of avoidance and mitigation measures that are considered to help reduce impacts; these are also recommended for other Welsh authorities. As such, it is considered that the potential for negative cumulative effects is reduced. It is also recognised that an existing mitigation strategy is already adopted for parts of the Severn Estuary SAC / SPA / Ramsar in England.

9.9.13 It will be important for local planning authorities and stakeholders, such as Natural Resources Wales and Natural England, to work closely to identify potential cross-boundary issues and opportunities, and seek to protect and enhance sites for biodiversity, as well as creating and enhancing ecological corridors / green infrastructure networks. Moreover, where possible, any strategic opportunities to deliver biodiversity net gain should be explored.

### Conclusions

9.9.14 In terms of nationally and locally designated biodiversity, additional growth in the Vale has the potential to lead to negative effects. This is due to the proximity of sites to national designations, overlaps with Ancient Woodland, and the overlap with locally designated sites. However, it is considered that housing-specific policies work well to mitigate the potential for adverse effects – through design stipulations and policy inclusions. It is recommended that Key Site policies are updated, where appropriate, to reference specific designated sites they are in proximity to – in order to help establish appropriate protection and / or enhancement measures.

9.9.15 Furthermore, the Deposit Plan demonstrates a biodiversity and geodiversity focus through the inclusion of specific policies focused on protecting and enhancing green and blue infrastructure across the Vale, design policies that focus on delivering biodiversity benefits, and a focus on promoting ecosystem resilience through development. These policies are anticipated to help reduce negative effects on biodiversity, particularly linked to reducing the potential for habitat fragmentation and / or loss.

9.9.16 Moreover, given the biodiversity duty set out in the Environment (Wales) Act 2016, there is also potential for the Deposit Plan to strengthen existing wildlife corridors. This is reflected through the strategic policy framework which seek to protect and enhance Vale of Glamorgan's green and blue infrastructure.

9.9.17 Overall, at this stage, whilst there is the potential for significant negative effects as outlined by the HRA, the Council is adding a policy that will adopt the recommendations of the HRA and mitigate these effects. Overall **neutral and minor positive effects** are therefore concluded as most likely.

## 9.10 Historic environment

### Appraisal of the Deposit Plan

9.10.1 The Vale of Glamorgan has approximately 740 listed buildings of which 33 are Grade I listed. In addition to this, there are over 100 Scheduled Ancient Monuments, 39 Conservation Areas, 18 areas included in the Register of Historic Parks and Gardens, two areas on the Register of Landscapes of Historic interest in Wales.

9.10.2 Although not formally designated, consideration is also given to the Glamorgan Heritage Coast. The effect of the Deposit Plan on the Heritage Coast is explored under the landscape ISA topic.

9.10.3 Heritage assets are located throughout the Vale, concentrated to some extent within settlements such as Barry, Penarth, Llantwit Major and Cowbridge. These are the Vale's key settlements / service centres, which are a focus for development, and therefore there is the potential to lead to positive or negative effects. Positive effects include the ongoing regeneration and revival of Barry, particularly the waterfront, which has improved the cultural and social value, as well as its character and appearance.

9.10.4 A number of the Key Sites and housing sites are within proximity to heritage assets, areas or features, or contain historic environment considerations within their boundaries. This includes KS1 (Land at North West Barry), KS4 (Land at Church Farm), and KS5 (Land to the West of St Athan), which are within proximity to listed buildings. Additionally, site KS5 is within proximity to a scheduled monument - West Orchard Manor House. Both Policy KS1 and Policy KS4 include stipulations relating to heritage, which help to protect the setting and significance of the listed structures. However, Policy KS5 does not include heritage stipulations. It is recommended that the policy is revisited, and heritage considerations are included, so that the setting and significance of the scheduled monument and the listed structures in proximity to the site are not compromised.

9.10.5 It is also noted that sites KS2, KS3, KS4 and KS5 are within archaeological sensitive areas, which highlight the potential for these sites to have archaeological significance. It will be important for development of these sites to seek professional archaeological advice to establish their importance. It is recommended a stipulation is added to these policies to ensure that archaeological sensitivity and significance is determined through development.

9.10.6 It is recognised that two of the housing site allocations (HG1(3) and HG1(5)) are also within proximity to historic environment constraints. However, as these sites were allocated in the adopted Local Development Plan, it is considered that negative effects have been mitigated. Furthermore, whilst site HG4(2) is in proximity to the Aberthin Conservation Area, it is considered that the wider policy provision of the Deposit Plan will mitigate any potential negative effects that could come forward linked to development in this area.

9.10.7 It is also noted that a number of the housing site allocations are also within archaeological sensitive areas. However, given that the housing site allocations have been allocated through the previous Local Development Plan, it is considered that their sensitivity and significance has already been assessed.

9.10.8 Whilst development new development could lead to adverse effects on designated and non-designated heritage assets, areas and features, the Deposit Plan has sought to outline the importance of protecting and enhancing the existing historic built environment. Policy SP2 (Settlement Hierarchy) indicates that the character of settlements will be protected and enhanced where possible. This is supported by Policy SSC1 (Development within Settlement Boundaries), which outlines the need for development

within settlement boundaries to be compatible with the existing built environment in terms of layout, density and appearance.

9.10.9 Furthermore, Policy SP4 (Placemaking) requires that "*development proposals demonstrate placemaking principles*" to deliver multiple benefits. This includes "*ensuring high quality sustainable design that reflects local distinctiveness, character, and cultural identity*" and "*protecting and enhancing the Historic Environment*". This is supported by a number of non-strategic policies, including Policy PGD1 (Creating Well Designed and Inclusive Places) – which focuses on achieving high quality design that contributes to the character of an area through responding to the local context and character of building forms and scales (which is anticipated to reduce the potential for negative impacts to settings to heritage features). Additionally, Policy PGD2 (Residential Development Densities) indicates that reduced building densities would be acceptable where it would help to preserve historic features – again, helping to protect historic settings.

9.10.10 It is also noted that all housing delivery sites will need to be in line with the stipulations outlined by Policy SP4 and Policy PGD1. This is anticipated to help mitigate any potential impacts to heritage features within proximity.

9.10.11 Furthermore, Policy SP19 (Green Infrastructure) states that development proposals must "*protect landscapes designated for their geological, natural, visual, historic or cultural significance*". Also of relevance to the historic environment is Policy SP15 (Sustainable Tourism). This policy seeks to expand and enhance tourism through recognising and protecting the Vale's distinct local identity, built and natural environment as assets to tourism. This presents opportunities to improve access to, and understanding of, heritage assets as tourism attractions, with potential to lead to positive effects.

9.10.12 The historic environment is considered through specific non-strategic policies. Policy DNP4 (Historic Environment) sets out the need for development proposals to protect the qualities of the built and historic environment in the Vale of Glamorgan – including protecting and enhancing historic character, designated heritage assets, areas and features, and preserving archaeological remains and their setting (where appropriate). This is anticipated to prevent the erosion of the historic environment.

9.10.13 It is recognised that the wider policy framework sets out broad development requirements in terms of protecting and enhancing the historic environment. This includes through the non-strategic policies for housing (HG5: Affordable Housing Exception Sites; HG8: Conversion and Renovation of Rural Buildings; and HG9: Replacement Dwellings, Residential Extensions and Annexes in the Countryside) – which all seek protect against the loss of historic structures, their settings and their significance). This also includes through the non-strategic policies for employment (EMP4: Non-Employment Proposals on Existing Employment Areas and Premises; EMP5: New Employment Proposals within Settlements; and EMP6: New Rural Diversification and Employment Uses in the Countryside) – which seek to permit development only where it would not have an adverse effect on the surrounding area, which would likely extend to include designated and non-designated heritage assets, areas and features. The focus on protecting surroundings (and likely historic environment setting and importance) is also

reiterated through Policy GT1 (Gypsy and Traveller Accommodation) and Policy RCS3 (Hot Food Takeaways).

9.10.14 Furthermore, the historic environment is considered through the non-strategic policies focused on zero carbon development. Policies CC3 (Presumption Against Demolition) and CC5 (Renewable, Low and Zero Carbon Energy Generation) outline the presumption against the demolition of buildings, and the approval of renewable, low and zero carbon energy generation where there would be no unacceptable impacts on natural and cultural heritage. This is anticipated to support the historic environment by ensuring designated and non-designated heritage assets, areas and features and maintained through development. This is also a focus of Policy MIN4 (Sustainable Mineral Working), and Policy CI5 (Cemetery and Crematorium Provision) – which seeks to protect land that has importance for archaeology.

## Consideration of cumulative effects

9.10.15 Development proposed through the Deposit Plan has the potential to interact with development proposed through other plans and lead to cumulative effects on the historic environment. Interactions of greatest significance are likely to be those plans, programmes and projects that impact upon the Vale's designated heritage sites; including Scheduled Monuments, Listed Buildings (Grade I to II*), Registered Parks and Gardens, and Conservation Areas. Assets extend throughout the Vale, often focused within and in proximity to key settlements and close to the authority area's boundaries. Therefore, growth proposed through the Deposit Plan alongside growth proposed through the neighbouring Cardiff, Rhondda, and Bridgend LDPs has the potential to cumulatively affect the sensitive historic site and its setting. It is recognised, however, that all LDPs will include policies which seek to protect and enhance the historic environment, in line with higher level policy requirements.

9.10.16 It will be important for local planning authorities and stakeholders, such as Cadw, to work closely to identify potential cross-boundary heritage issues, protecting and enhancing designated and non-designated heritage assets, particularly those that are at risk. Moreover, where possible, any strategic opportunities to deliver heritage-led regeneration, for example in line with the Vale's 40 Conservation Area Management Plan's, should be explored. Heritage impact assessments are notably often used as a core part of the design process, to ensure that the significance of historic assets is considered when development could lead to change.

## Conclusions

9.10.17 It is recognised that there is an abundance of designated heritage assets within and surrounding Barry and the service centres, as well as the Key Sites, where most growth is being directed. Whilst a level of housing development would come forward within proximity to designated historic environment assets, areas and features, it is considered that adverse negative effects would be mitigated by specific policy provisions linked to the Key Sites and the wider Deposit Plan. However, a recommendation is made for Policy KS5; by including specific heritage considerations, it is anticipated that the policy will be strengthened in relation to the historic environment.

9.10.18 It is also recommended that policies KS2, KS3, KS4 and KS5 are updated with a stipulation regarding archaeological sensitive areas – given these sites are identified as overlapping with these areas. This will help to ensure development does not adversely impact upon potential archaeological sensitivity and significance.

9.10.19 The Deposit Plan seeks to develop attractive, vibrant places that enhance the built and natural environment. Ultimately, an understanding of the historic environment and the significance of places must be considered, utilising evidence such as characterisation studies and conservation area appraisals.

9.10.20 At present, the strategic policy framework seeks to protect and enhance the historic environment. Stipulations within the Key Site policies and the wider policy framework work well to protect and enhance the historic environment and strengthen the robustness of the deposit plan. As such, **minor negative effects** are considered likely – reflecting the level of development anticipated to come forward and its potential to impact upon the setting and significance of the historic environment. This conclusion also takes into account the policy provisions of the Deposit Plan, which work well to reduce adverse negative effects, as well as feedback from Pre-Deposit consultation.

# 9.11 Landscape

## Appraisal of the Deposit Plan

9.11.1 The Vale has a high quality, distinct landscape character, reflecting its predominantly rural and coastal nature. Many of the Vale's landscapes are identified through designation for their high quality. One Landscape of Outstanding and Special Interest (LOSI) exists wholly within the Vale and another partially, there are also six Special Landscape Areas (SLAs), and the western coast of the Vale is recognised for its national importance as the Glamorgan Heritage Coast. The LOSI is located in the centre of the authority area, north of Penmark, while SLAs extend across a significant proportion of the Vale, central, north, and east to the north of Penarth.

9.11.2 A number of sites are within an SLA - non-statutory designations that define areas of high landscape importance. Site KS2 (Land to the North of Dinas Powys) is within the Cwrt-yr-Ala Basin SLA; and HG1(1), HG1(7), HG1(8) and HG4(4) are within the Upper and Lower Thaw Valley SLA. It is recommended that Policy KS2 is updated to include a specific reference to the SLA, in order to strengthen the policy and mitigate potential adverse effects. However, it is recognised that the associated policy already has a detailed landscape focus through its green infrastructure, recreation spaces and biodiversity stipulations. It is considered the potential effects related to development on the housing allocation sites are mitigated by the made Local Development Plan, and potential effects related to the rural affordable housing led site will be mitigated through the wider policy provisions of the Deposit Plan.

9.11.3 It is further noted that whilst development on these sites could have an impact on landscape importance, it is considered that the Deposit Plan performs positively in this respect. Through Policy SP2 (Settlement Hierarchy), the character of the settlements and the open countryside will be

protected and enhanced where possible. Furthermore, it is anticipated that provisions included in Policy SP4 (Placemaking) and PGD1 (Creating Well Designed and Inclusive Places) will help to reduce the potential for negative effects on the landscape by providing a holistic level of support for environmental quality. For example, Policy SP4 requires that *development proposals demonstrate placemaking principles*" to deliver multiple benefits. Benefits include "*ensuring high quality sustainable design that reflects local distinctiveness, character, and cultural identity*" and "*strategically integrating Green Infrastructure networks and open space into development, delivering social and environmental benefits*". Additionally, landscape character in the SLAs is considered through Policy DNP1 (Special Landscape Areas).

9.11.4 Whilst not designated, the Heritage Coast is recognised for its national importance as an area of attractive undeveloped coastline valued by residents and visitors alike. Three sites are within proximity to the Heritage Coast: KS4, KS5 and HG1(5). Whilst it is recognised that HG1(5) is allocated in the adopted Local Development Plan and any associated impact on the Heritage Coast is anticipated to be mitigated, it is recommended that Policy KS4 (Land at Church Farm, St Athan) and Policy KS5 (Land to the West of St Athan) are updated to include a reference to the landscape – in order to strengthen their landscape provision. However, the inclusion of Policy DNP3 (Glamorgan Heritage Coast) is anticipated to help conserve and enhance the special environmental qualities of the designation and will prevent unacceptable impacts to the landscape.

9.11.5 Policy SP19 (Green Infrastructure) is also noteworthy, requiring that development proposals must "*protect landscapes designated for their geological, natural, visual, historic or cultural significance*". It is recognised that a green infrastructure led approach to the design of any new development has the potential to enhance the character and identity of the Vale's settlements and the wider countryside. The Key Sites are noteworthy in this respect, as larger-scale sites present opportunities for new development to be landscape led, shaped by and sensitive to the local context, connected by green / blue infrastructure, and appropriate to the local character. This in turn is likely to support healthy lifestyles, creating attractive, desirable, safe and accessible places to live.

9.11.6 Wider plan policies are also anticipated to contribute towards maintaining and enhancing landscape character and quality. This includes through permitting the replacement and extension of existing dwellings in the countryside where there would be no materially great impact on the surrounding landscape (Policy HG9: Replacement Dwellings, Residential Extensions and Annexes in the Countryside). It also includes ensuring that gypsy and traveller accommodation does not have an unacceptable impact on the character and appearance of the landscape and is sensitively designed to mitigate potential impacts to the surroundings (Policy GT1: Gypsy and Traveller Accommodation). Furthermore, the extension of Porthkerry Cemetery in Barry will be supported where it would not cause an unacceptable adverse impact on areas of landscape importance (Policy GI5: Cemetery and Crematorium Provision), and proposals for new rural diversification will also be supported where the proposal would not harm the amenity and character of the surrounding area or landscape, including through visual impacts (Policy EMP6: New Rural Diversification and

Employment Uses In The Countryside). It is also noted that unacceptable impacts to landscape importance will not be supported for renewable, low and zero carbon energy generation under Policy CC5 (Renewable, Low and Zero Carbon Energy Generation). Landscape character is also a consideration of Policy DNP7 (Dark Skies), which seeks to ensure externally lighting will not have adverse impacts.

## Consideration of cumulative effects

9.11.7 Development proposed through the Deposit Plan has the potential to interact with and have cumulative effects on landscape with growth proposed in neighbouring local authority areas. Key constraints in this respect include Bridgend to the west, and the presence of Glamorgan Heritage Coast; with all neighbouring authorities also potentially constrained by SLAs extending to the north along the border with Rhondda, to the west to Bridgend, and to the east close to Cardiff. However, it is recognised that all of the LDPs of the neighbouring local authority areas include policies which seek to protect and enhance the landscape and therefore negative cumulative effects should be minimised.

9.11.8 Ultimately, the nature and significance of cumulative effects will be dependent on the design and / or layout of development and the implementation of mitigation measures. It will be important for local planning authorities to work closely with each other, as well as Natural Resources Wales, to try and plan at an appropriate scale to minimise potential impacts on the wider landscape, as well as identify opportunities to deliver improvements to the landscape where possible.

## Conclusions

9.11.9 The Deposit Plan focuses growth to the south of Vale of Glamorgan. Development avoids the LOSI, but there is a slight overlap between sites and the SLAs in Vale of Glamorgan. Consideration is also given to the Glamorgan Heritage Coast which partially overlaps with the west of the Growth Area.

9.11.10 It is recognised that the Key Sites included within the Deposit Plan are predominately large greenfield sites on the edge of settlements, with the potential to change the landscape in a significant way. Whilst policy inclusions around green infrastructure are considered likely to reduce the potential for adverse impacts linked to the Key Sites, recommendations for updates have been made where SLAs could be adversely impacted by their development.

9.11.11 More broadly, it is highlighted through the ISA that the aims and objectives of the Deposit Plan, as well as specific policies, seek to ensure that designated landscapes and local landscape character and quality are key considerations for new development. This is demonstrated through landscape-specific policies, landscape stipulations for wider development, and policies linked to shaping high quality design.

9.11.12 Overall, **both minor negative and minor positive effects** are concluded at this stage – reflecting the policy stipulations that will help reduce landscape impact, and the focus on enhancing the landscape through green infrastructure improvements and landscape protections.

# 10. Summary and recommendations

## 10.1 Conclusions

10.1.1 The RLDP is anticipated to lead to significant positive effects in relation to the economy and employment, population and communities, and health and wellbeing ISA topics. This reflects the delivery of new housing and employment growth that is shaped by the settlement hierarchy and the function of places; ensuring that local needs are met and delivered in the most sustainable locations. This will help to ensure access to active and sustainable transportation opportunities and existing and new services and facilities (including new employment provision). This will help to maintain the Vale's main towns and service centres and keep settlements thriving in the long-term.

10.1.2 Minor positive effects are considered likely for the equality, diversity, and social inclusion ISA theme under the Deposit Plan. This reflects the focus of the RLDP policies on directing growth to more deprived areas, to help address inequalities within these communities and across the Vale's area. It also reflects the focus on delivering affordable housing, and housing provisions for the elderly, as well as for people with disabilities, and future housing to meet the specific accommodation needs of gypsy and traveller communities. These stipulations are anticipated to contribute positively towards tackling inequalities and deprivation across the Vale.

10.1.3 Minor positive effects are also concluded likely for the transport and movement ISA theme. This reflects the focus of the RLDP policies on directing growth to locations that integrate with the existing sustainable and active transport network or have the potential to enhance the network by strengthening links between services and facilities. This conclusion also reflects the focus of the Deposit Plan on safeguarding transport enhancements and ensuring high quality development – which can include greater levels of connectivity and supporting infrastructure, to help reduce the need to travel via private vehicle for access to key services and facilities.

10.1.4 It is anticipated that the Deposit Plan will deliver a mix of neutral to minor positive effects in relation to the biodiversity and geodiversity ISA theme. This is due to the focus of the RLDP policies on protecting and enhancing green and blue infrastructure, delivering biodiversity benefits through development, and promoting ecosystem resilience. This conclusion also reflects the allocation of key sites that overlap with locally designated sites for biodiversity, and Ancient Woodland.

10.1.5 A mix of minor positive and minor negative effects are likely for the landscape ISA theme under the RLDP. This is due to the allocation of greenfield sites that overlap with landscape designations within the Vale of Glamorgan, and the potential these sites have to change the landscape character and character of settlements within the Vale. These conclusions also reflect the policy provisions of the Deposit Plan, which include integrating green infrastructure into development, and the need to reflect designated landscapes and local landscape character in development.

10.1.6 Neutral to minor negative effects are anticipated in relation to the climate change ISA theme through the Deposit Plan. This reflects the risk of flooding in the Vale and within the Key Sites, and the provisions in place to help reduce this risk and the effects of flooding. This conclusion also reflects the increase in the built environment within the Vale of Glamorgan and the anticipated increase in carbon and greenhouse gas emissions linked to this growth, and the measures in place to reduce them.

10.1.7 Minor negative effects are considered likely under the Deposit Plan for the natural resources ISA theme. Whilst the Deposit Plan works well to reduce impacts to air quality in the Vale through increased development and policy provisions, there is likely to be a loss of productive agricultural soils under the RLDP, which cannot be mitigated. Additionally, there is the potential for loss of mineral resources through the allocation of Key Sites, which is also not able to be mitigated.

10.1.8 Minor negative effects are also considered likely under the RLDP for the historic environment ISA. This reflects the focus of the Deposit Plan policies on protecting and enhancing the historic environment and the potential for new development to impact upon the setting and significance of the historic environment and its associated assets, areas and features.

## 10.2 Recommendations

10.2.1 The following recommendations have been made:

- Equality, diversity, and social inclusion: it is recommended that stipulations are added into the Deposit Plan in order to support and protect the Welsh language in the Vale.
- Natural resources: it is recommended a policy stipulation is added to promote a brownfield first approach to development (where possible), to help prevent the loss of productive agricultural soils.
- Natural resources: it is recommended that relevant Key Site policies are revisited to add stipulations that will help reduce the potential for loss of mineral and / or water resources.
- Biodiversity and geodiversity: it is recommended that the relevant Key Site policies are updated to include specific reference to the designated sites they are within proximity to, in order to help establish appropriate protection and / or enhancement measures.
- Historic environment: a recommendation is made for Policy KS5, to include specific heritage considerations, in order to help protect the scheduled monument within proximity to the site.
- Historic environment: it is recommended that Key Site policies are updated (where appropriate) to give regard to the archaeological sensitive areas they overlap with. This is anticipated to help ensure development does not adversely impact upon potential archaeological sensitivity and significance.
- Landscape: it is recommended that Policy KS2 is updated to include a specific reference to the overlapping Special Landscape Area, in order to strengthen the policy and mitigate potential adverse effects to the character and quality of this area.

# Part 3: What happens next?

# 11. Next steps and monitoring

## 11.1 Next steps

11.1.1 This ISA Report will accompany the Deposit Plan for public consultation. Any comments received will be reviewed and considered as part of the iterative plan-making and ISA process and inform the submission RLDP.

11.1.2 After public consultation, the ISA and the Deposit Plan will be submitted for examination.

## 11.2 Monitoring proposals

11.2.1 Table 11.1 below outlines the proposed monitoring for the RLDP. This will be refined in the ISA Adoption Statement.

## Table 11.1: Proposed ISA monitoring programme for the RLDP

| ISA theme | Proposed monitoring measure (per annum) |
|---|---|
| Economy and employment | • Overall unemployment rate<br>• Net additional employment floorspace<br>• Identified quality improvements to existing employment floorspace<br>• Annual tourism income<br>• Net additional tourism development by location and type |
| Population and communities | • Five-year housing land supply<br>• Number of new pitches at new or existing sites for Gypsies, Travellers and Travelling Showpeople<br>• Update to the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment<br>• Number of new affordable homes delivered<br>• Number of new homes completed by type and bedroom size<br>• Number of specialist homes provided<br>• Number of self-build/ custom build homes completed |
| Health and wellbeing | • Area of new accessible natural spaces provided through development proposals.<br>• Areas of improved access to natural green spaces provided through development proposals.<br>• New active travel connections by location.<br>• Loss/ gain of public open space by type. For example, park, children's playground, allotments. |
| Equalities, diversity, and social inclusion | • Affordable homes delivered by LSOA |
| Climate change | • New developments containing electric vehicle charging points by land use type.<br>• Number, location, and type of proposals achieving low carbon design.<br>• Number of decentralised low carbon and renewable energy schemes approved in development.<br>• Approvals of development in Flood Risk Zones 2, 3a, and 3b by use class and flood risk compatibility.<br>• Refusals of development in Flood Risk Zones 2, 3a, and 3b. |
| Transport and movement | • Road junction improvements.<br>• Improvements in accessibility scoring by location for walking and cycling.<br>• Improvement in public transport networks.<br>• Transport Plans agreed by location and land use type.<br>• Additional kilometres of Public Rights of Way. |
| Natural resources | • Continued air quality monitoring data at air quality monitoring locations.<br>• Any AQMAs declared. |

| ISA theme | Proposed monitoring measure (per annum) |
|---|---|
| | • Area of contaminated land remediated in reporting year.<br>• Number and location of schemes implemented with sustainable drainage serving existing as well as new development.<br>• Number and location of development including watercourse re-naturalisation or flood storage areas.<br>• Number and location of development schemes affecting mineral safeguarding areas.<br>• Area and location of brownfield redevelopment in the reporting year.<br>• Loss of agricultural land by grade.<br>• Area of greenfield development in the reporting year.<br>• Number and location of developments contributing to maintenance of water infrastructure.<br>• Number and location of non-domestic schemes achieving a reduction in water usage over the baseline. |
| Biodiversity and geodiversity | • Action Plan targets that monitor and manage the impacts of growth on internationally designated sites (SACs/ SPAs/ Ramsar)<br>• Net gains/ losses of buffer land and alternative green space by function that reduce pressures of growth on designated sites.<br>• Net gain/ loss of habitat arising from development proposals.<br>• New linkages between habitats by location.<br>• Areas of enhanced habitats or ecological connections |
| Historic environment | • Number, type, and location of approved development impacting on a heritage asset.<br>• Number of heritage assets improved and raised out of the ‘at risk’ category. |
| Landscape | • Developments affecting SLAs |

# Appendices

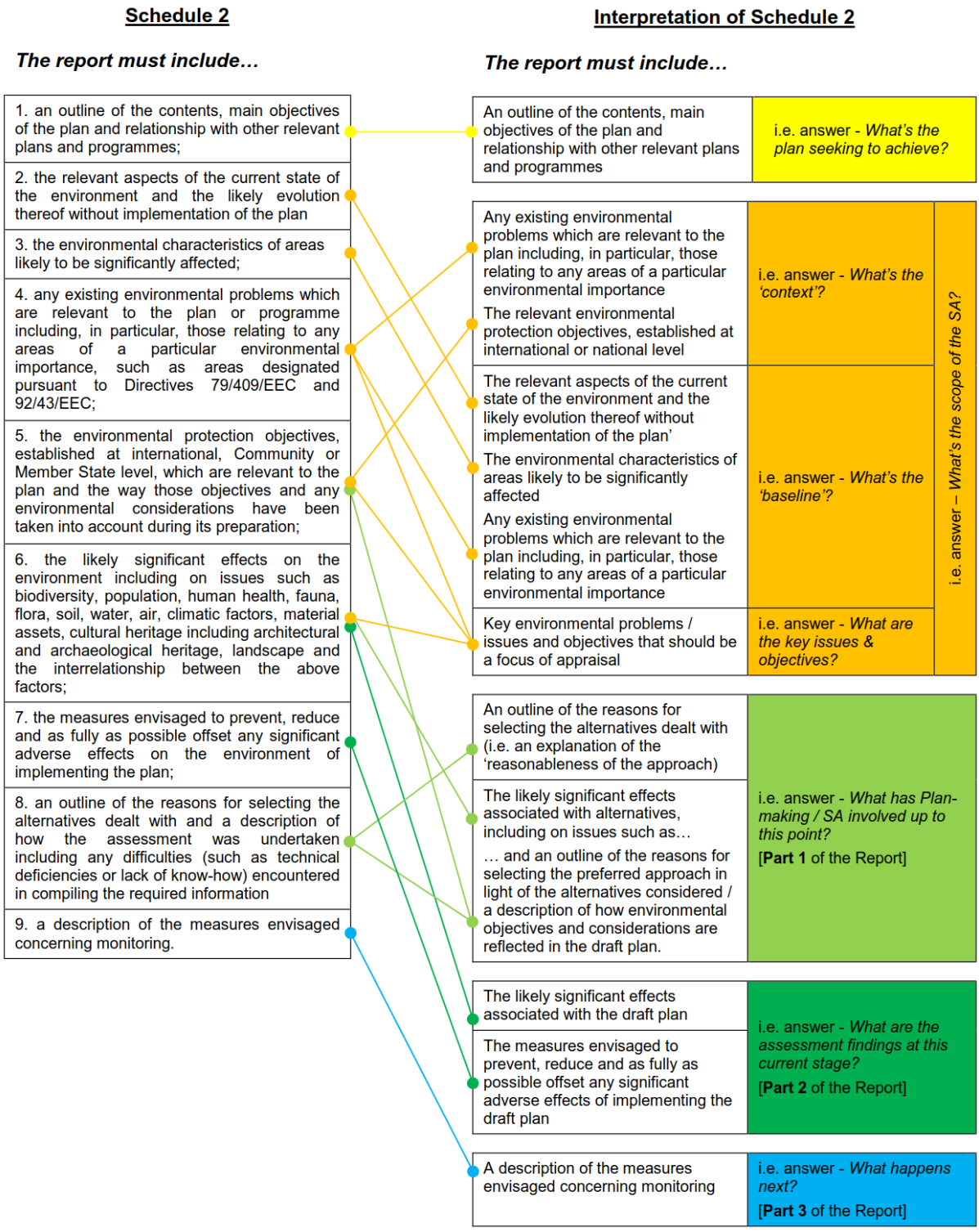
# Appendix A – Regulatory requirements

As discussed in Chapter 1 of the main report, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the ISA Report; however, interpretation of Schedule 2 is not straightforward. **Table A** links the structure of this report to an interpretation of Schedule 2 requirements, whilst **Table B** explains this interpretation. **Table C** provides a checklist of where and how the requirements have been met in this report.

## Table A: Questions answered by the ISA Report, in accordance with an interpretation of regulatory requirements

| Report section | Questions answered | Regulatory requirement met |
|---|---|---|
| **Introduction** | What is the plan seeking to achieve? | • An outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes. |
| | What is the scope of the ISA? | • Relevant environmental protection objectives, established at international or national level.<br>• Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.<br>• Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.<br>• The environmental characteristics of areas likely to be significantly affected.<br>• Key environmental problems/ issues and objectives that should be a focus of (i.e., provide a 'framework' for) assessment. |
| **Part 1** | What has plan-making/ ISA involved up to this point? | • Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach).<br>• The likely significant effects associated with alternatives.<br>• Outline reasons for selecting the preferred approach in light of the alternatives assessment/ a description of how environmental objectives and considerations are reflected in the Plan. |
| **Part 2** | What are the ISA findings at this current stage? | • The likely significant effects associated with the Plan.<br>• The measures envisaged to prevent, reduce, and offset any significant adverse effects of implementing the Plan. |
| **Part 3** | What happens next? | • A description of the monitoring measures envisaged. |

## Table B: Questions answered by the ISA Report, in accordance with regulatory requirements



## Table C: 'Checklist' of how (throughout the ISA process) and where regulatory requirements are or will be met.

| Regulatory requirement | Discussion of how the requirement is met |
|---|---|
| Schedule 2 requirements: | |
| 1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes. | Chapter 2 ('What's the plan seeking to achieve') presents this information.<br>The relationship with other plans and programmes is also set out in scoping information (available separately). |
| 2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme. | These matters were considered in detail at the scoping stage, which included consultation on a Scoping Report published in 2022.<br>The outcome of scoping was an 'ISA Framework', and this is presented within Chapter 3 ('What's the scope of the ISA').<br>More detailed messages from the Scoping Report - i.e. messages established through context and baseline review - are available to view separately via VOGC. This is given the iterative nature of the process, and these documents will be updated as necessary. |
| 3. The environmental characteristics of areas likely to be significantly affected. | |
| 4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC. | |
| 5. The environmental protection objectives established at international, national, or community level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation. | The Scoping Report (2022) presents a detailed context review and explains how key messages from the context review (and baseline review) were then refined to establish an 'ISA framework'. The scoping information is presented in the Scoping Report.<br>The context review informed the development of the ISA framework and topics, presented in Chapter 3, which provide a methodological 'framework' for appraisal.<br>With regards to explaining "how… considerations have been taken into account" -<br>• Chapter 5 explains how reasonable alternatives were established in-light of available evidence.<br>• Chapter 6 sets out the detailed appraisal of alternative options.<br>• Chapter 7 explains the Council's 'reasons for supporting the preferred approach', i.e., explains how/ why the preferred approach is justified in-light of alternatives appraisal (and other factors).<br>• Chapter 9 sets out the findings of the appraisal of the draft plan and Chapter 10 provides a summary of the findings and any recommendations. |
| 6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including | • Chapter 5 explains how reasonable alternatives were established in-light of available evidence.<br>• Chapter 6 sets out the detailed appraisal of reasonable alternatives. |

| Regulatory requirement | Discussion of how the requirement is met |
|---|---|
| architectural and archaeological heritage, landscape, and the interrelationship between the above factors. (Footnote: these effects should include secondary, cumulative, synergistic, short-, medium-, and long-term, permanent and temporary, positive and negative effects). | • Chapter 9 sets out the findings of the appraisal of the draft plan and Chapter 10 provides a summary of the findings and any recommendations.<br>As explained within the various methodology sections, as part of appraisal work, consideration has been given to the ISA scope, and the need to consider the potential for various effect characteristics/ dimensions. |
| 7. The measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme. | Where necessary, mitigation measures are identified within the alternatives appraisal (in Appendices B - C) and appraisal of the Plan (Chapters 9 and 10). |
| 8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information. | Chapter 5 deals with 'Reasons for selecting the alternatives dealt with', in that there is an explanation of the reasons for focusing on particular issues/ options.<br>Also, Chapter 7 explains the Council's 'reasons for selecting the preferred option' (in light of alternatives appraisal).<br>Methodology is discussed at various places, ahead of presenting appraisal findings, and limitations/ assumptions are also discussed as part of appraisal narratives. |
| 9. A description of the measures envisaged concerning monitoring in accordance with Article 10. | Monitoring measures are set out in Chapter 11. |
| 10. A Non-Technical Summary of the information provided under the above headings. | A Non-Technical Summary (NTS) is provided separately. |
| The ISA Report must be published alongside the Draft Plan, in accordance with the following regulations: Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the Draft Plan or programme and the accompanying SA Report before the adoption of the plan or programme (Art. 6.1 and 6.2). | At the current time, this ISA Report is being published alongside the Deposit Plan for public consultation. |
| The ISA Report must be taken into account, alongside consultation responses, when finalising the Plan. The SA Report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6, and the results of any transboundary consultations entered into pursuant to Article 7, shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure. | The Council will take into account this ISA Report when preparing the submission version of the RLDP for examination. |

# Appendix B – SA of growth options (level of growth)

Linked to Chapter 5 (Section 5.2) the following three options were established in 2023 in relation to the level of growth:

- **Low growth:** 151 to 211 dwellings per annum, and a reduction of 125 jobs to an increase of 25 jobs per annum (WG-2014 and Employment-led OE scenarios).
- **Medium growth:** 316 to 527 dwellings per annum and 191 to 341 new jobs per annum (WG-2018-LOWPOP, PG-10Y, PG-Long Term, WG-2018, Employment-led ELR (CR 1-1), Dwelling-led 10Y, WG-2018-HIGHPOP, and Employment-led ELR scenarios).
- **High growth:** 637 to 698 dwellings per annum and 426 to 493 new jobs per annum, (PG-5Y and Dwelling-led 5Y scenarios).

The assessment of these options is provided in this appendix.

In terms of methodology, for each of the options, the assessment examines likely significant effects on the baseline, drawing on the sustainability objectives and themes identified through scoping as a methodological framework.

Every effort is made to predict effects accurately; however, this is inherently challenging given the high-level nature of the options under consideration. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make considerable assumptions regarding how scenarios will be implemented 'on the ground' and what the effect on particular receptors would be. Where there is a need to rely on assumptions to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text.

It is important to note that effects are predicted considering the criteria presented within Regulations. So, for example, account is taken of the duration, frequency, and reversibility of effects. Cumulative effects are also considered (i.e., where the effects of the plan in combination with the effects of other planned or on-going activity that is outside the control of the Vale of Glamorgan Council).

Based on the evidence available a judgement is made if there is likely to be a significant effect. Where it is not possible to predict likely significant effects based on reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a rank of preference. The number indicates the rank and does not have any bearing on likely significant effects. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'. For example, if an option is ranked as 1 then it is judged to perform better against that ISA theme compared to an option that is ranked 2.

## ISA theme: Economy and employment

| Options | Low growth | Medium growth | High growth |
|---|---|---|---|
| Significant effect? | Uncertain | Yes – Positive | Yes – Positive |
| Rank | 3 | 2 | 1 |

The high growth option supports the highest level of employment and housing growth. The dwelling-led 5Y and PG-5Y scenarios will deliver 493 and 426 new jobs per year respectively. This is alongside 698 and 637 new dwellings per year respectively, and therefore housing growth will outpace employment growth under both scenarios. The high growth option is most likely to support the delivery of the South Wales Metro. In addition, the high growth option is most likely to deliver growth, and associated benefits, across the entire local authority area. However, it is recognised that a high level of employment growth will likely require a large amount of employment land, which could be a barrier if there is not enough available land.

The medium growth option supports varying levels of employment and housing growth. The employment-led ELR scenario will deliver 341 new jobs per year, whilst the WG-2018-LOWPOP scenario will only deliver 191 new jobs per year. This is alongside 527 and 316 new dwellings per year respectively, and therefore housing growth will also outpace employment growth under the medium growth option. This option is still associated with the benefits outlined under the high growth option, but to a lesser extent. A moderate amount of employment land will be needed, and therefore land availability, whilst still a potential issue, is less of an issue under this option when compared to the high growth option.

The low growth option supports the lowest level of employment and housing growth. The employment-led OE and WG-2014 scenarios will deliver 25 and -126 new jobs per year respectively. This is alongside 211 and 151 new dwellings per year respectively, and therefore both scenarios, but WG-2014 in particular, will likely result in an insufficient number of new jobs to support additional housing growth. WG-2014 will also likely result in a shrinking local economy as jobs are projected to decrease. The low growth option is least likely to support the delivery of the South Wales Metro, and growth is more likely to be focused in dispersed locations as there is unlikely to be a high enough level of growth to distribute growth to every settlement in the Vale of Glamorgan. This could lead to unequal employment opportunities across the Vale of Glamorgan. However, it is recognised that less employment land will be needed under this option, and therefore land availability is unlikely to be an issue.

In light of the above, the high growth option is ranked first, followed by the medium growth option and then the low growth option. The first two options are considered likely to lead to significant long-term positive effects as they will both likely deliver enough new jobs per year to support the growing population. Meanwhile, uncertainty is noted under the low growth option as growth is unlikely to be distributed evenly across the Vale of Glamorgan, and one of the scenarios under this option (WG-2014) could even lead to a shrinking local economy. However, it is recognised that housing growth may stimulate the economy through an increase in the population, as well as the short-term employment opportunities associated with construction. Still, this is unlikely to be significant given the low housing growth projections for the scenarios under this option.

## ISA theme: Population and communities

| Options | Low growth | Medium growth | High growth |
|---|---|---|---|
| Significant effect? | No | Yes – Positive | Yes – Positive |
| Rank | 3 | 2 | 1 |

The high growth option supports the highest level of housing growth. The dwelling-led 5Y and PG-5Y scenarios will deliver 698 and 637 new dwellings per year respectively. A good range of house types and tenures in a variety of locations could be supported through this option, including affordable homes. In addition, a high level of housing growth will likely support accessibility improvements and other community benefits associated with development. This could include new and improved services and facilities, infrastructure upgrades, and new public open spaces and improvements to the public realm. However, it is also recognised that higher levels of housing growth also have the potential to place increased pressure on existing services and facilities and infrastructure, as well as settlement identities. It would be important to ensure that higher levels of growth can be accommodated in areas which minimise contributions to coalescence and avoid excessive growth within smaller settlements.

The medium growth option supports varying levels of housing growth. The employment-led ELR scenario will deliver 527 new dwellings per year, whilst the WG-2018-LOWPOP scenario will only deliver 316 new dwellings per year. A good range of house types and tenures could still be supported through this option, including affordable homes, but this will be lower than through the high growth option. The same can be said for accessibility improvements and other community benefits associated with development.

The low growth option supports the lowest level of housing growth. The employment-led OE and WG-2014 scenarios will deliver 211 and 151 new dwellings per year respectively. Opportunities to direct a good range of house types and tenures across the entire local authority area would be limited through this option given the low housing growth projections. In addition, low growth is more likely to drive up housing prices and exacerbate affordability issues due to an insufficient housing stock. This could limit opportunities for the younger population to live and work in the Vale and lead to difficulties in sustaining existing services and facilities.

In conclusion, it is considered that as the level of growth increases, so does the likelihood for significant positive effects in relation to this ISA topic. Therefore, the options are ranked according to the level of growth they deliver, with the high growth option ranked first, followed by the medium growth option and then the low growth option. The first two options are considered likely to lead to significant long-term positive effect as they support high/ moderate population growth. No significant effects are anticipated for the low growth option as the level of growth delivered through this option is unlikely to deliver a good range of house types and tenures across the Vale and could lead to affordability issues.

## ISA theme: Health and wellbeing

| Options | Low growth | Medium growth | High growth |
|---|---|---|---|
| Significant effect? | No | Yes – Positive | Yes – Positive |
| Rank | 3 | 2 | 1 |

General health in the Vale of Glamorgan is in line with the national average. According to 2021 census data[8], 47.6% of residents are in 'very good health', 32.6% are in 'good health', 13.6% are in 'fair health', 4.7% are in 'bad health', and 1.5% are in 'very bad health'.

According to the Welsh Index of Multiple Deprivation (WIMD) (2019)[9], the Vale only contains three Lower Super Output Areas (LSOAs) within the 10% most deprived in Wales, which are all located in Barry.

Household deprivation can be defined by 'dimensions of deprivation', which are indicators based on four selection household characteristics: education, employment, health and housing[10]. In the Vale of Glamorgan, 32.7% of households are deprived in one dimension, 14.0% are deprived in two dimensions, 3.6% are deprived in three dimensions, and 0.1% are deprived in all four dimensions.

Given the high-level nature of the options at this stage, it is difficult to highlight any significant differences between them. However, it could be said that the high growth option has the greatest potential to grow the labour force and introduce new skills or economic opportunities. Conversely, it could also be said that as the level of growth increases, so does the potential for a greater loss of green/ public open space, although it is recognised that this is dependent on the location of development. The high growth option could also put pressure on existing health services. Despite this, there are certain health benefits associated with growth, including the potential for new or improved community services and facilities, including healthcare, open spaces, green infrastructure and retail and leisure. In addition, development which delivers transport and infrastructure upgrades can improve accessibility and safety for residents. The importance of improved connectivity and accessibility to local facilities and open space, particularly in light of the Covid-19 pandemic, highlights the potential for the high growth option to support more positive health outcomes. However, there is also a need to manage the impacts of growth on local infrastructure capacity to ensure that no unnecessary burdens are placed on existing infrastructure.

Overall, the high and medium growth options are considered likely to lead to significant long-term positive effects as they deliver a high/ moderate level of housing and employment growth, which will positively impact the health and wellbeing of new and existing residents through the benefits associated with growth. However, it is considered that the high growth option has the greatest potential to deliver such benefits, and therefore this option is ranked first. No significant effects are anticipated for the low growth option, as whilst the scenarios under this option deliver some housing growth, they deliver little (25 new jobs per year under the employment-led OE scenario) to no (-126 jobs per year under the WG-2014 scenario) employment growth.

[8] Office for National Statistics (2021): 'Census 2021', [online] available to access via this link
[9] Welsh Government (2019): 'Welsh Index of Multiple Deprivation (WIMD)', [online] available to access via this link
[10] Office for National Statistics (2022): 'Household deprivation', [online] available to access via this link

## ISA theme: Equality, diversity, and social inclusion

| Options | Low growth | Medium growth | High growth |
|---|---|---|---|
| Significant effect? | No | Yes – Positive | Yes – Positive |
| Rank | 3 | 2 | 1 |

At this stage, the location of growth is unknown, and as a result it is difficult to determine how specific communities and protected characteristics are likely to be affected by the options. As indicated through the appraisal under other ISA topics, increased levels of growth provide an opportunity to deliver a greater mix of housing and employment to meet the needs of all members of the community. There is also the potential to deliver greater improvements to community infrastructure and the public realm, but this is uncertain at this stage. In this context, a higher level of growth could help to address areas of deprivation depending on where it is located. Furthermore, a higher level of growth could also be more likely to meet the needs of people across a wider area of the Vale.

The high growth option will likely result in the most investment into opportunities across the Vale, including for people living in deprived communities, as it delivers enough growth to be distributed evenly across the entire local authority area. Increased levels of development will likely result in a greater variety of housing types and tenures, which will help meet different needs across the community. Increasing growth under this option could also encourage more businesses to operate in the Vale of Glamorgan, which will be beneficial to residents.

The medium growth option will likely deliver the same benefits as those outlined under the high growth option, although to a lesser degree as it delivers a lower level of both housing and employment growth.

The low growth option, whilst having a relatively moderate level of housing growth, is likely to exacerbate existing deprivation and inequality issues as the scenarios under this option deliver little/ no employment growth. Notably, this is also likely to lead to fewer opportunities for new education and training, thus exacerbating deprivation and inequality issues. Nevertheless, new housing is still likely to deliver some affordable homes, although this will be minor compared to the other two options.

In conclusion, the high and medium growth options are considered likely to significant long-term positive effects as they deliver the highest/ second highest level of growth and therefore have the greatest potential to lead to investment into opportunities across the whole Vale of Glamorgan, whilst delivering a variety of housing types and tenures and increasing services across the local authority area. No significant effects are anticipated for the low growth option due to the mismatch between housing and employment growth under the scenarios in this option. In terms of ranking, the options are ranked according to the level of growth they deliver.

## ISA theme: Climate change (mitigation and adaptation)

| Options | Low growth | Medium growth | High growth |
|---|---|---|---|
| Significant effect? | Yes – Positive | Uncertain | Uncertain |
| Rank | 1 | 2 | 3 |

The high growth option could result in development in less sustainable locations if enough land is not available in locations with good sustainable transport connectivity, increasing the need to travel. In addition, high growth will increase demand on existing road infrastructure, and therefore this option will need to be accompanied by

greater investment into sustainable alternatives. However, it is also recognised that high growth brings greater opportunities for investment, which could combat this issue.

Whilst the medium growth option delivers a lower level of growth compared to the high growth option, there might still be a shortage of suitable sites, potentially leading to some sites being located in less well-connected areas. Growth through this option will still increase demand on existing road infrastructure, but as with the high growth option, there should still be good opportunities for investment into sustainable alternatives.

The low growth option provides the greatest opportunity to prioritise sites with strong sustainable transport connections that will reduce the need to travel. Whilst new infrastructure will still be required to facilitate growth, this will likely be more manageable than under the high and medium growth options. However, opportunities for investment may be more limited under this option, which may reduce the potential to link new development and employment sites with the South Wales Metro. The lower growth options also does not generate many new jobs and thus is less likely to reduce out-commuting.

Ultimately, the nature and significance of the effects will be dependent on where development is located, as well as the infrastructure improvements that will accompany development. However, when considering the level of housing and employment growth alone, the low growth option is considered likely to lead to significant long-term positive effects because it provides the greatest opportunity to prioritise sites in sustainable locations with existing sustainable transport connections. Uncertainty is noted for the remaining two options as some development may need to be located in less sustainable locations, which would rely on the delivery of new infrastructure, and the potential of these options to deliver this is not clear at this stage. The options are ranked from lowest to highest level of growth.

### ISA theme: Transport and movement

| Options | Low growth | Medium growth | High growth |
|---|---|---|---|
| Significant effect? | Yes – Positive | Uncertain | Uncertain |
| Rank | 1 | 2 | 3 |

As set out under the previous ISA topic, the high growth option could result in development in less sustainable locations if enough land is not available in locations with existing sustainable transport connectivity, increasing the need to travel. In addition, high growth will increase demand on existing road infrastructure, and therefore this option will need to be accompanied by greater investment in sustainable alternatives. However, it is also recognised high growth brings greater opportunities for investment.

Whilst the level of growth under the medium growth option is lower when compared to the high growth option, there might still be a shortage of suitable sites, potentially leading to some sites being located in less well-located areas. Housing and employment growth will likely increase demand on existing road infrastructure, and this option will therefore also require greater investment into sustainable alternatives. However, as with the high growth option, it is noted that high growth brings greater opportunities for investment.

The low growth option provides the greatest opportunity to prioritise sites with strong sustainable transport connections that will reduce the need to travel. Whilst new infrastructure will still be required to facilitate growth, this is more manageable than under the high and medium growth options. However, it is recognised that opportunities for investment may be more limited.

Ultimately, the nature and significance of effects will be dependent on where development is located, as well as the infrastructure improvements that will accompany development. However, when considering the level of housing and employment growth alone, the low growth option is likely to lead to significant long-term positive effects because it provides the greatest opportunity to prioritise sites in sustainable locations with existing sustainable transport connections. Uncertainty is noted for the high and medium growth options because some development may need to be located in less sustainable locations, which would rely on the delivery of new infrastructure, and the potential of these options to deliver this is not clear at this stage. The options are ranked from lowest to highest level of growth.

### ISA theme: Natural resources (air, soil, minerals, and water)

| Options | Low growth | Medium growth | High growth |
|---|---|---|---|
| Significant effect? | No | Uncertain | Yes – Negative |
| Rank | 1 | 2 | 3 |

As the level of growth increases, so does the likelihood for negative impacts on natural resources through the potential loss of greenfield/ agricultural land and mineral resources; reduced air quality as a result of increased traffic; and increased demand for water resources.

The urban areas in the Vale of Glamorgan are unlikely to be underlain by productive agricultural land according to the predictive Agricultural Land Classification (ALC) map11. However, agricultural land in the remainder of the Vale of Glamorgan ranges from grade 2/ 3a to grade 3b/ 4/ 5, with grade 3b being the most prevalent grade. As the exact location of growth under each option is unknown at this stage, it is not possible to determine how much Best and Most Versatile (BMV) (grades 1, 2 and 3a) land could be lost as a result of development. However, it could be assumed that as the level of growth increases, so does the likelihood of development being located on BMV land due to land availability constraints.

Under the high growth option, water consumption is likely to be high, potentially placing pressure on existing infrastructure. A considerable amount of land will also be required to support high levels of growth, which could put natural landscapes and productive agricultural land at risk from development. Nevertheless, there are greater opportunities to encourage sustainable lifestyles and development under the high growth option, as it is more likely to attract greater investment.

The amount of land required for new homes and employment sites is more manageable under the medium growth option, and therefore there is likely to be less development pressure on natural landscapes and productive agricultural land. However, the level of growth delivered through this option will still put some pressure on water consumption as networks will have to incorporate additional capacity.

The low growth option is the least likely to lead to development pressure on natural landscapes and productive agricultural land. Whilst growth will still put some

[11] Welsh Government (no date): 'Predictive Agricultural Land Classification (ALC) Map', [online] available to access via this link

pressure on water consumption, this will be lowest through this option. Ultimately, the natural environment and resources in the Vale of Glamorgan are most likely to be protected under this option and effects are less likely to be of significance.

In light of the above, the low growth option is ranked first and considered most likely to avoid significant impacts arising. The medium growth option is ranked second, with uncertainty noted, whilst the high growth option is ranked last and considered most likely to lead to significant long-term negative effects due to the amount of land that will likely be required to deliver the level of growth required of this option.

### ISA theme: Biodiversity and geodiversity

| Options | Low growth | Medium growth | High growth |
|---|---|---|---|
| Significant effect? | Uncertain | Uncertain | Uncertain |
| Rank | 1 | 2 | 3 |

The Vale of Glamorgan overlaps with several designated sites for biodiversity, including two Special Areas of Conservation (SACs) (Severn Estuary and Dunraven Bay), one Special Protection Area (SPA) and Ramsar site (Severn Estuary), and several Sites of Special Scientific Interest (SSSIs).

The high growth option is likely to result in pressure to find suitable development sites to meet the scale of growth proposed, which could lead to development being located near designated sites for biodiversity. However, this option also brings significant opportunities to ensure new development maximises green infrastructure and creates new, or enhances existing, ecological networks in urban areas. A higher level of growth should also correlate with higher planning contributions, which could be spent to mitigate any impacts of higher growth and enhance/ protect designated sites.

Whilst the medium growth option is still likely to result in pressure to find suitable development sites, this pressure will be less than under the high growth option. This option is associated with the same opportunities as outlined under the high growth option.

The low growth option is less likely to result in pressure to find suitable development sites. In this respect, this option will allow sites to be chosen more selectively, away from designated sites for biodiversity and existing ecological networks. This option also bring significant opportunities to ensure new development maximises green infrastructure and creates or enhances existing ecological networks in urban areas. As significantly less land will be required for new jobs under this option, development pressure for new employment sites is greatly reduced. However, it is noted that under this option there will likely be less money from planning contributions to mitigate any impacts of growth on biodiversity and geodiversity and enhance/ protect designated sites.

In light of the above, the low growth option is ranked first, followed by the medium and then high growth option. Uncertainty is noted across all three options as the location of growth is unknown at this stage, which will determine the impact of development on designated sites.

### ISA theme: Historic environment

| Options | Low growth | Medium growth | High growth |
|---|---|---|---|
| Significant effect? | Uncertain | Uncertain | Uncertain |
| Rank | 2 | 1 | 3 |

The Vale of Glamorgan contains numerous listed buildings, scheduled monuments and registered parks and gardens. It also contains one registered historic landscape (Llancarfan) and 39 conservation areas. Ultimately, the impacts of the different growth options will depend on the precise location of development, as well as its design and layout, which is uncertain at this stage.

The high growth option may result in pressure to increase the density of development, or to locate growth in areas which could negatively impact on the setting of heritage assets. However, high demand for sites could also help bring derelict heritage assets, which may have otherwise been overlooked, back into use, and provide developers with greater economic incentive to restore/ enhance listed buildings. In addition, there is high employment growth under this option, with potential to generate employment opportunities within the tourism and heritage sector.

Concerning the medium growth option, the same opportunities and issues regarding heritage assets apply as those outlined under the high growth option, although to a lesser extent.

The low growth option is likely to reduce the need to increase the density of development or locate it in areas which could negatively impact on the setting of heritage assets. In this respect, under this option it should be easier to protect conservation areas and the heritage assets associated with them, as well as direct development away from sensitive historic landscapes. However, it is also recognised that the low growth option will provide less opportunities associated with the tourism and heritage sector due to the much lower level of employment growth delivered under this option.

Overall, uncertainty is noted under all three options as the precise location of development under each option is not known at this stage. In terms of rankings, the medium growth option is ranked highest as it delivers a moderate level of growth, limiting the potential of development to negatively impact heritage assets when compared to the high growth option. At the same time, it offers greater potential to boost the tourism and heritage sector when compared to the low growth option. The low growth option is ranked second, above the high growth option, as it is less likely to negatively impact the setting of heritage assets due to increased flexibility in choosing sites.

## ISA theme: Landscape

| Options | Low growth | Medium growth | High growth |
|---|---|---|---|
| Significant effect? | No | Uncertain | Yes – Negative |
| Rank | 1 | 2 | 3 |

The Vale of Glamorgan contains two Landscapes of Outstanding Historic Interest, as well as two Country Parks (Cosmeston Lakes and Porthkerry Park) and the Glamorgan Heritage Coast. In addition, there are likely to be many locally important landscapes across the county borough which contribute to the setting and character of the Vale of Glamorgan. As with the previous ISA topic, the nature and significance of effects on landscape/ townscape/ villagescape character will ultimately depend on the precise location of growth, as well as the design and layout of development.

The high growth option is likely to put the most pressure on land availability within existing urban and village boundaries. It is unlikely that the level of growth delivered through this option could be accommodated on previously developed land, which will inevitably put pressure on greenfield sites.

Whilst lower growth is proposed through the medium growth option, it is still of a scale which is likely to put pressure on land availability within existing urban and village boundaries, potentially resulting in amendments/ extensions to boundaries. As with the high growth option, it is currently not known whether the level of growth delivered through this option could be accommodated on previously developed land, so it may inevitably put pressure on greenfield sites outside of existing settlements.

Comparatively lower housing and employment growth through the low growth option is likely to reduce demand for new development sites, therefore increasing the opportunity to locate sites in areas which minimise impacts on the Vale's designated landscapes. As employment growth under the two scenarios in this option is low/ negative, a greater proportion of employment sites could potentially be accommodated in existing urban centres, with no requirement for sites outside of the settlement boundaries, where landscape constraints are likely to be more severe.

In conclusion, the low growth option is ranked highest under this ISA topic as it is most likely to preserve existing landscape/ townscape/ villagescape character across the local authority area. No significant effects are predicted under the low growth option. The remaining two options are ranked according to increasing growth quantum, with the high growth option ranked last. Whilst uncertainty is noted under the medium growth option, significant long-term negative effects are predicted under the high growth option as this option is most likely to negatively impact landscape/ townscape/ villagescape character across the Vale of Glamorgan.

## Summary findings

| ISA theme | Outcome dimension | Option 1: low growth | Option 2: medium growth | Option 3: high growth |
|---|---|---|---|---|
| Economy and employment | Significant effect? | Uncertain | Yes – Positive | Yes – Positive |
| | Rank | 3 | 2 | 1 |
| Population and community | Significant effect? | No | Yes – Positive | Yes – Positive |
| | Rank | 3 | 2 | 1 |
| Health and wellbeing | Significant effect? | No | Yes – Positive | Yes – Positive |
| | Rank | 3 | 2 | 1 |
| Equality, diversity, and social inclusion | Significant effect? | No | Yes – Positive | Yes – Positive |
| | Rank | 3 | 2 | 1 |
| Climate change (mitigation and adaptation) | Significant effect? | Yes – Positive | Uncertain | Uncertain |
| | Rank | 1 | 2 | 3 |
| Transport and movement | Significant effect? | Yes – Positive | Uncertain | Uncertain |
| | Rank | 1 | 2 | 3 |
| Natural resources (air, soil, minerals, and water) | Significant effect? | No | Uncertain | Yes – Negative |
| | Rank | 1 | 2 | 3 |
| Biodiversity and geodiversity | Significant effect? | Uncertain | Uncertain | Uncertain |
| | Rank | 1 | 2 | 3 |
| Historic environment | Significant effect? | Uncertain | Uncertain | Uncertain |
| | Rank | 2 | 1 | 3 |
| Landscape | Significant effect? | No | Uncertain | Yes – Negative |
| | Rank | 1 | 2 | 3 |

The following conclusions are reached for each ISA theme

| ISA theme | Conclusions |
|---|---|
| Economy and employment | The high growth option is ranked first, followed by the medium growth option and then the low growth option. The first two options are considered likely to lead to significant long-term positive effects as they will both likely deliver enough new jobs per year to support the growing population. Meanwhile, uncertainty is noted under the low growth option as growth is unlikely to be distributed evenly across the Vale, and one of the scenarios under this option (WG-2014) could even lead to a shrinking local economy. However, it is recognised that housing growth may stimulate the economy through an increase in the population, as well as the short-term employment opportunities associated with construction. Still, this is unlikely to be |

| ISA theme | Conclusions |
|---|---|
| | significant given the low housing growth projections for the scenarios under this option. |
| Population and community | It is considered that as the level of growth increases, so does the likelihood for significant positive effects in relation to this ISA topic. Therefore, the options are ranked according to the level of growth they deliver, with the high growth option ranked first, followed by the medium growth option and then the low growth option. The first two options are considered likely to lead to **significant long-term positive effect** as they support high/ moderate population growth. No significant effects are anticipated for the low growth option as the level of growth delivered through this option is unlikely to deliver a good range of house types and tenures across the entire local authority area and could lead to affordability issues. |
| Health and wellbeing | The high and medium growth options are considered likely to lead to **significant long-term positive effects** as they deliver a high/ moderate level of housing and employment growth, which will positively impact the health and wellbeing of new and existing residents through the benefits associated with growth. However, it is considered that the high growth option has the greatest potential to deliver such benefits, and therefore this option is ranked first. No significant effects are anticipated for the low growth option, as whilst the scenarios under this option deliver some housing growth, they deliver little (25 new jobs per year under the employment-led OE scenario) to no (-126 jobs per year under the WG-2014 scenario) employment growth. |
| Equality, diversity, and social inclusion | The high and medium growth options are considered likely to **significant long-term positive effects** as they deliver the highest/ second highest level of growth and therefore have the greatest potential to lead to investment into opportunities across the Vale, whilst delivering a variety of housing types and tenures and increasing services across the local authority area. No significant effects are anticipated for the low growth option due to the mismatch between housing and employment growth under the scenarios in this option. In terms of ranking, the options are ranked according to the level of growth they deliver. |
| Climate change (mitigation and adaptation) | Ultimately, the nature and significance of the effects will be dependent on where development is located, as well as the infrastructure improvements that will accompany development. However, when considering the level of housing and employment growth alone, the low growth option is considered likely to lead to **significant long-term positive effects** because it provides the greatest opportunity to prioritise sites in sustainable locations with existing sustainable transport connections. **Uncertainty** is noted for the remaining two options as some development may need to be located in less sustainable locations, which would rely on the delivery of new infrastructure, and the potential of these options to deliver this is not clear at this stage. The options are ranked from lowest to highest level of growth. |

| ISA theme | Conclusions |
|---|---|
| Transport and movement | Ultimately, the nature and significance of effects will be dependent on where development is located, as well as the infrastructure improvements that will accompany development. However, when considering the level of housing and employment growth alone, the low growth option is likely to lead to **significant long-term positive effects** because it provides the greatest opportunity to prioritise sites in sustainable locations with existing sustainable transport connections. **Uncertainty** is noted for the high and medium growth options because some development may need to be located in less sustainable locations, which would rely on the delivery of new infrastructure, and the potential of these options to deliver this is not clear at this stage. The options are ranked from lowest to highest level of growth. |
| Natural resources (air, soil, minerals, and water) | The low growth option is ranked first and considered most likely to avoid significant impacts arising. The medium growth option is ranked second, with **uncertainty** noted, whilst the high growth option is ranked last and considered most likely to lead to **significant long-term negative effects** due to the amount of land that will likely be required to deliver the level of growth required of this option. |
| Biodiversity and geodiversity | The low growth option is ranked first, followed by the medium and then high growth option. **Uncertainty** is noted across all three options as the location of growth is unknown at this stage, which will determine the impact of development on designated sites. |
| Historic environment | **Uncertainty** is noted under all three options as the precise location of development under each option is not known at this stage. In terms of rankings, the medium growth option is ranked highest as it delivers a moderate level of growth, limiting the potential of development to negatively impact heritage assets when compared to the high growth option. At the same time, it offers greater potential to boost the tourism and heritage sector when compared to the low growth option. The low growth option is ranked second, above the high growth option, as it is less likely to negatively impact the setting of heritage assets due to increased flexibility in choosing sites. |
| Landscape | The low growth option is ranked highest under this ISA topic as it is most likely to preserve existing landscape/ townscape/ villagescape character across the Vale. No significant effects are predicted under the low growth option. The remaining two options are ranked according to increasing growth quantum, with the high growth option ranked last. Whilst **uncertainty** is noted under the medium growth option, **significant long-term negative effects** are predicted under the high growth option as this option is most likely to negatively impact landscape/ townscape/ villagescape character across the Vale. |

# Appendix C – SA of growth options (spatial options)

Linked to Chapter 5 (Section 5.3) the following four spatial options were established in 2023:

| Spatial Option | Description |
|---|---|
| **1. Continuation of the Adopted LDP Growth Strategy** | Continue to promote new development primarily in the South East Zone (Barry, Penarth, Llandough, and Dinas Powys) and around the St Athan area, supported by development at primary settlements and minor rural settlements as appropriate. |
| **2. Dispersed Growth** | Distribute growth to every settlement proportionate to the size of the settlement. |
| **3. Focused Growth** | Deliver growth at the largest settlements in the district, according with the settlement hierarchy. Growth would be focused in the key settlement of Barry and the service centres (Cowbridge, Llantwit Major, and Penarth). The primary settlements would also accommodate an element of growth proportionate to their size. Growth would be restricted in minor rural settlements, hamlets, and smaller rural settlements. |
| **4. Sustainable Transport Oriented Growth** | Focus growth along the Vale of Glamorgan Line and Penarth branch line and potentially deliver an additional station in St Athan. This would be supported by growth in other areas that have robust active travel and bus connectivity to services and transport nodes. Growth in other areas would be restricted to limited small-scale affordable led development to meet identified needs. |

The assessment of these options is provided in this appendix.

In terms of methodology, for each of the options, the assessment examines likely significant effects on the baseline, drawing on the sustainability objectives and themes identified through scoping as a methodological framework.

Every effort is made to predict effects accurately; however, this is inherently challenging given the high-level nature of the options under consideration. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make considerable assumptions regarding how scenarios will be implemented 'on the ground' and what the effect on particular receptors would be. Where there is a need to rely on assumptions to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text.

It is important to note that effects are predicted considering the criteria presented within Regulations. So, for example, account is taken of the duration, frequency, and reversibility of effects. Cumulative effects are also considered (i.e., where the effects of the plan in combination with the effects of other planned or on-going activity that is outside the control of the Vale of Glamorgan Council).

Based on the evidence available a judgement is made if there is likely to be a significant effect. Where it is not possible to predict likely significant effects based on reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a rank of preference. The number indicates the rank and does not have any bearing on likely significant effects. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'. For example, if an option is ranked as 1 then it is judged to perform better against that ISA theme compared to an option that is ranked 2.

### ISA theme: Economy and employment

| Options | Spatial Option 1 | Spatial Option 2 | Spatial Option 3 | Spatial Option 4 |
|---|---|---|---|---|
| Significant effect? | No | No | No | No |
| Rank | 2 | 3 | 4 | 1 |

Future housing and employment growth in the Vale of Glamorgan is well placed to capitalise on existing economic connections (such as the Cardiff Airport and Bro Tathan Enterprise Zone) and future investment associated with the Cardiff Capital City Region, including infrastructure enhancements such as the South Wales Metro project. Connected development will also be a key driver for growth as part of the of the Southeast Wales Growth Area and a key consideration in accordance with Future Wales.

Options 1, 2, and 4 deliver the benefit of focusing more growth at St Athan, maximising opportunities for new investment linked to the Enterprise Zone and Cardiff Airport. The potential to deliver an additional rail station at St Athan (most likely under Option 4) would also improve economic connections with the potential to lead to positive effects. The options limit growth in smaller settlements, with the added benefit under Option 4 of only supporting growth at smaller settlements with robust active travel and bus connectivity to economic areas and transport nodes for affordable housing led schemes.

Option 2 would locate most development to the largest settlements, with Barry accommodating over 40% of the anticipated growth. The largest settlements are considered well connected (with sustainable transport options and existing economic areas), many of which lie east, connecting well with Cardiff. However, growth is apportioned to every settlement under this option, despite a lack of economic and transport connections at some of the smaller and more rural settlements.

Option 3 is likely to direct even higher levels growth to these larger settlements (as the option restricts supporting development within smaller settlements and rural areas). Whilst largely positive effects are inferred with this approach, based on good connectivity with existing employment and economic growth areas, and transport corridors, the potential for negative effects is also identified. With housing growth at this scale limited to certain areas, it is questionable whether large scale connected employment sites can be found alongside. Notably in Barry, this could exacerbate existing economic issues such as high levels of unemployment, low-income levels, and educational deprivation. Furthermore, restricting growth in the smaller settlements in the Vale may also limit their potential to grow sustainably and increase levels of self-containment (with supporting development such as new employment uses, especially those supporting SMEs, rural diversification, and local employment opportunities). Restricting housing growth in smaller settlements is also likely to

restrict further infrastructure development in these areas, and these areas are usually those most in need of technological upgrades that support today's lifestyles and working patterns, including working from home, and local shared working spaces.

Options 1, 2, and 4 provide greater flexibility in this respect, by allowing a limited land supply from broader areas across the district that can alleviate pressures on main settlement areas and better ensure an appropriate supply of employment land alongside housing.

In relation to retail centres, it is expected that all options and the wider policy framework will support the main towns and service centres in adapting to changing consumer lifestyles, diversifying, and thriving in the long-term. By apportioning development more widely across the Vale, Options 1, 2, and 4 may also benefit smaller centres and village high streets with a larger local consumer base and employment pool and deliver wider development benefits that attract further inward investment in smaller or more rural areas.

In conclusion, no significant effects are considered likely under any of the options, but Option 3 is notably less preferred overall due to the limitations placed on developing the rural economy (alongside rural housing growth), and a narrowed focus on the largest settlements, which may be at an opportunity cost of successfully integrating employment development alongside housing growth. Option 4 is preferred overall due the focus on connected development (including economic connections and potential new rail connections at St Athan) alongside appropriate consideration of rural development. Option 1 is considered likely to deliver similar benefits and is preferred to Option 2 as it considers appropriate rural development as opposed to assigning growth to every settlement despite their potential lack of economic and transport connections.

### ISA theme: Population and communities

| Options | Spatial Option 1 | Spatial Option 2 | Spatial Option 3 | Spatial Option 4 |
|---|---|---|---|---|
| Significant effect? | Yes - positive | Yes - positive | Yes - positive | Yes - positive |
| Rank | 2 | 3 | 3 | 1 |

Development under any of the options ultimately seeks to distribute a housing land supply that will meet the forecasted future needs of residents in the Vale, and significant positive effects can be inferred in this respect. It is assumed that development under any of the options could also be supported with a policy framework that seeks to deliver a range of housing types, sizes, and tenures.

Under all options most growth is likely to be directed to the largest towns in the Vale, as the most connected areas. However, under Options 2 and 3, significantly higher levels of growth would be apportioned to Barry and Penarth, as well as Cowbridge and Llantwit Major under Option 3. This will inevitably expand the settlement areas. In Penarth, given the administrative boundary and the coast, expansion of the settlement could reduce the gap between Penarth and the surrounding settlements (particularly Dinas Powys and Llandough), and contribute to coalescence in this respect. Consideration would need to be given to how such growth levels could be accommodated without impacting the identified Green Wedges that retain open land between these settlement areas and protect settlement identities.

In this respect, dispersing land supply more equitably across the Vale could reduce the pressures on settlement identities in larger settlements. Whilst Option 2 would assign growth to every settlement, this approach is based on existing residential population size rather than considered settlement constraints and opportunities. It therefore has the potential to affect community identities to a far greater scale than the comparable options. Option 1 provides the greatest opportunity for a more equitable distribution approach, by considering appropriate development in more rural areas (i.e., factoring in constraints to development and ensuring an appropriate scale that minimises impacts to settlement identities).

Positive effects are associated with directing most growth to the largest settlements though, particularly in the context of an ageing population, where residents are likely to rely more greatly on local connectivity. Focusing most growth in the most accessible areas could ensure future residents can access a wide range of day-today needs locally, limiting the need to travel. Option 4 performs notably well in this respect with an approach to only develop connected areas (except for small-scale affordable housing schemes) and the potential to deliver a new rail station at St Athan. With this consideration in mind, Option 2 could notably result in minor negative effects, with growth apportioned to all settlements (including small rural settlements) notwithstanding their connectivity or accessibility.

Alternatively, by directing development to all settlement areas, the growth strategy under Option 2 has good potential to ensure an element of affordable housing delivery more widely across the Vale, thus supporting more communities with access to much needed affordable housing options. Notably this is more restricted under Option 3, however, it is recognised that the highest concentrations of affordable housing needs are in the Barry, Penarth, and Llandough housing market areas (i.e., the larger settlements).

In conclusion, distributing the housing supply under all options is likely to support significant positive effects in the long-term. Option 4 performs notably better than the other options by means of its potential to deliver accessibility benefits, ensuring all new homes are well connected. Option 1 also provides the benefits of a considered and more equitable housing distribution across the Vale and is thus ranked next. Options 2 and 3 are ranked least favourably given the constraints identified under each option (potential effects on settlement identities under Option 2 and restricting rural development under Option 3).

### ISA theme: Health and wellbeing

| Options | Spatial Option 1 | Spatial Option 2 | Spatial Option 3 | Spatial Option 4 |
|---|---|---|---|---|
| Significant effect? | No | No | No | No |
| Rank | 2 | 2 | 3 | 1 |

With the general health of Vale of Glamorgan residents being reported as good, it is anticipated that growth under any option is likely to support continued trends in this respect. With access to healthcare facilities being one key determinant in planning for healthy lifestyles, it is noted that the borough contains a large provision of healthcare facilities, predominantly concentrated around the main centres of Barry, Cowbridge, Penarth, and Llantwit Major. A focus for development within these larger towns (likely under all options) will therefore deliver new housing supported by good access to healthcare provisions, along with a potential to enhance and extend these provisions.

Access to high-quality leisure facilities and recreational spaces also play a key role in determining healthy lifestyles. In this respect the Vale has many favourable assets that contribute to high-quality recreational experiences. Including the two large Country Parks in Eastern Vale, the coastline, and common land and green spaces (particularly in Western Vale). Despite this, it is recognised that within some urban areas, open space can be fragmented, lacking connectivity. In this respect, it is recognised that the focus of development at existing urban areas (under all options) can play a vital role in increasing connectivity and enhancing the function of local green spaces. Option 2 notably encompasses more rural settlement areas in the growth strategy, which can extend the potential for such local opportunities. Of note, the Council's Play Sufficiency Assessment highlights that in rural areas some children and young people experience difficulties accessing play opportunities due to their limited ability to travel to their desired locations, and that many children in both rural and urban settlements considered the condition of play equipment to be poor. Limiting growth in certain areas, particularly the rural areas (under Option 3) is therefore highly unlikely to contribute to addressing these highlighted issues. Option 2 stands out in this respect, by ensuring some development is directed to every settlement within the Vale.

A further consideration in relation to planning for good health is ultimately the potential for development to connect with and/ or enhance/ extend active travel networks and promote healthy lifestyles in this respect. Again, the Vale has an existing favourable active travel network connecting areas with the main settlements. Option 4 performs notably well in this respect, by ensuring all development is well connected to sustainable transport options. Option 2 imposes more rural growth, which could result in less sustainable transport connections, but also opportunities to improve local active travel networks in certain areas.

Considering the above, whilst no significant effects are considered likely, it is recognised that Option 4 would support more residents across the borough with sustainable transport options including active travel options and green infrastructure networks. Options 1 and 2 are also considered to perform marginally better than Option 3 given these options provide greater potential for rural development benefits.

### ISA theme: Equality, diversity, and social inclusion

| Options | Spatial Option 1 | Spatial Option 2 | Spatial Option 3 | Spatial Option 4 |
|---|---|---|---|---|
| Significant effect? | No | No | No | No |
| Rank | 1 | 1 | 2 | 1 |

There is a noticeable disparity in deprivation levels across the Vale, with the Vale containing some of the most affluent and the most deprived communities in Wales. Of particular concern are three of the most deprived areas in Wales are located within or surrounding Barry. All options are likely to direct a substantial proportion of growth to Barry as the largest town in the Vale of Glamorgan, and development should seek to support ways to reduce inequality across Barry. The delivery of high-quality housing, including affordable housing will ultimately support residents in relation to the access to housing and services deprivation domain. However, wider development benefits should be sought to address disparities that extend beyond the housing market, such as in educational attainment, access to employment opportunities, high-quality living environments, and access to green space.

In the more rural areas of the Vale, higher deprivation is often identified in relation to the access to housing and services domain. In this respect, by restricting development within rural areas, Option 3 is less likely to support positive effects by reducing deprivation in these areas, whilst Options 1, 2, and 4 have greater potential to address these issues. This consideration is reflected in the ranking of the options.

It is recognised that any option could be supported by a policy framework which seeks high-quality and inclusive design and successful integration with existing communities, as well as conservation of the Welsh language. Focusing on wider measures to improve accessibility, including access to education and employment will also support residents, including protected groups, with opportunities to diversify and grow.

In conclusion no significant effects are considered likely at this stage, and positive effects are likely to be realised when the supporting policy framework emerges. Whilst few differences are drawn between the options, Options 1, 2, and 4 are considered to rank better than Option 3, given that they support an element of rural inclusivity.

### ISA theme: Climate change (mitigation and adaptation)

| Options | Spatial Option 1 | Spatial Option 2 | Spatial Option 3 | Spatial Option 4 |
|---|---|---|---|---|
| Significant effect? | No | No | No | Yes - positive |
| Rank | 2 | 3 | 2 | 1 |

With regards to climate change mitigation, it is recognised that development under any of the options could be supported with a policy framework that seeks high levels of efficiency in design. The supporting policy framework can also identify and action wider measures that increase resilience, such as robust ecological and green infrastructure networks, accessibility improvements and widespread active travel networks, and renewable energy developments.

Potential opportunities to improve sustainability performance are recognised under all options but are particularly apparent under Option 4, which promotes a sustainable transport-oriented approach and could include an additional rail station at St Athan to significantly improve accessibility. Significant positive effects are thus considered likely in relation to climate mitigation.

It is recognised that all options are likely to result in significant cumulative loss of agricultural land (due to the settlement expansion strategy under all options) which contributes to below ground carbon storage.

A key consideration which relates to spatial distribution, is the accessibility of development, for which the benefits of Option 4 have already been identified. However, in relation to the remaining options, Options 1 and 3 are considered to perform marginally better in relation to rural development than Option 2, given greater consideration is given under these options to individual settlement constraints and opportunities or growth is restricted in these less connected areas.

Given the potential to deliver significant positive effects in relation to climate mitigation, Option 4 is preferred overall. For the reasons outlined above, Options 1 and 3 are ranked better than Option 2.

In relation to climate change adaptation, it is recognised that all options will be directed by the need for sequential and exception testing, which should ultimately

ensure that vulnerable development within the floodplain is avoided, and no significant effects are considered likely in this respect. It is also recognised that the supporting policy framework for any of the options could ensure that suitable drainage strategies are included in development proposals, which minimise all forms of flood risk and seek betterment in terms of flood risk and/ or water quality.

### ISA theme: Transport and movement

| Options | Spatial Option 1 | Spatial Option 2 | Spatial Option 3 | Spatial Option 4 |
|---|---|---|---|---|
| Significant effect? | Uncertain | Uncertain | Uncertain | Yes - positive |
| Rank | 2 | 4 | 3 | 1 |

Throughout the Vale it is recognised that road infrastructure has historically struggled to keep pace with increases in the number of road vehicles, leading to congestion and capacity issues. It is anticipated under any option, that these issues will be exacerbated to some degree by future growth, recognising that all options are seeking to distribute the same overall level of growth. Strategic measures are being pursued through wider planning influences, such as the Local Transport Plan and emerging Regional Transport Plan, as well as projects such as the South Wales Metro, which will also help address the baseline issues.

Transport modelling would ultimately be required to fully understand the potential impacts of each of the options and there remains an element of uncertainty in its absence at this stage, however, some general assumptions can be made.

One potential way to expedite infrastructure upgrades is through strategic scale development opportunities that deliver strategic benefits, and it is recognised that such opportunities are far more likely to be realised through Options 1, 3 and 4 which seek to deliver the required growth across far fewer settlement areas. However, on the other hand, smaller settlements could also benefit from development that delivers improvements to local connectivity, reduced on-street parking, and measures to alleviate congestion at key areas. Such opportunities are far less likely to be realised under Option 3 which is more restrictive on growth outside the largest settlements.

Option 2 would apportion growth to every settlement, and whilst this may unlock opportunities at some settlements, it may also exacerbate existing constraints at some settlements too, with no consideration of individual settlement opportunities and constraints. The option is ranked least favourably on this basis.

Option 4 ultimately stands out by focusing growth along sustainable transport corridors, including smaller settlements that are well connected by active travel and bus services. This option is ranked most favourably overall given its alignment with sustainable transport and movement objectives and the potential delivery of a new rail station at St Athan. Further of note is the strategic South Wales Metro project which will provide opportunities to better connect certain areas of the Vale, these opportunities may extend the main towns, and it is recognised that Option 4 provides good potential to assess opportunities to better connect some of the smaller settlements with the wider infrastructure upgrades that are underway. Considering these points, there is recognised potential for significant positive effects under this option.

No significant effects are considered likely under the remaining options and as outlined above; Option 2 is ranked least favourably. Option 1 is considered to

perform better than Option 3 as the approach considers settlement constraints and opportunities more widely across the Vale, which may help unlock more minor positive effects at smaller settlements, as discussed above.

### ISA theme: Natural resources (air, soil, minerals, and water)

| Options | Spatial Option 1 | Spatial Option 2 | Spatial Option 3 | Spatial Option 4 |
|---|---|---|---|---|
| Significant effect? | Yes - negative | Yes - negative | Yes - negative | Yes - negative |
| Rank | 1 | 3 | 2 | 1 |

In relation to air quality, there are no Air Quality Management Areas (AQMAs) declared within the borough which growth could impact upon. Despite this, it is recognised that emissions are higher within Barry and the Eastern Vale, and these are deemed the most problematic areas in relation to air quality. It is likely that all options will direct most growth towards Barry and Penarth in Eastern Vale as the largest towns. This is likely to increase pressures in terms of road traffic at key congestion areas, which will in turn lead to further decreases in air quality. Despite this, with strategic growth anticipated within these areas under all options, it is considered that there is sufficient opportunity at this stage to deliver mitigation that would contribute to reducing impacts. Development in these areas will also connect well with wider projects which seek to increase accessibility such as the South Wales Metro project. In this respect, no significant effects are anticipated in relation to air quality at this stage, under any of the options. Most notably, Option 4 seeks to ensure connected development that reduces reliance on the private vehicle, and all options seek to deliver a new train station at St Athan, again reducing reliance on the private vehicle. Both options have good potential to increase sustainability performance in certain areas. Alternatively, the distribution of development more widely under Option 2 could impact rural road networks and local congestion and air quality issues.

With regards to soils, in particular high-quality soils such as productive agricultural land, it is recognised that all options would focus on settlement expansion to achieve the required growth (with limited brownfield resources). As a result, the cumulative loss of greenfield and likely high-quality agricultural land (factoring in that around 85% of land within the Vale is agricultural land, much of which is Grade 2 or 3) is considered likely to lead to negative effects of significance. By encompassing more rural areas, Option 2 may perform marginally worse in relation to agricultural land loss. This is given rural areas tend to include more high-quality land in active use.

Whilst it is recognised that the Vale is an important contributor to the regional supply of minerals, and contains several active mineral extraction sites, it is considered likely that the focus on settlement expansion will limit effects in relation to mineral resources. This approach (under all options) is likely to avoid the unnecessary sterilisation of resources, or hinder future access, with limited operations in proximity to exiting urban areas. Whilst significant impacts are considered likely to be avoided in this respect, it is recognised that Option 2 could be considered to perform marginally less favourably given it includes more rural development.

All options seek to deliver the same level of growth, which will ultimately be the main planning aspect of relevance to catchment level water resource management planning. Effects arising from the distribution of growth predominantly relate to potential effects for water quality. Noting that water quality within the Vale is generally good (including bathing waters), and that there are a wide range of

potential measures that can be employed in development proposals to maintain or enhance water quality, no significant effects are considered likely at this stage, though this will ultimately be better informed when the precise location of development is known.

Furthermore, it is also recognised that all options could be supported by a policy framework that prioritises a holistic and sustainable approach to the management, protection, and use of natural resources, as well as measures to improve resource use efficiency.

Overall, whilst no significant negative effects are anticipated in relation to air, mineral resources, or water resources, there is an identified potential for negative effects of significance in relation to soil resources for all options. Limiting rural development under Options 1, 3, and 4 make these options perform marginally better than Option 2, and Options 1 and 4 provide notable benefits by means of connected development providing alternatives to the private car making them rank better overall.

### ISA theme: Biodiversity and geodiversity

| Options | Spatial Option 1 | Spatial Option 2 | Spatial Option 3 | Spatial Option 4 |
|---|---|---|---|---|
| Significant effect? | Uncertain | Uncertain | Uncertain | Uncertain |
| Rank | 1 | 2 | 1 | 1 |

There are a vast number of designated sites for biodiversity in and around the Vale, the most significant of which are designated as internationally important. The effects of the spatial strategy in relation to internationally designated sites will ultimately be assessed in detail through the supporting Habitat Regulations Assessment. At this stage it is recognised that both the level and distribution of growth have the potential for negative effects of significance for biodiversity, the precise nature and extent of which will be informed by the precise location of development. It is also recognised that mitigation measures are available to reduce the significance of many of the likely impacts, though these will need to be tailored and agreed with statutory consultees and stakeholders.

Of risk, is the approach proposed under Option 2 which imposes development upon all settlements prior to detailed consideration of constraints and capacity. Options 1, 3, and 4 benefit from more focused strategic scale development, that (through economies of scale) are more likely to deliver strategic mitigation (including the likes of Suitable Alternative Natural Green Spaces).

In relation to the widespread habitats across the borough which are not designated, it is recognised that Option 2 is most likely to lead to impacts across a greater extent of the borough (by allocating growth at every settlement). However, biodiversity net gains as a development benefit are also anticipated under all options, and these benefits would similarly be more widespread under Option 2.

Considering the above, whilst the potential for negative effects of significance is recognised under all options, there is much uncertainty in the absence of precise locations and growth levels at individual settlements. Options 1, 3, and 4 are marginally preferred to Option 2 as they provide greater potential for strategic benefits (associated with economies of scale) and limit the extent of effects across the Vale.

## ISA theme: Historic environment

| Options | Spatial Option 1 | Spatial Option 2 | Spatial Option 3 | Spatial Option 4 |
|---|---|---|---|---|
| Significant effect? | Uncertain | Uncertain | Uncertain | Uncertain |
| Rank | 1 | 3 | 2 | 2 |

With a wealth of heritage assets and heritage settings abundant across the Vale, all growth strategies (i.e., all options) are recognised for potential negative effects of significance, which will be better informed by consideration of precise development locations (with overall uncertainty noted at this stage). With a focus on brownfield development (where available) and settlement expansion, all options will target areas which contain listed buildings, conservation areas, scheduled monuments, and historic parks, and may encroach upon historic landscapes.

Option 2 is notably most likely to lead to impacts across a greater extent of the Vale, by allocating development within every settlement area proportionate to its size. Whilst Option 3 (and to a lesser extent Option 4) would limit the extent of development across the Vale by focusing it in the main settlement areas (potentially positive), the increased scale of development in main settlements, because of its narrowed focus, could ultimately lead to greater impacts in relation to the significance of designated heritage assets and their settings in those settlements. Option 1 is considered to perform marginally better in this respect, by way of wider distribution and consideration of each settlement's capacity for growth. These considerations are reflected in the ranking of the options.

It is assumed that development under any option could be supported by a policy framework which seeks sensitive design and appropriate archaeological investigation prior to development.

## ISA theme: Landscape

| Options | Spatial Option 1 | Spatial Option 2 | Spatial Option 3 | Spatial Option 4 |
|---|---|---|---|---|
| Significant effect? | Yes - negative | Yes - negative | Yes - negative | Yes - negative |
| Rank | 1 | 2 | 2 | 2 |

It is recognised that the Vale has a high-quality, varied landscape, much of which is designated or recognised nationally for its special qualities and character, including heritage and coastal influences. With a focus on settlement expansion (with limited brownfield opportunities) under all options, it is considered likely that future growth will place pressures upon sensitive landscapes and key characteristics, predominantly from increased urbanisation. The potential for significant negative effects is ultimately recognised at this stage under all options (pre-mitigation), though this will be better informed by consideration of precise development locations.

Option 2 is notably most likely to lead to impacts across a greater extent of the Vale, by allocating development within every settlement area proportionate to its size. Whilst Option 3 (and to a lesser extent Option 4) would limit the extent of development across the borough by focusing it in the main settlement areas (potentially positive), the increased scale of development in main settlements, because of its narrowed focus, could ultimately lead to greater impacts in relation to landscape character and encroachment upon the countryside. Option 1 is considered to perform marginally better in this respect, by way of wider distribution with greater consideration of each settlement's capacity for growth, including

landscape capacity for change. These considerations are reflected in the ranking of the options.

## Summary findings

| ISA theme | | Spatial Option 1 | Spatial Option 2 | Spatial Option 3 | Spatial Option 4 |
|---|---|---|---|---|---|
| Economy and employment | Significant effect? | No | No | No | No |
| | Rank | 2 | 3 | 4 | 1 |
| Population and community | Significant effect? | Yes - positive | Yes - positive | Yes - positive | Yes - positive |
| | Rank | 2 | 3 | 3 | 1 |
| Health and wellbeing | Significant effect? | No | No | No | No |
| | Rank | 2 | 2 | 3 | 1 |
| Equality, diversity, and social inclusion | Significant effect? | No | No | No | No |
| | Rank | 1 | 1 | 2 | 1 |
| Climate change (mitigation and adaptation) | Significant effect? | No | No | No | Yes - positive |
| | Rank | 2 | 3 | 2 | 1 |
| Transport and movement | Significant effect? | Uncertain | Uncertain | Uncertain | Yes - positive |
| | Rank | 2 | 4 | 3 | 1 |
| Natural resources (air, soil, minerals, and water) | Significant effect? | Yes - negative | Yes - negative | Yes - negative | Yes - negative |
| | Rank | 1 | 3 | 2 | 1 |
| Biodiversity and geodiversity | Significant effect? | Uncertain | Uncertain | Uncertain | Uncertain |
| | Rank | 1 | 2 | 1 | 1 |
| Historic environment | Significant effect? | Uncertain | Uncertain | Uncertain | Uncertain |
| | Rank | 1 | 3 | 2 | 2 |
| Landscape | Significant effect? | Yes - negative | Yes - negative | Yes - negative | Yes - negative |
| | Rank | 1 | 2 | 2 | 2 |

Overall, Option 4 performs notably well against most of the ISA objectives, reflecting the sustainability merits of connected development. The following conclusions are drawn in relation to each theme:

| ISA theme | Conclusions |
|---|---|
| Economy and employment | No significant effects are considered likely under any of the options, but Option 3 is notably less preferred overall due to the limitations placed on developing the rural economy (alongside rural housing growth), and a narrowed focus on the largest settlements, which may be at an opportunity cost of successfully integrating employment development alongside housing growth. Option 4 is preferred overall due to the focus on connected development (including economic connections |

| ISA theme | Conclusions |
|---|---|
| | and potential new rail connections at St Athan, which although not exclusive to this option, are more likely to be delivered under it), alongside appropriate consideration of rural development. Option 1 is considered likely to deliver similar benefits and is preferred to Option 2 as it considers appropriate rural development as opposed to assigning growth to every settlement despite their potential lack of economic and transport connections. |
| Population and community | Distributing the housing supply under all options is likely to support significant positive effects in the long-term. Option 4 performs notably better than the other options by means of its potential to deliver accessibility benefits, including a new rail station at St Athan (which although not exclusive to this option, are more likely to be delivered under it), ensuring all new homes are well connected. Option 1 also provides the benefits of a considered and more equitable housing distribution across the borough and is thus ranked next. Options 2 and 3 are ranked least favourably given the constraints identified under each option (potential effects on settlement identities under Option 2 and restricting rural development under Option 3). |
| Health and wellbeing | Whilst no significant effects are considered likely, it is recognised that Option 4 would support more residents across the borough with sustainable transport options including active travel options and green infrastructure networks. Options 1 and 2 are also considered to perform marginally better than Option 3 given these options provide greater potential for rural development benefits. |
| Equality, diversity, and social inclusion | No significant effects are considered likely at this stage, and positive effects are likely to be realised when the supporting policy framework emerges. Whilst few differences are drawn between the options, Options 1, 2, and 4 are considered to rank better than Option 3, given that they support an element of rural inclusivity. |
| Climate change (mitigation and adaptation) | Given the potential to deliver significant positive effects in relation to climate mitigation (i.e., focusing development in locations well served by sustainable transport), Option 4 is preferred overall.<br><br>In relation to climate change adaptation, it is recognised that all options will be directed by the need for sequential and exception testing, which should ultimately ensure that vulnerable development within the floodplain is avoided, and no significant effects are considered likely in this respect. It is also recognised that the supporting policy framework for any of the options could ensure that suitable drainage strategies are included in development proposals, which minimise all forms of flood risk and seek betterment in terms of flood risk and/ or water quality. |

| ISA theme | Conclusions |
|---|---|
| Transport and movement | Option 4 ultimately stands out by focusing growth along sustainable transport corridors, including smaller settlements that are well connected by active travel and bus services. This option is ranked most favourably overall given its alignment with sustainable transport and movement objectives and the potential delivery of a new rail station at St Athan. No significant effects are considered likely under the remaining options and Option 2 is ranked least favourably given it directs development to less connected areas. Option 1 is considered to perform better than Option 3 as the approach considers settlement constraints and opportunities more widely across the Vale, which may help unlock more minor positive effects at smaller settlements. |
| Natural resources (air, soil, minerals, and water) | Whilst no significant negative effects are anticipated in relation to air, mineral resources, or water resources, there is an identified potential for negative effects of significance in relation to soil resources for all options. Limiting rural development under Options 1, 3, and 4 make these options perform marginally better than Option 2, and Options 1 and 4 provide notable benefits by means of connected development providing alternatives to the private car making them rank better overall. |
| Biodiversity and geodiversity | Whilst the potential for negative effects of significance is recognised under all options, there is uncertainty in the absence of precise locations and growth levels at individual settlements. Options 1, 3, and 4 are marginally preferred to Option 2 as they provide greater potential for strategic benefits (associated with economies of scale) and limit the extent of effects across the borough. |
| Historic environment | With a wealth of heritage assets and heritage settings abundant across the borough, all growth strategies (i.e., all options) are recognised for potential negative effects of significance, which will be better informed by consideration of precise development locations (with overall uncertainty noted at this stage). Option 2 is notably most likely to lead to impacts across a greater extent of the borough, by allocating development within every settlement area proportionate to its size. Whilst Option 3 (and to a lesser extent Option 4) would limit the extent of development across the borough by focusing it in the main settlement areas (potentially positive), the increased scale of development in main settlements, because of its narrowed focus, could ultimately lead to greater impacts in relation to the significance of designated heritage assets and their settings in these settlements. Option 1 is considered to perform marginally better in this respect, by way of wider distribution and consideration of each settlement's capacity for growth. |
| Landscape | With a focus on settlement expansion (with limited brownfield opportunities) under all options, it is considered likely that |

| ISA theme | Conclusions |
| --- | --- |
| | future growth will place pressures upon sensitive landscapes and key characteristics, predominantly from increased urbanisation. The potential for significant negative effects is ultimately recognised at this stage under all options (pre-mitigation), though this will be better informed by consideration of precise development locations. Option 2 is notably most likely to lead to impacts across a greater extent of the borough, by allocating development within every settlement area proportionate to its size. Whilst Option 3 (and to a lesser extent Option 4) would limit the extent of development across the borough by focusing it in the main settlement areas (potentially positive), the increased scale of development in main settlements, because of its narrowed focus, could ultimately lead to greater impacts in relation to landscape character and encroachment upon the countryside. Option 1 is considered to perform marginally better in this respect, by way of wider distribution with greater consideration of each settlement's capacity for growth, including landscape capacity for change. |

# Appendix D – Updated GIS analysis of candidate sites

In line with the Local Development Plans Manual Edition 3 (March 2020), separate more spatially specific and quantitative criteria have been developed to assess candidate sites through the ISA, which build on the ISA Framework developed at the scoping stage. The methodology for the ISA of candidate sites involves employing GIS data-sets and measuring ('quantitative analysis') how each candidate site relates to various constraint and opportunity features. Specifically, the aim is to differentiate the performance of the candidate sites in respect of specific locational (e.g. distance to a GP surgery) / intersect (e.g. intersect with flood risk zone) criteria. The ISA methodology allows for the consistent and transparent assessment of candidate sites.

Two GIS tools were used to undertake the appraisal of candidate site options depending on the feature and measurements required. These provided either a:

- **Straight line distance** from a feature to a candidate site and percentage overlap of any features within a site. Measurements were taken from the closest boundary of the candidate site and the feature.

  or

- **Network analyst -** Distances calculated from a candidate site to a feature along a real-world network of roads and urban footpaths using Open Street Map. The network analyst tool helps to provide approximate real world walking distances. Network analysis has been carried out assuming suitable access points to the sites (as we cannot use the whole site boundary) and so the walking distances are approximate. I.e. a feature may be closer to the site boundary than the assigned access point.

The ISA of candidate sites is limited by the spatial data sets available. Where there are any significant gaps in the data, then the methodology addresses them with, where possible, qualitative criteria.

Additionally, it is generally the case that, given the available datasets, there is more limited potential to appraise the merits of site options in terms of socio-economic objectives, relative to environmental objectives. In this respect, under the economy and employment ISA topic, singular employment sites are not considered (i.e. public house or scrap metal works); rather, clusters of employment sites are considered, including town/ local centres and industrial estates.

It is also important to state that the appraisal is limited on the basis that proximity / percentage intersect is often (i.e. for many objectives) a crude indicator of constraint or opportunity. For example, whilst percentage intersect with a flood risk zone is a strong indicator of actual flood risk constraint, proximity to a designated biodiversity feature, or Air Quality Management Area (AQMA), is less robust as an indicator of biodiversity or air quality constraint. We understand that distance to features in this respect does not indicate a 'significant effect', but aids differentiation, which is the aim at this stage of the ISA process. However, it is important to note that these issues will be explored in further detail through the ISA of strategic options and RLDP policies.

Further criteria specific assumptions are set out below:

- Where candidate sites are brownfield in nature, we assume that any development would be an improvement on the existing form in accordance with principles of sustainable development and placemaking as set out in Planning Policy Wales (PPW).
- It is assumed that all development will deliver appropriate mitigation to address any potential water quality impacts, in accordance with the Water Supply (Water Quality) Regulations 2018 (in Wales).
- In terms of infrastructure (green, blue, grey), services and facilities, the appraisal considers only those assets that are existing and does not consider any future proposals.
- In relation to 'health services' this include pharmacies, dentists, GP and GP sub branches, opticians, and hospitals.
- Where indicative capacity of sites is considered (i.e. in relation to 'population and communities' and 'landscape'), as no decision has been made at this stage, the maximum capacity proposed by site promoters has been relied upon.

The candidate site options appraisal methodology is presented in Tables AD.1 and AD.2. The tables set out the criteria and thresholds as well as the GIS tool used and provides further commentary as necessary. The tables recognise data limitations and assumptions set out above. Where possible the ISA methodology has sought to remain consistent with the Vale's candidate site methodology and to reflect guidance in the Welsh Government Development Plans Manual Edition 3 (March 2020).

## Table AD.1: GIS analysis methodology

| Criteria | Data and measurement | Commentary |
|---|---|---|
| **Employment** | | |
| Enterprise Zone | Data provided VOGC and does not include features outside the county borough. Network analyst measurement. | Highlights walking distance to existing employment site. There is no clear guidance on distance thresholds, and it is recognised that enterprise zones will often be reached by car or public transport. The thresholds therefore reflect the spread of the data. |
| Employment Site | Data provided VOGC and does not include features outside the county borough. Network analyst measurement. | Highlights walking distance to existing employment site. There is no clear guidance on distance thresholds, and it is recognised that employment sites will often be reached by car or public transport. The thresholds therefore reflect the spread of the data. |
| **Population and communities** | | |
| Settlement | Data provided VOGC and does not include features outside the county borough. Network analyst measurement. | Highlights the proximity of site options to the nearest settlement (town, district, local and neighbourhood centres, and also Culverhouse cross as an out of town centre). There is no clear guidance on distance thresholds, and it is recognised that these facilities will often be reached by car or public transport. The thresholds therefore reflect the spread of the data. |
| Community centres | Data provided by VOGC and does not include features outside the county borough. Network analyst measurement. | Highlights walking distance to a community centre. There is no clear guidance on distance thresholds. The thresholds therefore reflect the spread of the data. |
| Primary school | Data provided by VOGC and does not include features outside the county borough. Network analyst measurement. | Highlights walking distance to schools. Thresholds based on the WG's Active Travel Guidance[12]and Sustrans Walkable Neighbourhoods Report[13]. |
| Secondary school | Data provided by VOGC and does not include features outside the county borough. Network analyst measurement. | Highlights walking distance to schools. Thresholds based on the WG's Active Travel Guidance (800m for walkable neighbourhoods). |
| **Health and wellbeing** | | |
| Health services | Data provided by VOGC and does not include features outside the county borough. Network analyst measurement. | Highlights walking distance to health facilities (including hospitals, GPs, opticians and dentists). Thresholds based on the WG's Active Travel Guidance and Sustrans Walkable Neighbourhoods Report. |

[12] Welsh Government (2021) Active Travel Act guidance (gov.wales)
[13] Sustrans (2022) Walkable neighbourhoods: how to reduce car dependency in new developments (sustrans.org.uk)

| Criteria | Data and measurement | Commentary |
|---|---|---|
| Leisure centre | Data provided by VOGC and does not include features outside the county borough. Network analyst measurement. | Highlights walking distance to a leisure centre. There is no clear guidance on distance thresholds. The thresholds therefore reflect the spread of the data. |
| Public open space | Data provided by VOGC and does not include features outside the county borough. Network analyst measurement. | Highlights the walking distance of site options to areas of green space. It is recognised that there may be other areas of open or green space that are not considered through this criterion. Thresholds based on the WG's Active Travel Guidance and Sustrans Walkable Neighbourhoods Report. |
| Green wedge | Data provided by VOGC. Straight line distance/ overlap measurement. | Green wedges are an urban containment mechanism intended to restrict the spread of built development beyond designated settlement boundaries and allocated sites. VOGC have identified several green wedges in order to prevent coalescence between settlements, many of which are focused in the south/ southeast of the county borough. |
| Public right of way | Data provided by VOGC. Straight line distance/ overlap measurement. | Highlights the proximity of site options to the public right of way network. |
| National cycle network | Data provided by Welsh Government. Straight line distance/ overlap measurement. | Highlights the proximity of site options to completed national cycling routes. |
| Welsh Coastal Path | Data provided by Welsh Government. Straight line distance/ overlap measurement. | Highlights the proximity of site options to the Welsh Coastal Path. |
| **Equalities, diversity and social inclusion** | | |
| Deprivation | Data provided by Welsh Government and included features outside the county borough. Straight line distance/ overlap measurement. | Highlights site options that fall within an area of deprivation. Development in an area of relative deprivation (as measured by the Index of Multiple Deprivation) may support regeneration. However, it is recognised that this will be dependent on a variety of factors, including the level of improvements delivered in terms of community facilities. |
| **Transport and movement** | | |
| Railway station | Data provided by VOGC and includes features outside the county borough. Network analyst measurement. | Highlights walking distance to a train station. Thresholds based on the WG's Active Travel Guidance and Sustrans Walkable Neighbourhoods Report. |
| Bus stop | Data provided by VOGC and includes features outside the county borough. Network analyst measurement. | Highlights walking distance to a bus stop Thresholds based on the WG's Active Travel Guidance and Sustrans Walkable Neighbourhoods Report. |

| Criteria | Data and measurement | Commentary |
|---|---|---|
| Active travel | Data provided by VOGC and includes features outside the county borough. Network analyst measurement. | Highlights the proximity of site options to the active travel network (footway/cycle/pedestrian zones). |
| **Natural resources** | | |
| Land classification | Data provided by VOGC. Straight line distance/ overlap measurement. | Highlights whether the site is a previously developed or greenfield site as defined by Future Wales. |
| Agricultural land classification | Data provided by Welsh Government. Straight line distance/ overlap measurement. | The ALC Predictive Map Version 2 (2019) is available and provides a distinction between Grade 3a (i.e. land classified as the 'best and most versatile') and Grade 3b land (i.e. land which is not classified as such). Taking the above into account it is appropriate to 'flag' red those sites that may include Grade 1 to 3a agricultural land. |
| Source Protection Zone | Data provided by Natural Resource Wales. Straight line distance/ overlap measurement. | Groundwater Source Protection Zones are designated zones around public water supply abstractions and other sensitive receptors that signal there are particular risks to the groundwater source they protect. The zones are based on an estimation of the time it would take for a pollutant which enters the saturated zone of an aquifer to reach the source abstraction or discharge point. For each source, three zones are defined around a particular water abstraction based on travel times, of the groundwater (Zone 1 = 50 days; Zone 2 = 400 days) and the total catchment area of the abstraction (Zone 3). |
| Nitrate Vulnerable Zone | Data provided by Natural Resource Wales. Straight line distance/ overlap measurement. | Nitrate Vulnerable Zones are areas within Wales that contain surface water or groundwater that is susceptible to nitrate pollution from agricultural activities. They are designated in accordance with the requirements of the European Commission's Nitrates Directive 91/676/EEC, which aims to protect water quality across Europe by preventing nitrates from agricultural sources polluting ground and surface waters and by promoting the use of good farming practices. The Welsh Government is responsible for maintaining and improving the quality of the aquatic environment and carries out a review of the NVZ areas every four years. |
| Mineral safeguarded site | Data provided by VOGC. Straight line distance/ overlap measurement. | It is assumed that any development outside of a mineral safeguarded site would not result in the sterilisation of that resource and the RAG distances reflect this. |
| Waterbodies | Data provided by VOGC. Straight line distance/ overlap measurement. | It is recognised that distance in itself is not a definitive guide to the likelihood or significance of effects on a waterbody (rivers, lakes and coastline). This |

| Criteria | Data and measurement | Commentary |
|---|---|---|
| | | criterion will help to highlight the waterbodies that lies in closest proximity to the site for the purposes of differentiating between sites. |
| **Biodiversity** | | |
| Ancient Woodland | Data provided by VOGC and includes features outside the county borough. Straight line distance/ overlap measurement. | Ancient Woodlands are spread across the county borough. The RAG distances have been selected to take account of this and help differentiate between the sites options. |
| European site (SAC, SPA or Ramsar site) | Data provided by Natural Resource Wales and includes sites lying outside of the county borough Straight line distance/ overlap measurement. | It is recognised that distance in itself is not a definitive guide to the likelihood or significance of effects on a European site. This criterion will help to highlight the European sites that lies in closest proximity to the site for the purposes of differentiating between sites. |
| Site of Special Scientific Interest (SSSI) | Data provided by Natural Resource Wales and includes sites lying outside of the county borough Straight line distance/ overlap measurement. | As above, it is recognised that distance in itself is not a definitive guide to the likelihood or significance of effects on a European site. This criterion will help to highlight the SSSI that lies in closest proximity to the site and together with the criterion below for SSSI Impact Zones, it will help to differentiate between sites. |
| Sites of Importance for Nature Conservation (SINCs) | Data provided by VOGC and does not include sites lying outside of the county borough. Straight line distance/ overlap measurement. | There are numerous SINCs situated within the Vale and the RAG distances reflect this along with the assumption that these are of less significance and therefore less sensitive than internationally and nationally designated biodiversity. |
| Priority habitats | Data provided by VOGC and includes sites lying outside of the county borough Straight line distance/ overlap measurement. | This seeks to flag if a development at a site could result in the loss of and therefore fragmentation of BAP priority habitats. It also helps to flag if there is the potential for disturbance to priority habitats within 50m of the site. |
| **Historic environment** | | |
| Conservation Area | Data provided by VOGC and does not include conservation areas outside the county borough. Straight line distance/ overlap measurement. | It is appropriate to 'flag' a red where a site is within, intersects or is adjacent to a Conservation Area. It is also appropriate to flag sites that might more widely impact on the setting of a Conservation Area and a 50m threshold has been assumed. It is recognised that distance in itself is not a definitive guide to the likelihood or significance of effects on a heritage asset. It is also recognised that the historic environment encompasses more than just designated heritage assets. Whilst there is good potential to highlight where development in proximity to a heritage asset might impact negatively on that asset, or its setting, a limitation relates to the fact that it has not been possible to gather views from heritage specialists on sensitivity of assets/ capacity to develop each of the sites. This is a notable limitation as potential for development to conflict with the setting of historic assets/ local historic character can only |

| Criteria | Data and measurement | Commentary |
|---|---|---|
| | | really be considered on a case-by-case basis rather than through a distance-based criteria. It will also sometimes be the case that development can enhance heritage assets. |
| Scheduled Monument | Data provided by Cadw and includes assets lying outside of the county borough. Straight line distance/ overlap measurement. | As above. |
| Heritage Coast | Data provided by Cadw and includes assets lying outside of the county borough. Straight line distance/ overlap measurement. | As above. |
| Listed Building | Data provided by Cadw and includes assets lying outside of the county borough. Straight line distance/ overlap measurement. | As above. |
| National Monuments Record of Wales – Maritime Heritage Assets | Data provided by Cadw and includes assets lying outside of the county borough. Straight line distance/ overlap measurement. | As above. |
| Archaeologically sensitive area | Data provided by VOGC and does not include sites lying outside of the county borough. Straight line distance/ overlap measurement. | As above |
| **Landscape** | | |
| Country Park | Data provided by VOGC. Straight line distance/ overlap measurement. | There are only two country parks in the county borough. Highlights the proximity of site options to the nearest of the two country parks. |
| National Landscape Character Area | Data provided by VOGC. Straight line distance/ overlap measurement. | Highlights which National Landscape Character Area the site falls within. |
| Special Landscape Areas | Data provided by VOGC. Straight line distance/ overlap measurement. | There are numerous locally designated SLA's throughout the county borough. Highlights the proximity of site options to the nearest of the SLAs. |
| Landscape of Outstanding Historic Interest | Data provided by VOGC and does not include sites lying outside of the county borough. Straight line distance/ overlap measurement. | As above. |
| **Climate change** | | |
| Groundwater flood risk | Data provided by VOGC. Straight line distance/ overlap measurement. | This criterion will help to identify sites that fall within areas at risk of groundwater flooding. |
| Surface water flood risk | Data provided by VOGC. Straight line distance/ overlap measurement. | This criterion will help to identify sites that fall within areas at risk of surface water flooding. N.B. While it is important to avoid development in areas of high |

| Criteria | Data and measurement | Commentary |
|---|---|---|
| | | flood risk, there is the potential to address risk of surface water flooding at the development management stage through the use of appropriate mitigation, such as Sustainable Drainage Systems (SuDS). |
| Fluvial flood risk | Data provided by VOGC. Straight line distance/ overlap measurement. | This criterion will help to identify sites that fall within high flood risk areas. N.B. While it is important to avoid development in flood zones, there is the potential to address flood risk at the development management stage, when a 'sequential approach' can be taken to ensure that uses are compatible with flood risk. There is also the potential to design-in SuDS. |

**Table AD.2** presents the candidate site framework and assessment questions, where '++' represents major positive effects, '+' represents minor positive effects, '0' represents neutral/ no effects, '?' represents uncertain effects, '-' represents minor negatives effects, and '--' represents major negative effects.

## Table AD.2: GIS analysis framework

### ISA theme: Economy and employment

ISA Objective: Support a sustainable, diverse, and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.

| Indicator | Threshold |
|---|---|
| ++ | New employment land proposed at the site. |
| + | The site has good access to existing employment (within 1,600m of an employment centre) |
| 0 | N/A |
| ? | Type of development uncertain at this stage. |
| - | The site has poor access to existing employment (over 1,600m away from an employment centre) |
| -- | Development at the site could result in the loss of existing employment land. |

## ISA theme: Population and communities

ISA Objective: To provide enough good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.

ISA Objective: To enhance design quality to create natural beautiful places for people that maintain and enhance community and settlement identity.

| Indicator | Threshold |
|---|---|
| ++ | The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge. |
| + | The site has capacity to deliver new homes (<100 dwellings) and it does not intersect with a designated green wedge. |
| 0 | The site will deliver alternative uses including employment, education, community facility, etc. |
| ? | N/A |
| - | The site could deliver new homes; however, the site partially intersects with a designated green wedge. |
| -- | The site could deliver new homes; however, the site wholly intersects with a designated green wedge. |

| Indicator | Threshold |
|---|---|
| ++ | The site is within reasonable walking distance (≤800m) to a primary and a secondary school (≤1,600m). |
| + | The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m). |
| 0 | N/A |
| ? | N/A |
| - | The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m). |
| -- | The site is >1,600m from a primary school and secondary school. |

## ISA theme: Health and wellbeing

ISA Objective: To improve the health and wellbeing of residents within Vale of Glamorgan promoting healthy and sustainable places.

| Indicator | Threshold |
|---|---|
| ++ | The site is within 800m of a health service and an active travel route. |
| + | The site is within 800m of a health service or an active travel route. |
| 0 | N/A |
| ? | N/A |
| - | The site is not within 800m of a health service or an active travel route. |
| -- | The site is not within 800m of a health service, or an active travel route and development would result in the loss of designated open/ recreational space. |

| Indicator | Threshold |
|---|---|
| ++ | The site is within 800m of a formal leisure and open space. |
| + | The site is within 800m of a formal leisure or open space. |
| 0 | N/A |
| ? | N/A |
| - | The site is not within 800m of a formal leisure and open space. |
| -- | The site is not within 1,600m of a formal leisure and open space. |

## ISA theme: Equalities, diversity, and social inclusion

ISA Objective: To reduce poverty and inequality; tackle social exclusion and promote community cohesion.

| Indicator | Threshold |
|---|---|
| ++ | The site falls within one of the 10% or 20% most deprived LSOAs in Wales and development proposes the delivery of a new or improved community facility/building/ space that meets a demonstrated need in the area, particularly where it supports the Welsh Language and various groups within the community. |
| + | The site falls within one of the 10% or 20% (1st quintile) most deprived LSOAs in Wales. |
| 0 | The site falls within one of the 30-40% (2nd quintile) most deprived LSOAs in Wales. |
| ? | The site falls within one of the 50-60% (3rd quintile) most deprived LSOAs in Wales. |
| - | The site falls within one of the 40% least deprived (4th/ 5th quintile) LSOAs in Wales. |
| -- | Development at the site would result in the unjustified loss of a community facility/ building/ space. |

## ISA theme: Transport and movement

ISA Objective: Increase sustainable transport use and reduce the need to travel.

| Indicator | Threshold |
|---|---|
| ++ | The site is within close proximity (≤800m) to a railway station or bus stop, town/ retail centre and an active travel route. |
| + | The site is within reasonable walking distance (≤800m) to two of the following three criteria: a railway station or bus stop, town/ retail centre, or an active travel route. |
| 0 | N/A |
| ? | N/A |
| - | The site is not within reasonable walking distance (>800m) of two of the following three criteria: a railway station or bus stop, town/ retail centre, or active travel route. |
| -- | The site is not within reasonable walking distance (>800m) to a railway station or bus stop, town/ retail centre, or active travel route. |

## ISA theme: Natural resources

ISA Objective: To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.

ISA Objective: To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.

ISA Objective: To protect mineral resources and ensure that an adequate supply of a diverse range of minerals is available over the long-term.

| Indicator | Threshold |
|---|---|
| ++ | N/A |
| + | N/A |
| 0 | The site does not contain and is not in close proximity (>1km) to a waterbody |
| ? | N/A |
| - | The site contains or is in close proximity (<1km) to a waterbody |
| -- | N/A |

| Indicator | Threshold |
|---|---|
| ++ | N/A |
| + | The site does not intersect with a Groundwater Source Protection Zone (SPZ). |
| 0 | N/A |
| ? | N/A |
| - | The site intersects with a Groundwater Source Protection Zone (SPZ). |
| -- | N/A |

| Indicator | Threshold |
|---|---|
| ++ | N/A |
| + | The site does not intersect with a Nitrate Vulnerable Zone (NVZ). |
| 0 | N/A |
| ? | N/A |
| - | The site intersects with a Nitrate Vulnerable Zone (NVZ). |
| -- | N/A |

| Indicator | Threshold |
|---|---|
| ++ | The site is wholly brownfield land. |
| + | The site is predominantly brownfield land (>50%) and contains low quality agricultural land (Grade 3b, 4, urban). |
| 0 | N/A |
| ? | The site is predominantly greenfield land (≥50%) and contains low quality agricultural land (Grade 3b, 4, urban).<br>*or*<br>The site is predominantly brownfield land (>50%) and contains high quality agricultural land (Grade 1, 2 and 3a). |
| - | The site is predominantly greenfield land (>50%) and contains high quality agricultural land (Grade 1, 2 and 3a). |
| -- | The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a). |

| Indicator | Threshold |
|---|---|
| ++ | N/A |
| + | The site does not intersect with a mineral safeguarding area. |
| 0 | N/A |
| ? | N/A |
| - | The site intersects with a mineral safeguarding area. |
| -- | The site is wholly within a mineral safeguarding area. |

## ISA theme: Biodiversity and geodiversity

ISA Objective: Protect and enhance biodiversity within and surrounding Vale of Glamorgan.

| Indicator | Threshold |
|---|---|
| ++ | N/A |
| + | The site is brownfield land. |
| 0 | The site does not intersect and is not within 1km of any designated sites. |
| ? | The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects. |
| - | The site intersects or is adjacent to a regionally or locally (LNRs and SINCs) designated site and/ or priority habitats/ species. |
| -- | The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI and Ancient Woodland) designated site. |

## ISA theme: Historic environment

ISA Objective: Preserve and enhance Vale of Glamorgan's heritage resource, including its historic environment and archaeological assets.

ISA Objective: Promote understanding of Vale of Glamorgan's cultural heritage.

| Indicator | Threshold |
|---|---|
| ++ | Regeneration of brownfield land that intersects with a historic asset |
| + | Regeneration of brownfield land that is within 200m of a historic asset |
| 0 | N/A |
| ? | The site is >200m from a historic asset |
| - | The site is within 200m of a local or nationally designated historic assets |
| -- | The site intersects or is adjacent to a local or nationally designated historic assets |

## ISA theme: Landscape

ISA Objective: To protect and enhance the quality and character of Vale of Glamorgan's landscape, seascape and townscape.

| Indicator | Threshold |
|---|---|
| ++ | The site is predominantly brownfield and does not intersect with a Special Landscape Area or Registered Landscape of Outstanding or Special Historic Interest. |
| + | The site does not intersect with a Special Landscape Area, Country Park, or Registered Landscape of Outstanding or Special Historic Interest; |
| 0 | N/A |
| ? | The site does not intersect with a Special Landscape Area, Country Park, or Registered Landscape of Outstanding or Special Historic Interest; however, the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage. |
| - | The site intersects with a Special Landscape Area, Country Park, or Registered Landscape of Outstanding or Special Historic Interest or a Special Landscape Area. |
| -- | The site is predominantly greenfield and wholly falls within a Special Landscape Area, Country Park or Registered Landscape of Outstanding or Special Historic Interest. |

## ISA theme: Climate change

ISA Objective: Support the resilience of Vale of Glamorgan to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources

ISA Objective: Reduce Vale of Glamorgan's contribution to climate change from activities which result in greenhouse gas emissions and contribute to meeting the Council's target of net zero.

| Indicator | Threshold |
|---|---|
| ++ | Development at the site would reduce flood risk in the area. |
| + | The site does not intersect with a high flood risk area (flood zone 2 and 3). |
| 0 | N/A |
| ? | N/A |
| - | The site intersects with flood zone 2 or 3. |
| -- | The site falls wholly within flood zone 2 or 3. |

| Indicator | Threshold |
|---|---|
| ++ | N/A |
| + | The site is being promoted for low carbon development/ provision of renewable energy sources. |
| 0 | N/A |
| ? | The site has the potential to deliver low carbon development/ renewable energy, however opportunities are not currently supported. |
| - | N/A |
| -- | N/A |

The outputs from the GIS analysis are displayed below.

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 361 | Other | Land at Port Road | N/A | + | 0 | -- | + | - | - | ++ | - | + | + | ? | + | - | - | + | - | ? |
| 364 | Housing | Parc Hoddnant | 250 | - | ++ | ++ | + | + | - | + | - | + | + | ? | -- | -- | -- | ? | - | ? |
| 366 | Housing | Land South of Clive Road | 45 | + | + | -- | - | -- | - | + | 0 | + | + | ? | -- | ? | - | - | + | ? |
| 367 | Housing | Land South of Llantwit Major Road | 80 | - | + | -- | + | -- | - | + | - | + | + | -- | -- | -- | -- | -- | - | ? |
| 371 | Housing | Walters Farm | | + | ++ | + | + | -- | - | ++ | - | + | + | ? | -- | - | -- | -- | - | ? |
| 372 | Leisure/ Tourism | Meurig's Camping and Glamping | N/A | - | 0 | -- | - | -- | - | - | 0 | + | + | -- | -- | ? | -- | -- | + | ? |
| 377 | Cemetary | Land adjoining Heritage Business Park | N/A | + | 0 | -- | - | -- | - | - | - | + | + | ? | -- | ? | - | + | - | ? |
| 379 | Retail | Land at Bridge House Farm | N/A | - | 0 | -- | + | -- | - | ++ | - | + | + | ? | -- | ? | - | + | + | ? |
| 382 | Minerals | Balas Farm | N/A | - | 0 | -- | - | -- | - | -- | - | + | + | -- | -- | ? | -- | -- | + | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 387 | Housing | Land at Culverhouse Cross | 140 | + | - | -- | - | -- | - | - | - | + | + | -- | -- | ? | ? | -- | - | ? |
| 393 | Quarry Restoration | Wenvoe Quarry | N/A | - | 0 | -- | - | -- | - | -- | - | + | + | -- | -- | ? | -- | -- | - | ? |
| 396 | Housing (Mixed) | North West Llantwit Major | 70 | + | + | -- | + | -- | - | ++ | - | + | + | ? | -- | ? | -- | + | - | ? |
| 400 | Housing | Land off Penlan Road | 30 | + | - | ++ | ++ | - | - | - | - | + | + | ? | - | ? | - | + | + | ? |
| 444 | Housing | Land north of Dinas Powys | 850 | + | - | ++ | ++ | - | - | ++ | - | + | + | ? | + | -- | -- | -- | - | ? |
| 407 | Housing | Land West of Coed Mawr Road | 81 | - | + | + | ++ | - | - | ++ | - | + | + | ? | -- | ? | - | -- | - | ? |
| 411 | Minerals | Argoed Isha Quarry | N/A | - | 0 | - | - | -- | - | -- | - | + | + | - | -- | -- | ? | - | - | ? |
| 410 | Minerals | The Quarries and adjoining Land | N/A | - | 0 | -- | - | -- | - | - | - | + | + | -- | -- | ? | - | + | - | ? |
| 412 | Retail | Land east of Port Road | N/A | - | 0 | -- | - | -- | - | + | - | + | + | ? | -- | ? | - | + | - | ? |
| 416 | Other | Pugh's Garden Village | N/A | - | 0 | -- | - | -- | - | + | - | + | + | ++ | -- | + | - | - | - | ? |
| 424 | Employment | Bro Tathan | N/A | ++ | 0 | -- | ++ | -- | ? | ++ | - | + | + | -- | - | ? | -- | + | - | ? |
| 426 | Housing | Land at Ffordd y Milleniwm | 56 | + | + | + | ++ | - | + | ++ | - | - | + | ++ | + | + | + | ++ | - | ? |
| 427 | Housing (Mixed) | Land at Readers Way | 450 | + | - | + | ++ | - | - | ++ | - | + | + | ? | -- | ? | -- | ? | - | ? |
| 428 | Housing (Mixed) | Land at North East Barry | 1500 | + | ++ | + | + | - | - | ++ | - | + | + | -- | - | -- | -- | ? | - | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 431 | Housing | Land off Caerleon Road | 46 | - | - | ++ | ++ | - | ? | ++ | - | + | + | ? | + | ? | - | + | - | ? |
| 432 | Employment | Bro Tathan | N/A | ++ | 0 | - | ++ | -- | ? | ++ | - | + | + | ? | - | ? | -- | + | - | ? |
| 433 | Employment | Aberthaw Power Station | N/A | ++ | 0 | - | + | -- | ? | ++ | - | + | + | ? | - | -- | -- | + | - | ? |
| 435 | Housing | Land South of A48, Bonvilston | 25 | - | + | -- | - | + | - | + | - | + | + | -- | -- | ? | - | - | + | ? |
| 436 | Green Wedge Designation | Land between Llantwit Major and Llanmaes | N/A | + | 0 | - | + | -- | - | + | - | + | + | ? | -- | ? | -- | + | - | ? |
| 437 | Housing | Swn Y Coed, Wenvoe | 80 | + | - | + | - | -- | - | + | 0 | + | + | -- | -- | - | - | -- | + | ? |
| 439 | Leisure/ Tourism | Summerhouse Bay | N/A | - | 0 | -- | - | -- | - | -- | - | + | + | ? | -- | - | -- | + | - | ? |
| 441 | Housing | Land at The Downs | 20 | + | - | -- | - | -- | - | - | - | + | + | -- | -- | ? | - | -- | - | ? |
| 449 | Housing | Land at Weycock Cross, South of Port Road | 180 | + | - | + | + | -- | - | ++ | - | + | + | ? | -- | ? | - | ? | - | ? |
| 451 | Housing | Land at Oaktree Farm, East of Port Road | 20 | - | + | + | - | -- | - | + | - | + | + | ? | + | ? | - | + | + | ? |
| 452 | Employment | Hayes Road, Sully | N/A | + | 0 | - | + | -- | - | ++ | - | + | + | ++ | - | + | -- | ++ | - | ? |
| 455 | Housing | Land North of Primrose Hill | 220 | + | ++ | ++ | ++ | - | - | ++ | - | + | + | -- | -- | ? | - | -- | + | ? |
| 456 | Housing (Mixed) | Land West of St Athan | 600 | + | ++ | - | + | -- | ? | + | 0 | + | + | ? | -- | ? | -- | ? | - | ? |
| 457 | Housing | Land South of B4265, St Athan | 40 | + | + | - | + | -- | ? | + | 0 | + | + | ? | -- | ? | -- | + | + | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 458 | Employment | Land between the Railway Line and the B4265, St Athan | N/A | ++ | 0 | -- | - | -- | ? | - | - | + | + | -- | -- | ? | - | + | - | ? |
| 468 | Housing | Land to the south of Llangan Primary School | 29 | + | + | + | - | -- | - | + | 0 | + | + | ? | -- | ? | - | -- | + | ? |
| 473 | Retail | Land south of the B4265 | N/A | + | 0 | - | ++ | - | - | ++ | - | + | + | ? | -- | ? | -- | + | + | ? |
| 476 | Employment | Land at Culverhouse Cross | N/A | ++ | - | - | + | -- | - | - | - | + | + | -- | - | ? | -- | -- | - | ? |
| 484 | Employment | Land at Hayes Road | N/A | ++ | 0 | - | + | -- | - | ++ | - | + | + | + | + | ? | -- | + | - | ? |
| 485 | Housing | Land east of St Athan County Junior and Infants School | 300 | + | ++ | - | + | -- | ? | + | - | + | + | -- | -- | ? | - | - | - | ? |
| 487 | Housing | Land at Neptune Road | 40 | + | + | - | ++ | + | ? | ++ | - | + | + | ++ | + | + | - | ++ | - | ? |
| 488 | Housing | Land to the South of Rhose train station | 270 | + | ++ | + | ++ | + | - | ++ | - | + | + | ? | -- | - | -- | ? | - | ? |
| 492 | Housing (Mixed) | Land North of Porthkerry Road | 94 | + | + | + | + | + | - | ++ | - | + | + | ? | -- | ? | -- | + | + | ? |
| 494 | Housing | Land South West of Sigingstone (Parcel 1) | 15 | + | + | -- | - | -- | - | -- | - | + | + | -- | -- | ? | - | + | - | ? |
| 506 | Renewable Energy | Cae Maen Farm | N/A | - | 0 | -- | - | -- | - | - | - | + | + | ? | -- | -- | - | -- | - | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 507 | Renewable Energy | East Downs Farm | N/A | - | 0 | -- | - | -- | - | - | - | + | + | -- | -- | ? | -- | - | - | + |
| 508 | Renewable Energy | Fonmon | N/A | + | 0 | -- | - | -- | - | - | - | + | + | -- | -- | -- | -- | -- | - | + |
| 510 | Renewable Energy | Gileston Farm | N/A | + | 0 | - | + | -- | ? | + | - | + | + | -- | -- | - | -- | + | - | + |
| 511 | Renewable Energy | Old Beaupre Farm | N/A | - | 0 | - | - | -- | - | + | - | + | + | -- | -- | -- | -- | -- | + | + |
| 512 | Renewable Energy | Pant Wilkin Stables | N/A | - | 0 | -- | - | -- | - | - | - | + | + | -- | -- | -- | -- | - | - | + |
| 513 | Renewable Energy | St Hilary Farm | N/A | - | 0 | -- | - | -- | - | -- | - | + | + | -- | -- | -- | - | -- | - | + |
| 516 | Renewable Energy | Tregruff | N/A | - | 0 | -- | - | -- | - | -- | - | + | + | -- | -- | - | -- | -- | - | + |
| 515 | Renewable Energy | Treguff Fach Farm | N/A | - | 0 | -- | - | -- | - | -- | - | + | + | -- | -- | -- | -- | -- | - | + |
| 577 | Renewable Energy | Gigman Barn | N/A | - | 0 | -- | - | -- | - | -- | - | + | + | -- | -- | - | - | -- | - | + |
| 517 | Renewable Energy | Ty Draw | N/A | - | 0 | -- | - | -- | - | -- | - | + | + | -- | -- | -- | -- | -- | - | + |
| 551 | Employment | Land at Model Farm | N/A | ++ | - | - | + | + | - | ++ | - | + | + | - | - | -- | -- | - | - | ? |
| 552 | Housing | Land off Port Road | 160 | - | + | -- | - | -- | - | + | - | + | + | -- | -- | -- | -- | -- | + | ? |
| 554 | Employment | Land South of Junction 34, M | N/A | ++ | 0 | -- | - | -- | - | -- | - | + | + | -- | - | -- | -- | -- | - | ? |
| 544 | Barry Docks | The Port of Barry | Unclear | + | - | + | ++ | ++ | + | ++ | - | - | + | ? | - | -- | -- | + | - | ? |
| N/A | Housing | Land at Higher End | 220 | + | ++ | -- | + | -- | ? | + | 0 | + | + | ? | + | ? | -- | ? | - | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 462 | Housing | Land at Church Farm, St Athan | 250 | + | + | -- | + | -- | ? | + | - | + | + | ? | + | ? | -- | ? | - | ? |
| N/A | Housing | Former Stadium Site / Land adjacent to Burley Place | 65 | + | ++ | -- | - | -- | - | + | - | + | + | ++ | + | + | - | - | + | ? |
| 352 | Housing | Land between new Northern Access Road and Eglwys Brewis Road | 375 | + | ++ | -- | + | -- | - | ++ | - | + | + | -- | + | ? | -- | ? | - | ? |
| 459 | Housing | Land to the west of Pencoedtre Lane | 137 | - | ++ | + | + | - | + | ++ | - | + | + | ? | + | ? | -- | ? | - | ? |
| 370 | Housing | Land adjoining St Athan Road | 130 | - | ++ | ++ | ++ | - | - | ++ | - | + | + | ++ | + | + | -- | - | - | ? |
| 553 | Housing | Land south of Llandough Hill / Penarth Road | 130 | + | + | + | ++ | + | - | ++ | - | + | + | ? | + | ? | - | ? | - | ? |
| 445 | Housing | Former Eagleswell Primary School | 72 | + | ++ | + | ++ | - | ? | ++ | - | + | + | ++ | + | + | ? | ++ | - | ? |
| 493 | Housing (Mixed) | Land north of the Railway Line | 700 | + | ++ | + | ++ | + | - | ++ | - | + | + | ? | + | ? | -- | ? | - | ? |
| 446 | Housing (Mixed) | Land at and to the east of Upper Cosmeston Farm | 576 | - | - | -- | ++ | + | - | ++ | - | + | + | ? | + | ? | - | ? | - | ? |
| 359 | Housing | Agricultural land to the south of A48 | 28 | - | + | -- | - | + | - | + | - | + | + | -- | -- | ? | -- | - | - | ? |
| 374 | Housing | Land west of Duffryn Lane | 100 | - | ++ | + | - | -- | - | + | - | + | + | -- | - | ? | -- | -- | - | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 355 | Housing | Land West of St Brides Road | 90 | - | + | -- | - | -- | - | + | 0 | + | + | ? | - | - | - | + | + | ? |
| 356 | Housing | Land east of Pen-Y-Turnpike Road | 200 | - | -- | + | ++ | -- | - | ++ | - | + | + | ? | + | -- | - | -- | - | ? |
| 362 | Housing | Land at Moat Farm | 10 | - | + | -- | -- | -- | - | -- | - | + | + | ? | -- | ? | -- | -- | - | ? |
| 363 | Housing | Land forming part of The Beaupre Estate | Unclear | - | + | -- | -- | -- | - | -- | - | + | + | -- | -- | ? | ? | -- | + | ? |
| 365 | Housing | Leckwith Quay | 250 | - | ++ | -- | + | -- | - | - | - | + | + | ++ | - | + | - | -- | - | ? |
| 368 | Housing | Former Cogan Reservoir Site | Unclear | + | + | + | ++ | + | - | ++ | - | + | + | ++ | + | + | - | + | - | ? |
| 369 | Housing | Land South of Cross Common Road | 40 | - | + | -- | + | - | - | ++ | - | + | + | ? | -- | -- | - | + | - | ? |
| 373 | Housing | Cae Efail, land off Llantwit Road | Unclear | - | + | -- | - | -- | - | + | 0 | + | + | ? | - | ? | - | + | + | ? |
| 376 | Housing | Land West of Swanbridge Road (Phase 3) | 260 | + | ++ | -- | ++ | -- | - | ++ | - | + | + | -- | + | ? | -- | ? | - | ? |
| 378 | Housing | Land North East of Primary School, Peterston-Super-Ely | 50 | - | + | + | -- | -- | - | - | - | + | + | -- | -- | - | - | -- | - | ? |
| 380 | Housing | Land at Trepit Road | 38 | - | + | -- | -- | -- | - | + | 0 | + | + | ? | - | ? | - | + | + | ? |
| 565 | Housing | Land at Nant Canna, Treoes, Option 2 | 27 | - | + | -- | -- | -- | - | - | - | + | + | -- | - | ? | - | -- | - | ? |
| 384 | Housing | Hayes Lane | Unclear | + | + | -- | + | -- | + | + | - | + | + | ? | + | -- | - | + | - | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 385 | Housing | Land at Bonvilston | 123 | - | + | -- | -- | + | - | + | - | + | + | -- | - | ? | -- | - | - | ? |
| 386 | Housing | Land at Hazelwood | 70 | - | + | -- | -- | -- | - | + | - | + | + | -- | - | ? | -- | + | + | ? |
| 389 | Housing | Land at Three Golden Cups | 34 | - | + | -- | -- | -- | - | - | - | + | + | -- | -- | ? | -- | + | - | ? |
| 390 | Housing | Land at Lanfair | 24 | - | + | -- | -- | -- | - | -- | - | + | + | ? | -- | ? | - | -- | + | ? |
| 391 | Housing | Land off Wick Road, Ewenny, Option 1 | 62 | - | + | -- | -- | -- | - | + | - | - | + | ? | -- | ? | -- | + | + | ? |
| 392 | Housing | Land at St Nicholas | 146 | - | ++ | + | -- | -- | - | + | - | + | + | -- | -- | ? | - | -- | - | ? |
| 395 | Housing | Glebelands at Llanmaes | 53 | - | + | -- | + | -- | - | ++ | - | + | + | ? | -- | ? | -- | + | + | ? |
| 397 | Housing | Land to the south of The Swallows | 55 | + | + | -- | + | -- | - | - | - | + | + | ? | -- | ? | -- | - | - | ? |
| 398 | Housing | Land to north and west of westwinds business park | 30 | + | + | + | + | -- | - | - | 0 | + | + | ? | -- | ? | - | -- | + | ? |
| 399 | Housing | Land at St Athan | 88 | + | + | -- | + | -- | - | + | - | + | + | ? | -- | ? | - | -- | - | ? |
| 401 | Housing | Land to the west of Fferm Goch House | 51 | + | + | + | + | -- | - | - | - | + | + | -- | -- | ? | - | -- | + | ? |
| 402 | Housing | Land adjacent to LLangan Primary School | 30 | + | + | + | + | -- | - | - | 0 | + | + | ? | -- | ? | - | -- | + | ? |
| 403 | Housing | Land east of Llangan | 25 | + | + | -- | + | -- | - | - | - | + | + | ? | -- | ? | - | -- | - | ? |
| 404 | Housing | Land east of Heol Fain | 45 | - | + | -- | -- | -- | - | + | 0 | + | + | ? | -- | ? | - | + | - | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 405 | Housing | Land at Waun Gron, Ystradowen | 27 | - | + | -- | -- | + | - | - | - | + | + | -- | -- | ? | - | + | - | ? |
| 422 | Housing | Land to the northeast of Llancarfan | Unclear | - | + | -- | -- | -- | - | -- | - | + | + | -- | -- | ? | -- | -- | + | ? |
| 421 | Housing | Land At Manor House | 25 | - | + | + | -- | -- | - | + | - | + | + | -- | -- | ? | -- | -- | - | ? |
| 408 | Housing | Land at East Aberthaw (North) | 10 | + | + | -- | + | -- | - | - | - | + | + | ? | -- | ? | -- | + | + | ? |
| 409 | Housing | Land adjacent to Waterton Lodge | 45 | - | + | + | -- | -- | - | - | - | - | + | -- | -- | ? | ? | + | + | ? |
| 414 | Housing | Land to the east of Fonmon Road | 120 | + | -- | -- | ++ | -- | - | ++ | 0 | + | + | ? | -- | ? | - | ? | - | ? |
| 417 | Housing | Old Dairy Site | 50 | - | + | -- | -- | + | - | + | - | + | + | - | -- | ? | - | -- | + | ? |
| 418 | Housing | Land West of Fonmon Road | 156 | + | ++ | -- | ++ | - | - | ++ | - | + | + | ? | - | ? | -- | ? | + | ? |
| 419 | Housing | Land at The Grange, Pen-Y-Turnpike Road | 200 | + | -- | + | ++ | - | - | ++ | - | + | + | + | + | ? | -- | -- | - | ? |
| 423 (W) | Housing | Land North Dinas Powys | 245 | - | -- | -- | -- | -- | - | - | - | + | + | ? | + | -- | - | -- | - | ? |
| 423 (E) | Housing | Land North Dinas Powys | 245 | + | -- | + | ++ | - | - | ++ | - | + | + | ? | + | ? | - | -- | - | ? |
| 429 | Housing | Land at Pen y Turnpike Road | 75 | + | + | -- | + | -- | - | + | - | + | + | ? | -- | -- | - | -- | + | ? |
| 430 | Housing | Land at Ystradowen | 67 | - | + | -- | -- | + | - | - | - | + | + | -- | -- | ? | - | + | + | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 438 | Housing | Land to the South of Church Rd | 11 | - | + | -- | -- | -- | - | - | - | + | + | ? | -- | ? | - | -- | + | ? |
| 440 | Housing | Land North of Church Road | 18 | - | + | -- | -- | -- | - | - | - | + | + | ? | -- | ? | - | -- | + | ? |
| 442 | Housing | Land at Trehill, South of A48 | 80 | - | + | + | -- | - | - | + | - | + | + | -- | -- | ? | -- | -- | + | ? |
| 443 | Housing | Land at Caerleon Road | 150 | - | -- | ++ | + | - | 0 | ++ | - | + | + | ? | + | ? | ? | ? | - | ? |
| 447 | Housing | Land at Ringwood Crescent | 27 | + | + | -- | + | -- | - | + | - | + | + | ? | - | ? | ? | - | - | ? |
| 453 | Housing | Land to the East of Colwinston | 65 | - | + | + | -- | -- | - | -- | - | - | + | -- | -- | ? | -- | + | - | ? |
| 454 | Housing | Land at Peterston Super Ely | 150 | - | ++ | + | -- | -- | - | - | - | + | + | -- | - | -- | - | -- | - | ? |
| 454 | Housing | Land at Peterston Super Ely | 150 | - | ++ | + | -- | -- | - | - | - | + | + | -- | -- | -- | - | -- | - | ? |
| 461 | Housing | Land at Boverton | 40 | + | + | + | + | - | - | ++ | - | + | + | ? | - | ? | -- | + | - | ? |
| 460 | Housing | Land adjoining The Spinney | 15 | - | + | + | -- | - | - | + | - | + | + | - | - | ? | -- | + | + | ? |
| 464 | Housing | Land opposite the St David's Church in Wales Primary School | 46 | - | + | + | -- | -- | - | -- | - | + | + | -- | -- | ? | -- | + | + | ? |
| 480 | Housing | Land at Culverhouse Cross | 1085 | + | -- | -- | + | -- | - | - | - | + | + | -- | - | ? | -- | -- | - | ? |
| 481 | Housing | Land to the North of Boverton Road | 22 | + | + | + | + | - | - | ++ | - | + | + | ? | - | ? | -- | + | + | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 486 | Housing | Land to the South of the A48 at St Nicholas | 140 | - | ++ | -- | + | -- | - | + | - | + | + | -- | -- | ? | - | -- | + | ? |
| 490 | Housing | Land to the north of Pendoylan | 35 | - | + | + | -- | -- | - | -- | - | + | + | -- | - | - | - | -- | + | ? |
| 495 | Housing | Land South West of Sigingstone (Parcel 2) | 27 | + | + | -- | + | -- | - | -- | - | + | + | -- | -- | ? | - | + | - | ? |
| 496 | Housing | Land South West of Sigingstone (Parcel 3) | 33 | + | + | -- | + | -- | - | -- | - | + | + | -- | -- | ? | - | + | + | ? |
| 514 | Housing | Land East of St.Athan Road. | 200 | - | ++ | ++ | + | - | - | ++ | - | + | + | -- | - | - | - | - | - | ? |
| 549 | Housing | Land at Peterston Super Ely | 350 | - | ++ | -- | -- | -- | - | - | - | + | + | -- | - | -- | - | -- | - | ? |
| 549 | Housing | Land at Peterston Super Ely | 350 | - | ++ | + | ++ | -- | - | + | - | + | + | -- | -- | -- | - | -- | - | ? |
| 555 | Housing | Land off Vale Court, Cowbridge | 80 | - | + | ++ | + | - | - | ++ | - | + | + | -- | -- | ? | - | -- | + | ? |
| 570 | Housing | Land off Wick Road, Ewenny, Option 2 | 54 | - | + | -- | -- | -- | - | + | - | - | + | ? | -- | ? | -- | + | + | ? |
| 571 | Housing | Land off Wick Road, Ewenny, Option 3 | 33 | - | + | -- | -- | -- | - | + | - | - | + | ? | -- | ? | -- | + | + | ? |
| 383 | Housing | Land at Nant Canna, Treoes, Option 1 | 54 | - | + | -- | -- | -- | - | - | - | + | + | -- | - | ? | - | -- | - | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 366 | Housing | Land South of Clive Road, St Athan | 52 | + | + | -- | - | -- | - | + | 0 | + | + | ? | -- | ? | - | -- | + | ? |
| 444 | Housing | Land north of Dinas Powys | 250 | + | -- | ++ | ++ | -- | - | ++ | - | + | + | ? | + | - | -- | -- | - | ? |
| 427 | Housing (mixed) | Land at Readers Way | 520 | + | -- | + | ++ | -- | - | ++ | - | + | + | ? | -- | ? | -- | + | - | ? |
| 456 | Housing (mixed) | Land West of St Athan | 600 | + | ++ | -- | + | -- | ? | + | 0 | + | + | ? | -- | ? | -- | ? | - | ? |
| 487 | Housing | Land at Neptune Road, Barry Waterfront | 40 | + | + | -- | ++ | + | ? | ++ | - | + | + | ? | + | ? | - | + | - | ? |
| 250 | Housing | Land at Church Farm, St Athan | 550 | + | ++ | + | + | -- | ? | + | - | + | + | ? | -- | ? | -- | ? | - | ? |
| 65 | Housing | Former Stadium Site / Land adjacent to Burley Place, St. Athan | 80 | + | + | -- | - | -- | - | + | - | + | + | ? | -- | ? | - | - | + | ? |
| 375 | Housing | Land between new Northern Access Road and Eglwys Brewis Road | 235 | + | ++ | -- | + | -- | - | ++ | - | + | + | - | -- | ? | -- | ? | - | ? |
| 137 | Housing | Land to the west of Pencoedtre Lane | 135 | -- | ++ | + | + | -- | + | ++ | - | + | + | ? | -- | - | -- | ? | - | ? |
| 130 | Housing | Land adjoining St Athan Road, Cowbridge | 105 | -- | ++ | ++ | ++ | -- | - | ++ | - | + | + | - | -- | ? | -- | - | - | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 700 | Housing | Mixed - Land north of the Railway Line, Rhoose | 339 | + | ++ | + | -- | + | - | ++ | - | + | + | ? | -- | ? | -- | ? | - | ? |
| 384 | Housing | Hayes Lane | 70 | + | + | -- | - | -- | + | + | - | + | + | ? | + | - | - | + | - | ? |
| 398 | Housing | Land to north and west of westwinds business park, Llangan | 25 | + | + | + | - | -- | - | - | 0 | + | + | ? | -- | ? | - | -- | + | ? |
| 404 | Housing | Land east of Heol Fain, Wick | 50 | -- | + | + | + | -- | - | ++ | 0 | + | + | ? | -- | ? | - | + | - | ? |
| 453 | Housing (mixed) | Land to the East of Colwinston | 25 | -- | ++ | + | - | -- | - | -- | - | - | + | - | -- | ? | -- | ? | - | ? |
| 2299 | Affordable housing led | Land to the west of Maendy Road, Aberthin/Tir i'r gorllewin o Maendy Road, Aberthin | 25 | -- | + | + | - | -- | - | - | - | + | + | - | -- | ? | - | -- | - | ? |
| 4490 | Housing | Land at Weycock Cross | 376 | + | -- | + | + | -- | - | ++ | - | + | + | ? | -- | - | - | - | - | ? |
| 4440 | Housing | | 250 | - | -- | + | ++ | - | - | ++ | - | + | + | ? | + | ? | -- | -- | - | ? |
| 2158 | Employment, Community Uses, Retail | Land North of the B4265 and South of the Railway Line, St Athan/Tir i'r gogledd o'r B4265 | N/A | ++ | 0 | -- | - | -- | ? | + | - | + | + | - | -- | ? | - | + | - | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | ac i'r de o'r Llinell Drenau, Sain Tathan | | | | | | | | | | | | | | | | | | |
| 2299 | Affordable Housing Led | Land to the west of Maendy Road, Aberthin/Tir i'r gorllewin o Maendy Road, Aberthin | 25 | - | + | + | - | -- | - | - | - | + | + | - | -- | ? | - | -- | - | ? |
| 2524 | Housing | The Knole, Pen-Y-Turnpike Road/Y Knole, Pen-y-Turnpike Road | 48 | - | + | - | + | -- | - | + | - | + | + | ? | + | ? | - | -- | + | ? |
| 2782 | Affordable Housing Led | Pantiles Field, Colwinston/Pantiles Field, Tregolwyn | 25 | - | + | + | - | -- | - | -- | - | - | + | - | -- | ? | ? | + | + | ? |
| 2804 | Mixed Uses | Land Off Millenium Way, Barry (Option A - Housing and Commercial)/Tir oddi ar Ffordd y Mileniwm, Y Barri (Opsiwn A - Tai a Masnachol) | 250 | ++ | ++ | - | ++ | + | + | ++ | - | + | + | ? | + | ? | -- | ? | - | ? |
| 2819 | Mixed Uses | Cogan Railway Station and Adjoining Land/Gorsaf | N/A | ++ | 0 | ++ | + | + | - | ++ | - | + | + | ? | + | ? | -- | + | - | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Drenau Cogan a thir cyfagos | | | | | | | | | | | | | | | | | | |
| 3840 | Housing | Holms Farm, Pen-Y-Turnpike Road/Fferm Holms, Pen-Y-Turnpike Road | N/A | + | -- | ++ | + | - | - | ++ | - | + | + | ? | + | ? | - | -- | - | ? |
| 4070 | Housing | Land Off Millenium Way, Barry (Option B - Housing)/Tir oddi ar Ffordd y Mileniwm, Y Barri (Opsiwn B - Tai) | 339 | + | ++ | - | ++ | + | + | ++ | - | + | + | ? | + | ? | -- | ? | - | ? |
| 3867 | Housing Led Mixed Use | Land at Bridge House Farm (Option B - Housing and Retail)/Tir yn Fferm Bridge House (Opsiwn B - Tai a Masnachol) | 120 | + | ++ | - | + | -- | - | ++ | - | + | + | ? | -- | ? | -- | ? | - | ? |
| 3838 | Housing | Land at Bridge House Farm (Option A - Housing)/Tir yn Fferm Bridge House (Opsiwn A - Tai) | 145 | + | ++ | - | + | -- | - | ++ | - | + | + | ? | -- | ? | -- | ? | - | ? |
| | Employment | Land east of Cardiff Airport | N/A | ++ | 0 | -- | + | - | - | ++ | - | + | + | ? | - | - | -- | + | - | ? |

| Site ID | Allocation type | Site name | Max no. homes | Economy | Homes | Schools | Health | Leisure | Equality | Transport | Water | SPZ | NVZ | ALC | Minerals | Biodiversity | Historic Env | Landscape | Flood risk | Net Zero |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Gypsy and Traveller Site | Land at Old Brocastle Quarry | N/A | - | 0 | - | - | -- | - | - | 0 | - | + | - | -- | ? | ? | -- | - | ? |
| | Gypsy and Traveller Site | Land East of Llangan Village | N/A | + | 0 | - | - | -- | - | - | - | + | + | ? | - | ? | ? | -- | - | ? |

# Vale of Glamorgan Replacement Local Development Plan

## Deposit Plan HRA

Vale of Glamorgan Council

October 2025

Delivering a better world

## Quality information

| Prepared by | Checked by | Verified by | Approved by |
|---|---|---|---|
| Dr Damiano Weitowitz<br>Principal Ecologist<br>ACIEEM | Amelia Kent<br>Principal Ecologist<br>ACIEEM | Dr James Riley<br>Technical Director (Ecology)<br>CEnv MCIEEM | Dr James Riley<br>Technical Director (Ecology)<br>CEnv MCIEEM |

## Revision History

| Revision | Revision date | Details | Authorized | Name | Position |
|---|---|---|---|---|---|
| 0 | October 2025 | Initial draft HRA for client comment | JR | Dr James Riley | Technical Director |
| 1 | October 2025 | Final for issue | JR | Dr James Riley | Technical Director |
| | | | | | |
| | | | | | |

## Distribution List

| # Hard Copies | PDF Required | Association / Company Name |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

## Prepared for:

Vale of Glamorgan Council

## Prepared by:

Dr Damiano Weitowitz
Principal Ecologist

AECOM Limited
Midpoint, Alencon Link
Basingstoke
Hampshire RG21 7PP
United Kingdom

T: +44 (0)1256 310200
aecom.com

© 2025 AECOM Limited. All Rights Reserved.

AECOM Limited ("AECOM") has prepared this Report for the sole use of **Vale of Glamorgan Council** ("Client") in accordance with the terms and conditions of appointment ("the Appointment").

AECOM shall have no duty, responsibility and/or liability to any party in connection with this Report howsoever arising other than that arising to the Client under the Appointment. Save as provided in the Appointment, no warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by AECOM.

Where any conclusions and recommendations contained in this Report are based upon information provided by the Client and/or third parties, it has been assumed that all relevant information has been provided by the Client and/or third parties and that such information is accurate. Any such information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in this Report. AECOM accepts no liability for any inaccurate conclusions, assumptions or actions taken resulting from any inaccurate information supplied to AECOM from the Client and/or third parties.

# Executive Summary

## Introduction

AECOM was appointed by Vale of Glamorgan Council (VGC) to undertake a Habitats Regulations Assessment (HRA) of its Deposit Replacement Local Development Plan (RLDP), which specifies broad growth targets for the authority between 2021 and 2036. Policy SP1 (Growth Strategy) provides for 7,890 dwellings and 67.8ha of employment space, with the location of residential and employment allocations also being identified in the RLDP. The objective of the HRA is to identify any aspects of the RLDP that could result in Likely Significant Effects (LSEs) and, where relevant, adverse effects on the integrity of Habitats Sites, including Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites. The HRA assesses potential environmental impacts from the RLDP alone, as well as in-combination with other plans and projects, advising on appropriate policy mechanisms for delivering mitigation where required.

## Legislative Context

The need for an assessment of impacts on Habitats Sites is set out in English and Welsh law by the Conservation of Habitats and Species Regulations 2017 (as amended). To ascertain whether the integrity of any Habitats Sites will be affected, competent authorities must therefore undertake an HRA of the plan or project in question, including an AA if necessary, before approving it.

## Scope

Given an initial assessment of the relevant Habitats Sites within 15km of the Vale of Glamorgan, their sensitivities and the likely impact pathways arising from RLDP policies, the following sites are included in the assessment (at least until completion of the LSEs Screening stage): Severn Estuary SAC / SPA / Ramsar, Dunraven Bay SAC, Kenfig SAC, Cardiff Beech Woods SAC, Cefn Cribwr Grasslands SAC and Blackmill Woodlands SAC.

## HRA tasks

Following initial evidence gathering, the first stage of any HRA is a screening for LSEs, essentially an assessment of the potential risks of development plans for Habitats Sites. If LSEs cannot be excluded, mainly because a realistic mechanism for an adverse interaction between a policy and a qualifying habitat / species is present, the next stage of HRA, known as AA, is triggered. The AA is a more detailed analysis of the impact pathways and Habitats Sites considered at the Screening stage. One of the key aspects of AAs is the consideration of mitigation measures, which at the RLDP level mainly constitute policy mechanisms to help protect Habitats Sites from adverse effects on site integrity. In this HRA both LSEs Screening and AA were carried out.

## Appropriate Assessment

Based on objective information, LSEs could be excluded for some impact pathway and Habitats Site interactions. However, LSEs could not be excluded for some impact pathways in relation to the Severn Estuary SAC/SPA/Ramsar, Cardiff Beech Woods SAC and Kenfig SAC. The following impact pathways were screened in for AA:

- Recreational pressure in the Severn Estuary SAC/SPA/Ramsar and Cardiff Beech Woods SAC;
- Water quality in the Severn Estuary SAC/SPA/Ramsar;
- Water quantity, level and flow issues in the Kenfig SAC and Severn Estuary SAC/SPA/Ramsar;
- Loss of functionally linked habitat in relation to the Severn Estuary SPA/Ramsar;
- Visual and noise disturbance to qualifying birds in the Severn Estuary SPA/Ramsar;
- Atmospheric pollution impacts to qualifying habitats in the Cardiff Beech Woods SAC; and

- Coastal squeeze impacts in the Severn Estuary SAC/SPA/Ramsar.

The following paragraphs summarise the key findings regarding the most pertinent impact pathways and Habitats Sites. It includes all impact pathways for which policy wording is deemed necessary to avoid adverse effects on site integrity.

**Recreational Pressure**

The RLDP allocates 1,275 net new dwellings, roughly equating to an increase of 3,060 residents, within the 12.6km core recreational catchment of the Severn Estuary SAC/SPA/Ramsar. These additional residents are anticipated to regularly contribute to recreational footfall within the designated site boundary. In line with numerous approaches for other Habitats Sites and Local Planning Authorities across the UK, and particularly around the Severn Estuary (including Cardiff, Monmouthshire, and Stroud District in England), it is recommended that these allocations should contribute to targeted mitigation measures, both in terms of Strategic Access Management and Monitoring (SAMM; on-site) and the provision of alternative greenspaces (off-site).

In line with the broad Interim Impact Avoidance Strategy established for Stroud and as has been recommended for the aforementioned other Welsh authorities, it is advised that a range of avoidance and mitigation measures are considered for the authority:

- Delivery of Suitable Alternative Greenspaces (SANGs) or smaller scale recreational greenspaces, where possible in close proximity to emerging housing sites (although it is noted that it will be difficult to replicate the feel and attractiveness of the estuary);

- On-site Strategic Access Management and Monitoring (SAMM) measures around key themes of wardening, signage, information boards, education and awareness, zoning and bylaws (e.g. controls on dogs), parking provision, path improvements, dog waste bins, benches/seating and off-site training facilities for dogs;

- Collaboration with key stakeholders (e.g. Natural Resources Wales, adjoining authorities and Parish councils) to achieve a coordinated, integrated, sustainable and long-term outcome; and

- Future monitoring of recreation levels to assess changing recreation patterns and abundances / distributions of overwintering birds to assess the effectiveness of mitigation measures.

In addition to this, the HRA also highlighted some initial, high-level SAMM measures that could be delivered along the stretch of the Severn Estuary SAC/SPA/Ramsar to mitigate recreational impacts. The proposed measures should be further evaluated through collaboration of the VGC ecologist and Natural Resources Wales. To safeguard that adequate mitigation for recreational impacts in the Severn Estuary SAC/SPA/Ramsar will be delivered over the RLDP period, it is recommended that a policy to this effect is included in the RLDP submitted for Examination. The following policy wording should be included: '***Development proposals that would result in an increase in visitor pressure on features of the Severn Estuary SAC, SPA, Ramsar site, or Functionally Linked Land will not be supported unless it can be demonstrated that no adverse impact on the integrity of the European Marine Site will occur.***'

Following the inclusion of this policy text in the Deposit Plan, it is concluded that the Plan would not result in adverse effects on the integrity of the Severn Estuary SAC/SPA/Ramsar regarding recreational pressure.

**Loss of Functionally Linked Habitat**

The potential of the Key Sites and Major Employment Allocations included in the RLDP to constitute functionally linked habitat to the Severn Estuary SPA/Ramsar was assessed. Data presented in the AA indicate that three Key Sites and one Major Employment Allocation have potential suitability for functional linkage to the SPA/Ramsar when key metrics (e.g. allocation size, habitat type and distance to the SPA/Ramsar) are considered.

To minimise the potential for the emerging RLDP to result in the loss of functionally linked habitat, it is recommended that the following text (or similar) is inserted to an appropriate policy of the RLDP, in line with the same approach taken to functionally linked land in Monmouthshire Deposit Plan: '***Development proposals that would result in an increase in visitor pressure on features of the Severn Estuary***

***SAC, SPA, Ramsar site, or loss of Functionally Linked Land will not be supported unless it can be demonstrated that no adverse impact on the integrity of the European Marine Site will occur.***' That policy was also accompanied by the supporting text that '*Any development proposal that could have a significant effect on the integrity of a SAC, SPA or Ramsar site will not be in accordance with the development plan. This also applies to Functionally Linked Land, which is defined as habitat outside the designated site boundary that is fundamental to the ability of the designations to reach their Conservation Objectives. The parameters for this being specific to each designated site'.* '

With the inclusion of this policy wording in the Deposit Plan, it is concluded that the RLDP will not result in adverse effects on the integrity of the Severn Estuary SPA/Ramsar regarding the loss of functionally linked habitat.

**Visual and Noise Disturbance**

Some areas in the east of the Vale of Glamorgan lie within 300m of the Severn Estuary SPA/Ramsar, the distance within which material visual and noise disturbance impacts to qualifying birds are likely to occur (subject to details regarding the nature of the activity and noise modelling). While the RLDP does not allocate any new sites within this direct disturbance zone, there is the potential that windfall development will occur in the wider area around Penarth. Visual and noise disturbance must also be considered in relation to development sites that lie adjacent to habitats that constitute potential functionally linked habitat. To ensure that the qualifying species in the Severn Estuary SPA/Ramsar are protected from disturbance (both within the designated site itself and functionally linked habitats) and adequate mitigation measures will be delivered at planning application level, it is recommended that a policy mechanism to this effect is included in the RLDP.

The following recommendations are made for the RLDP, which have been added to the supporting text of Policy SP20:

- To minimise the potential for visual and noise disturbance, it is recommended that any construction works within 300m of the Severn Estuary SPA/Ramsar are undertaken in the summer months, when qualifying populations in the site will not be present.
- If construction works cannot be timed to avoid the non-breeding season (i.e. passage and winter periods), noise impact assessments will need to be undertaken to ensure that noise levels at sensitive receptors will remain non-disturbing. HRAs accompanying relevant planning applications would need to demonstrate this by either (a) using an absolute threshold of 60dB[1] or (b) comparing construction noise levels to the pre-development baseline (likely to better apply to an urbanised context, which may already exceed the established 60dB disturbance threshold). Where construction-phase noise levels are shown to be disturbing, mitigation measures (e.g. noise screens, selection of less noisy construction techniques, damping / noise shielding of equipment, avoidance of lighting) are likely to be required.
- Construction works within 300m of any established high-tide roosts or key foraging areas within or outside the SPA/Ramsar should have appropriate screening in place to minimise visual disturbance.
- If the prevailing habitats are deemed suitable, non-breeding bird surveys of adjoining undeveloped land parcels should be undertaken to establish whether these are functionally linked to the SPA/Ramsar. Where this is concluded to be the case, the previously listed mitigation measures should be deployed (e.g. noise and visual screens, noise-dampening equipment and/or avoidance of the passage/wintering periods).

Given that the above recommendations are included in the RLDP, it is concluded that the RLDP will not result in adverse effects on the integrity of the Severn Estuary SPA/Ramsar regarding visual and noise disturbance.

[1] It is noted that this deviates from the 69dB threshold advised in the Preferred Strategy HRA. This change is based on the assumption that no disturbance to birds is likely to occur at 55dB and a 3dB increase is the minimum change in noise that is likely to be perceptible to birds. In practice, for various construction projects, this has led to an agreement with Natural England that an absolute noise threshold of 60dB is adequate for indicating potential disturbance to birds.

# Table of Contents

1. Introduction ..... 1
Legislative Context ..... 1
Quality Assurance ..... 2
2. Methodology ..... 4
Description of HRA Tasks ..... 4
HRA Task 1 – Screening for Likely Significant Effects (LSEs) ..... 4
HRA Task 2 – Appropriate Assessment (AA) ..... 5
HRA Task 3 – Avoidance and Mitigation ..... 6
In-Combination Assessment ..... 7

Geographical Scope ..... 8
3. Habitats Sites ..... 9
Severn Estuary SAC ..... 9
Introduction ..... 9
Qualifying Features ..... 9
Conservation Objectives ..... 10
Threats and Pressures to Site Integrity ..... 12
Severn Estuary SPA/Ramsar ..... 13
Introduction ..... 13
SPA Qualifying Features ..... 13
Ramsar Qualifying Features ..... 14
SPA Conservation Objectives ..... 15
Threats and Pressures to Site Integrity of SPA ..... 18
Dunraven Bay SAC ..... 19
Introduction ..... 19
Qualifying Features ..... 19
Conservation Objectives ..... 19
Threats / Pressures to Site Integrity ..... 19
Kenfig SAC ..... 20
Introduction ..... 20
Qualifying Features ..... 20
Conservation Objectives ..... 20
Threats / Pressures to Site Integrity ..... 21
Cardiff Beech Woods SAC ..... 21
Introduction ..... 21
Qualifying Features ..... 22
Conservation Objectives ..... 22
Threats / Pressures to Site Integrity ..... 22
Cefn Cribwr Grasslands SAC ..... 23
Introduction ..... 23
Qualifying Features ..... 23
Conservation Objectives ..... 23
Threats / Pressures to Site Integrity ..... 24
Blackmill Woodlands SAC ..... 24
Introduction ..... 24
Qualifying Features ..... 24
Conservation Objectives ..... 24
Threats / Pressures to Site Integrity ..... 25
4. Background Evidence to Impact Pathways ..... 26
Recreational Pressure ..... 26
Bird Disturbance ..... 26
Trampling Damage, Soil Compaction and Erosion ..... 27
Nutrient Enrichment ..... 29
Summary ..... 30
Water Quality ..... 30
Water Quantity, Level and Flow ..... 31
Atmospheric Pollution ($NH_3$ and NOx Emission and N Deposition) ..... 33
Loss of Functionally Linked Habitat ..... 36
Noise and Visual Disturbance (During Construction) ..... 37
Coastal Squeeze ..... 39
5. Screening for Likely Significant Effects (LSEs) ..... 40

Recreational Pressure ..... 40
Severn Estuary SAC/SPA/Ramsar ..... 40
Cardiff Beech Woods SAC ..... 40
Dunraven Bay SAC ..... 40
Kenfig SAC ..... 41
Cefn Cribwr Grasslands SAC ..... 42
Blackmill Woodlands SAC ..... 42
Screening of RLDP Policies ..... 42
Water Quality ..... 43
Severn Estuary SAC/SPA/Ramsar ..... 43
Treated Sewage Effluent ..... 43
Surface Runoff ..... 43
Kenfig SAC ..... 44
Treated Sewage Effluent ..... 44
Surface Runoff ..... 44
Cefn Cribwr Grasslands SAC ..... 44
Screening of RLDP Policies ..... 45
Water Quantity, Level and Flow ..... 46
Severn Estuary SAC/SPA/Ramsar ..... 46
Kenfig SAC ..... 46
Screening of RLDP Policies ..... 46
Atmospheric Pollution ..... 47
Severn Estuary SAC/SPA/Ramsar ..... 47
Dunraven Bay SAC ..... 48
Kenfig SAC ..... 48
Cardiff Beech Woods SAC ..... 48
Blackmill Woodlands SAC ..... 49
Cefn Cribwr Grasslands SAC ..... 49
Screening of RLDP Policies ..... 50
Loss of Functionally Linked Habitat ..... 50
Severn Estuary SPA/Ramsar ..... 50
Cefn Cribwr Grasslands SAC ..... 51
Screening of RLDP Policies ..... 51
Visual and Noise Disturbance (During Construction) ..... 52
Severn Estuary SAC/SPA/Ramsar ..... 52
Screening of RLDP Policies ..... 53
Coastal Squeeze ..... 54
Severn Estuary SAC/SPA/Ramsar ..... 54
Screening of RLDP Policies ..... 54
6. Appropriate Assessment ..... 56
Recreational Pressure ..... 56
Severn Estuary SAC/SPA/Ramsar ..... 56
Recreation Evidence Base ..... 57
Recreational Boating ..... 58
Lydney Visitor Survey ..... 59
Stroud Visitor Survey ..... 59
Monmouthshire and Torfaen Visitor Survey ..... 60
Updated Visitor Survey Covering the English part of the Severn Estuary SAC/SPA/Ramsar ..... 60
RLDP Allocations within the Core Recreational Catchment ..... 61
Policy Mitigation Contained in the RLDP ..... 63
Mitigation through an Interim Impact Avoidance Strategy ..... 64

Conclusion ..... 65
In-Combination Assessment ..... 65
Cardiff Beech Woods SAC ..... 66
In-Combination Assessment ..... 67
Water Quality ..... 67
Severn Estuary SAC/SPA/Ramsar ..... 67
Treated Sewage Effluent ..... 67
In-Combination Assessment ..... 68
Surface Runoff ..... 68
In-Combination Assessment ..... 69
Water Quantity, Level and Flow ..... 69
Kenfig SAC ..... 69
Severn Estuary SAC/SPA/Ramsar ..... 71
In-Combination Assessment ..... 72
Loss of Functionally Linked Habitat ..... 72
Severn Estuary SPA / Ramsar ..... 72
In-Combination Assessment ..... 78
Visual and Noise Disturbance (During Construction) ..... 79
Severn Estuary SPA / Ramsar ..... 79
In-Combination Assessment ..... 82
Atmospheric Pollution ..... 82
Cardiff Beech Woods SAC ..... 82
Coastal Squeeze ..... 83
Severn Estuary SAC/SPA/Ramsar ..... 83
In-Combination Assessment ..... 84
7. Conclusions & Recommendations ..... 85
Recreational Pressure – Severn Estuary SAC/SPA/Ramsar ..... 85
Loss of Functionally Linked Habitat – Severn Estuary SPA/Ramsar ..... 86
Visual and Noise Disturbance – Severn Estuary SPA/Ramsar ..... 87
Appendix A Maps ..... 88
Appendix B Screening for Likely Significant Effects (LSEs) ..... 89

## Figures

Figure 1: The legislative basis for Appropriate Assessment. ..... 2
Figure 2: Four Stage Approach to Habitats Regulations Assessment. Source EC, 2001[1]. ..... 4
Figure 3: Traffic contribution to concentrations of pollutants at different distances from a road (Source: DfT). ..... 35
Figure 4: Sites allocated in the Vale of Glamorgan RLDP in relation to the HRA-relevant Habitats Sites. ..... 88

## Tables

Table 1: Strategic development plans with the potential for in-combination effects due to proximity to the Vale of Glamorgan and relevant Habitats Sites. ..... 7
Table 2: Relevant Habitats Sites and their location in relation to the Vale of Glamorgan. ..... 9
Table 3: Wastewater Treatment Works (WwTWs) serving residential and employment development in the Vale of Glamorgan that are in potential hydrological continuity with the Severn Estuary SAC/SPA/Ramsar. ..... 31

Table 4: Main sources and effects of air pollutants on habitats and species. ..... 33
Table 5: Natural England Impact Risk Zones (IRZs) for different functional groups of birds. ..... 37
Table 6: Residential sites allocated in the Deposit RLDP for the Vale of Glamorgan. ..... 62
Table 7: Qualifying individual species in the Severn Estuary SPA / Ramsar and their dependence on functionally linked habitats outside the designated site boundary. ..... 72
Table 8: Summary of Key Sites and Major Employment Allocations included in the Vale of Glamorgan RLDP and important parameters for establishing potential functional linkage to the Severn Estuary SPA / Ramsar. ..... 75
Table 9: Assessment of qualifying species in the Severn Estuary SPA / Ramsar to visual and noise disturbance stimuli. ..... 79
Table 10: LSEs screening of policies contained in the Vale of Glamorgan RLDP Deposit Plan. ..... 89

# 1. Introduction

1.1 AECOM has been commissioned by Vale of Glamorgan Council (VGC) to undertake the report to inform the Habitats Regulations Assessment (HRA) of the emerging Vale of Glamorgan Replacement Local Development Plan (RLDP), specifically its Deposit Plan stage. This work builds on the previously completed HRA of the RLDP's Preferred Strategy, which was undertaken by AECOM in 2023, taking account of changes to the plan and comments received on the HRA, particularly from Natural Resources Wales. The purpose of the HRA is to assess whether the RLDP may result in Likely Significant Effects (LSEs) and, where these have been identified, whether it would result in adverse effects on the integrity of internationally important nature conservation sites. These include all Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites.

1.2 The Vale of Glamorgan is Wales' most southerly Unitary Authority, which lies west of Cardiff and is bounded by the M4 and the Severn Estuary. It covers an area of 33,097ha, the majority of which is agricultural land. Along the Severn Estuary, the authority has 53km of coastline, 19km of which are designated as the 'Glamorgan Heritage Coast'. The neighbouring local authorities, which are likely to be most important in relation to any in-combination impacts on Habitats Sites, are Bridgend, Cardiff and Rhondda Cynon Taf. At the 2021 population Census the authority's population stood at approx. 131,900, with Barry being the most populous town. Other larger towns and villages encompass Penarth, Llantwit Major, Dinas Powys and Cowbridge. Within the Vale of Glamorgan, there are two Habitats Sites: the Severn Estuary SAC/SPA/Ramsar and Dunraven Bay SAC. The Kenfig SAC adjoins the Vale of Glamorgan in the authority of Bridgend.

1.3 VGC has now progressed into the latter stages of finalising its RLDP. It is a statutory requirement that strategic development plans are reviewed every four years to ensure they are still fit for purpose. The currently adopted Local Development Plan (LDP) was reviewed in June 2021 (and a LDP Review Report published), which resulted in a recommendation for a RLDP covering the years between 2021 and 2036 being made. The RLDP will shape the Vale of Glamorgan for the next 15 years, determining where certain types of development will be permitted and outlining areas that will be protected. It also encompasses strategic policies that will allocate major development sites (both housing and employment development) in the period to 2036.

1.4 VGC is a Competent Authority as defined in Regulation 7 of the Conservation of Habitats and Species Regulations 2017 (as amended). Regulation 105 states that '*A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which… is likely to have a significant effect on a Habitats Site [a Special Area of Conservation, Special Protection Area or, as a matter of Government policy, a Ramsar site] or a European offshore marine site (either alone or in combination with other plans or projects) …must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives*'. Collectively, this process is called HRA.

## Legislative Context

1.5 The UK left the EU on 31 January 2020 under the terms set out in the European Union (Withdrawal Agreement) Act 2020 ("the Withdrawal Act"). However, the Withdrawal Act retains the body of existing EU-derived law within our domestic law. Therefore, the requirement for HRA continues as set out in the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019[2], unless this changes through future legislative amendments. Note that there are current Government plans to change the Habitats Regulations although how they may change is currently unclear. Similarly, although EU case law is currently still considered of relevance in the UK courts, this position may change during the plan preparation process or the RLDP period. Therefore, all stages of the HRA will need to be mindful of potential changes in legislation and caselaw.

[2] these don't replace the 2017 Regulations but are just another set of amendments

1.6 The need for Appropriate Assessment is set out in the Conservation of Habitats and Species Regulations 2017 (as amended; see Figure 1). The HRA process applies the 'Precautionary Principle'[3] to Habitats Sites. Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of Habitats Site(s). Plans and projects with anticipated adverse impacts on the integrity of Habitats Sites may still be permitted if there are No Reasonable Alternatives (that would deliver the same objectives), Imperative Reasons of Overriding Public Interest (IROPI) and adequate compensation has been identified. To ascertain whether or not site integrity will be affected, an Appropriate Assessment (AA) should be undertaken of the plan or project in question:

Conservation of Habitats and Species Regulations 2017 (As Amended)

The Regulations state that:
"A competent authority, before deciding to … give any consent for a plan or project which is likely to have a significant effect on a Habitats Site … shall make an appropriate assessment of the implications for the site in view of that sites conservation objectives… The authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the Habitats Site".

**Figure 1: The legislative basis for Appropriate Assessment.**

1.7 Over time the phrase 'Habitats Regulations Assessment' (HRA) has come into wide currency to describe the overall process set out in the Habitats Directive from screening through to IROPI. This has arisen to distinguish the overall process from the individual stage described in the law as AA. In spring 2018 the 'Sweetman' European Court of Justice ruling[4] clarified that mitigation (i.e. measures that are specifically introduced to avoid or reduce a harmful effect on a Habitats Site that would otherwise arise) should **not** be taken into account when forming a view on LSEs. Mitigation should instead only be considered at the AA stage.

1.8 In 2018 the Court of Justice of the European Union (CJEU) also ruled in combined cases C-293/17 and C-294/17 (often dubbed the Dutch Nitrogen case). The case related to atmospheric nitrogen deposition from agriculture and the concept of 'headroom' for further deposition. The Dutch government argued that because other measures they were taking (through a national programme known as the PAS) would reduce atmospheric nitrogen deposition considerably, this would create headroom for agricultural growth, such that individual farms would not need AA or mitigation as long as they remained within that headroom. However, there was considerable uncertainty over the effectiveness of the PAS reductions, and even with these taken into account, large areas of the relevant Habitats Sites would still be above the Critical Load (i.e. the threshold below which damage could be ruled out with confidence).

1.9 As a result, the Advocate-General advising the court disagreed with the Dutch Government due to the degree of uncertainty over the effectiveness of the PAS and argued that if the Critical Load was still exceeded, there was effectively no headroom available since damage would still arise from further deposition. In other words, to create sufficient headroom at a national level to entirely avoid the need for AA or mitigation, one would need to not just reduce nitrogen inputs from other sources but do so to such an extent the damage thresholds for the Habitats Site was no longer exceeded. The Court concurred, ruling that where a site is already in a negative state the room for permitting further harm is necessarily limited. The RLDP HRA will be mindful of these rulings.

# Quality Assurance

1.10 This report was undertaken in line with AECOM's Integrated Management System (IMS). Our IMS places great emphasis on professionalism, technical excellence, quality, environmental and Health and Safety management. All staff members are committed to establishing and maintaining our certification to the international standards BS EN ISO 9001:2008 and 14001:2004 and BS

[3] The Precautionary Principle, which is referenced in Article 191 of the Treaty on the Functioning of the European Union, has been defined by the United Nations Educational, Scientific and Cultural Organisation (UNESCO, 2005) as: *"When human activities may lead to morally unacceptable harm* [to the environment] *that is scientifically plausible but uncertain, actions shall be taken to avoid or diminish that harm. The judgement of plausibility should be grounded in scientific analysis".*
[4] People Over Wind and Sweetman v Coillte Teoranta (C-323/17)

OHSAS 18001:2007. In addition, our IMS requires careful selection and monitoring of the performance of all sub-consultants and contractors.

1.11 All AECOM Ecologists working on this project are members (at the appropriate level) of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow their code of professional conduct (CIEEM, 2019).

# 2. Methodology

2.1 The HRA has been carried out with reference to the general EC guidance on HRA[5]; the UK government has also produced its own guidance[6]. Figure 2 below outlines the stages of HRA according to this guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.




**Figure 2: Four Stage Approach to Habitats Regulations Assessment. Source EC, 2001[1].**

# Description of HRA Tasks

## HRA Task 1 – Screening for Likely Significant Effects (LSEs)

2.2 Following evidence gathering, the first stage of any HRA is a screening for LSEs. This is a brief, high-level assessment to decide whether the full subsequent stage known as AA is required. The essential question is:

”Is the project, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon Habitats Sites?”

2.3 The objective is to ‘screen out’ those plans and projects that can, without any detailed appraisal, be concluded to be unlikely to result in significant adverse effects upon Habitats Sites. This is usually because there is no mechanism for an adverse interaction. The LSEs screening is based on identification of impact sources, potential pathways linking to ecological receptors and assessment of relevant Habitats Sites at risk from development. These are normally designated features but also include habitats and species fundamental to those designated features achieving favourable conservation status (notably functionally linked habitats outside Habitats Site boundaries).

2.4 In the Waddenzee case[7], the European Court of Justice ruled on the interpretation of Article 6(3) of the Habitats Directive, including that:

[5] European Commission (2001): Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive.
[6] https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site
[7] Case C-127/02

- An effect should be considered 'likely', "*if it cannot be excluded, on the basis of objective information, that it will have a significant effect on the site*" (para 44);
- An effect should be considered 'significant', "*if it undermines the conservation objectives*" (para 48); and
- Where a plan or project has an effect on a site "*but is not likely to undermine its conservation objectives, it cannot be considered likely to have a significant effect on the site concerned*" (para 47).

2.5 Therefore, the LSEs screening consists of two parts: Firstly, it determines whether there are any policies that could result in negative impacts on ecological receptors and secondly it evaluates whether there are any Habitats Sites that might be affected. This HRA identifies Habitats Sites that could be affected by the RLDP and the impact pathways most likely requiring consideration.

2.6 Due to the aforementioned 2018 case law, the conclusion of 'no LSEs' must not take account of any measures specifically introduced to avoid or reduce harm to Habitats Sites. Embedded measures (i.e. those that are integral to the plan itself) can be considered at this stage but other types of mitigation must be deferred to the AA. It is also important to note that the LSEs screening must generally follow the Precautionary Principle as its main purpose is to determine whether the subsequent stage of AA (i.e. a more detailed investigation) is required.

## HRA Task 2 – Appropriate Assessment (AA)

2.7 Where it is determined that LSEs cannot be excluded, the analysis must proceed to the next stage of HRA known as AA. Case law has clarified that 'Appropriate Assessment' is not a technical term. In other words, there are no particular technical analyses, or level of technical analysis, that are classified by law as belonging to AA rather than the screening for LSEs. AA refers to whatever level of assessment is appropriate to form a conclusion regarding effects on the integrity (coherence of structure and function) of Habitats Sites in light of their Conservation Objectives.

2.8 There is a clear implication that the analysis in the AA should be more detailed than undertaken at the LSEs stage. One of the key considerations in the AA is whether there is available mitigation that would entirely address the potential effect. In practice, the AA takes any policies or allocations that could not be dismissed following the high-level LSEs screening and assesses the potential for an effect in more detail. The purpose is to conclude whether there would actually be an adverse effect on site integrity (in other words, disruption of the coherent structure and function of Habitats Site(s)). In evaluating significance, AECOM will rely on professional judgement, interpretation of bespoke studies and previous stakeholder consultation regarding potential impacts of development.

2.9 In 2018 the Holohan ruling[8] was handed down by the European Court of Justice. This included paragraph 39 which stated that 'As regards other habitat types or species, which are present on the site, but for which that site has not been listed, and with respect to habitat types and species located outside that site, … typical habitats or species must be included in the appropriate assessment, if they are necessary to the conservation of the habitat types and species listed for the protected area' [emphasis added]. This is particularly important regarding the potential loss of functionally linked habitat in relation to the Severn Estuary SPA/Ramsar.

2.10 Where necessary, measures have been recommended for incorporation into the RLDP to avoid or mitigate adverse effects on Habitats Sites. There is considerable precedent, both nationally and locally, concerning the level of detail that a Plan document needs to contain regarding mitigation of identified impact pathways, such as recreational pressure. The implication of this is that it is not necessary for all measures to be fully deployed or developed prior to adoption of the RLDP, but the planning document must provide an adequate policy framework within which these measures can be delivered. When discussing mitigation at a strategic plan level, one is concerned primarily with the policy framework to enable the delivery of such mitigation rather than the detail of the mitigation measures themselves.

[8] Case C-461/17

# HRA Task 3 – Avoidance and Mitigation

2.11 Once the AA has been completed there may be a requirement for avoidance or mitigation. This will most likely encompass suggestions for amendments to policy wording, or the identification of strategic mitigation solutions for smaller sites unlikely to be able to deliver their own mitigation. The purpose is to ensure an adequate framework exists to protect Habitats Sites from any potential adverse effects.

2.12 Consideration should also be given to the role of any new legal requirements that may emerge during the RLDP process. Delivering land to achieve Biodiversity Net Gain could potentially be co-located with mitigation solutions required for recreational pressure, such as by increasing the amount of available recreational greenspace and delivering significant biodiversity enhancements at the same time. For example, a country park could be zoned to provide both considerable biodiversity benefits and significant recreational opportunity. Moreover, any large area of Biodiversity Net Gain is likely to be informally used for recreation unless steps are taken to physically exclude the general public. To achieve this dual benefit, any proposed site for co-location would need to be large and meet formal SANG or Heathland Infrastructure Project (HIP) criteria[9].

2.13 There is significant value in committing to building a strong network of greenspaces, large parks and accessible Green/Blue Infrastructure corridors in the RLDP process from the outset, located appropriately to draw new residents away from sensitive Habitats Sites. This is likely to be required in addition to working with landowners and managers of designated sites to address the direct effects of increased recreational pressure within the site boundaries. At other Habitats Sites for which recreational pressure is a concern, the latter is often achieved through providing Strategic Access Management & Monitoring (SAMM), although landowner involvement is essential.

2.14 Department for Levelling Up, Housing & Communities (DLUHC) and Ministry of Housing, Communities and Local Government (MHCLG) guidance[10] makes it clear that when undertaking HRAs of land-use plans, the AA should be undertaken at a level of detail that is appropriate and proportional to the level of detail provided within the plan itself:

- "*The comprehensiveness of the [Appropriate] assessment work undertaken should be proportionate to the geographical scope of the option and the nature and extent of any effects identified. An AA need not be done in any more detail, or using more resources, than is useful for its purpose. It would be inappropriate and impracticable to assess the effects [of a strategic land use plan] in the degree of detail that would normally be required for the Environmental Impact Assessment (EIA) of a project.*"

- The Court of Appeal[11] ruled that providing the Council (in their role as Competent Authority) was duly satisfied that proposed mitigation could be '*achieved in practice*' to satisfy that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied to a planning permission (rather than a Local Plan)[12]. In that case the High Court ruled that for *'a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of Regulation 102 of the Habitats Regulations*'.

2.15 In other words, there is an acceptance that AA can be tiered and that all impacts are not necessarily appropriate for consideration to the same degree of detail at all tiers. The fullest level of detail is required at the reserved matters or full planning application stage that it is '*sufficiently certain that a measure will make an effective contribution to avoiding harm, guaranteeing beyond*

[9] https://www.woking2027.info/allocations/sadpdexam/neguidelinessang
[10] Department for Levelling up, housing and communities 2019. Guidance on Appropriate assessment https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities https://www.gov.uk/guidance/appropriate-assessment [accessed 17/11/2022]
[11] No Adastral New Town Ltd (NANT) v Suffolk Coastal District Council Court of Appeal, 17th February 2015
[12] High Court case of R (Devon Wildlife Trust) v Teignbridge District Council, 28 July 2015

*all reasonable doubt that the project will not adversely affect the integrity of the area'*, as per Cooperatie Mobilisation [2019] Env LR (CSFG§97).

2.16 Similarly, in any strategic planning document, there are numerous policies for which there is a limit to the degree of assessment that is possible at this level. This is because either:

- The policy in question does not contain any specifics as to what will be delivered so cannot be assessed in detail at the plan level. In this case, the AA would focus on precautionary mitigation that can be included in the plan to ensure that whatever proposals come forward will not result in adverse effects on integrity; or
- The nature of the potential impacts (notably lighting, noise and visual disturbance during construction, or loss of functionally linked habitat) are very closely related to exactly where and how the development will be delivered. Therefore, these impact pathways cannot be assessed in detail at the plan level. In these instances, the AA centres around available mitigation measures, the extent to which such measures would be achievable / effective and whether an adequate protective policy framework exists to ensure that development coming forward under the relevant policies will not lead to adverse effects on the integrity of Habitats Sites.

2.17 On these occasions the advice of Advocate-General Kokott[13] is worth considering. She commented that: *'It would …hardly be proper to require a greater level of detail in preceding plans* [rather than planning applications] *or the abolition of multi-stage planning and approval procedures so that the assessment of implications can be concentrated on one point in the procedure. Rather, adverse effects on areas of conservation must be assessed at every relevant stage of the procedure* ***to the extent possible on the basis of the precision of the plan***. ***This assessment is to be updated with increasing specificity in subsequent stages of the procedure'*** [emphasis added]. This is the approach taken in the HRA and is in line with the Department for Levelling Up Housing and Communities guidance referenced in paragraph 4.27, and Court rulings that regarding level of detail of the assessment which is appropriate at each stage of the planning process.

# In-Combination Assessment

2.18 It is a requirement of the Regulations that the impacts and effects of any plan document are not only considered in isolation but in-combination with other plans and projects that may also be exerting pressures on the relevant Habitats Site(s). In practice, in-combination assessment is of greatest importance when a policy would otherwise be screened out because its individual contribution is not significant. Table 1 summarises the key strategic Local Development Plans with the potential for in-combination impacts with the Vale of Glamorgan RLDP.

**Table 1: Strategic development plans with the potential for in-combination effects due to proximity to the Vale of Glamorgan and relevant Habitats Sites.**

| Strategic Plan | Residential Growth | Employment Growth |
|---|---|---|
| Bridgend County Borough Local Development Plan 2018-2033[14] | 8,628 dwellings (prioritised on previously developed land) | 68.8ha |
| Rhondda Cynon Taf Local Development Plan 2006-2021[15] | 14,385 dwellings (in sustainable locations) | 51ha |

[13] Opinion of Advocate General Kokott, 9th June 2005, Case C-6/04. Commission of the European Communities v United Kingdom of Great Britain and Northern Ireland, paragraph 49
http://curia.europa.eu/juris/document/document.jsf?docid=58359&doclang=EN
[14] Bridgend County Borough Local Development Plan. (Adopted March 2024). Available at:
https://www.bridgend.gov.uk/media/izcfgp1f/written-statement.pdf [Accessed on the 07/10/2025]
[15] Rhondda Cynon Taf Local Development Plan. (Adopted March 2011). Available at:
https://www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/LocalDevelopmentPlans/RelateddocumentsLDP20062021/AdoptedLocalDevelopmentPlan.pdf [Accessed on the 07/10/2025]

| | |
|---|---|
| Cardiff Local Development Plan 2006-2026[16] | 45,415 dwellings | N/A (no hectarage provided, but 40,000 new jobs to be delivered) |

2.19 At the level of strategic development plans, such as RLDPs, it is the total in-combination growth quantum that is the primary focus of assessment rather than the detail of individual allocations (which will be assessed through their own HRA at the planning application level). Individual planning applications are only considered in the in-combination assessment where they have national significance or are particularly extensive. For example, a development delivering 500 dwellings or more would need to be considered in an appraisal of cumulative recreational pressure impacts.

2.20 Notwithstanding this, when undertaking in-combination assessment for specific development sites, it is important to avoid double-counting since housing and employment projects that deliver growth will usually themselves be part of the strategic plan as site allocations. In these instances, the development of a planning application can be considered to provide further detail on growth that is already being assessed. Similarly, where growth is being delivered in surrounding authorities this is captured in the in-combination assessment through consideration of the relevant adopted LDPs or emerging RLDPs, which set out the total amount of growth delivered across the authorities over the relevant timescales.

## Geographical Scope

2.21 There are no standard criteria for determining the physical scope of an HRA. Rather, the source-pathway-receptor model should be used to determine whether there are potential linking impact pathways connecting to development allocated in the plan document. Based on an assessment of the available evidence, the following Habitats Sites were included in the scope of assessment (see Appendix A for a map showing their distribution in relation to the Vale of Glamorgan):

- Severn Estuary SAC/SPA/Ramsar;
- Dunraven Bay SAC;
- Kenfig SAC;
- Cardiff Beech Woods SAC;
- Cefn Cribwr Grasslands SAC; and,
- Blackmill Woodlands SAC.

2.22 To fully inform this HRA, several reports, studies and databases were consulted to determine whether LSEs and, potentially, adverse effects may arise from the Vale of Glamorgan RLDP. These include:

- LDPs and accompanying HRAs (where available) for the adjoining authorities of Bridgend, Rhondda Cynon Taf and Cardiff;
- Visitor survey undertaken by AECOM on the Welsh side of the Severn Estuary SAC/SPA/Ramsar for the authorities of Monmouthshire and Torfaen and discussed in the published Monmouthshire RLDP and its HRA;
- Final 2024 Water Resources Management Plan (WRMP) published by Welsh Water and its associated HRA;
- Countryside Council for Wales' (now Natural Resources Wales) Core Management Plans for all relevant Habitats Sites; and
- Multi Agency Geographic Information for the Countryside (MAGIC) and its links to SSSI citations and the JNCC website (www.magic.gov.uk).

[16] Cardiff Local Development Plan. (Adopted January 2016). Available at: https://www.cardiffldp.co.uk/wp-content/uploads/Final-Adopted-Local-Development-Plan-English.pdf [Accessed on the 07/10/2025]. It is to be noted that Cardiff Council is currently preparing their own RLDP which is at the Deposit Plan stage. However, for the purposes of this HRA the currently adopted RLDP has been used as the in-combination baseline.

# 3. Habitats Sites

3.1 In the case of the Vale of Glamorgan RLDP, it was determined that for the initial coarse screening Habitats Sites within 15km of the authority boundary require consideration (Table 2). Their geographic location is illustrated in **Appendix A, Figure A1**.

**Table 2: Relevant Habitats Sites and their location in relation to the Vale of Glamorgan.**

| Habitats Site | Location |
|---|---|
| Severn Estuary SAC/SPA/Ramsar | This is an extensive estuarine site that stretches along the eastern side of the authority boundary and also directly adjoins Cardiff, Newport and Monmouthshire. |
| Dunraven Bay SAC | This SAC lies in the western part of the authority. |
| Kenfig SAC | The site is located immediately north of the Vale of Glamorgan in the adjoining authority of Bridgend. |
| Cardiff Beech Woods SAC | The closest component part of this SAC to the Vale of Glamorgan lies approx. 3.5km to the north-east in the adjoining authority of Cardiff. |
| Cefn Cribwr Grasslands SAC | The closest component part of the Cefn Cribwr Grasslands SAC lies approx. 5.2km to the north in the adjoining authority of Bridgend. |
| Blackmill Woodlands SAC | The closest component part of this SAC to the Vale of Glamorgan lies approx. 6km to the north in the adjoining authority of Bridgend. |

# Severn Estuary SAC

## Introduction

3.2 The Severn Estuary SAC was designated as a SAC in 2009, because it supports a significant number of habitats and species. It covers an area of 74,000ha and is designated partly for its estuary feature. Within this feature, subtidal sandbanks, intertidal mudflats and sandflats, Atlantic salt meadows and biogenic reefs are included. The SAC also harbours three migratory fish species, including river lamprey, sea lamprey and twaite shad. The Severn Estuary also comprises hard substrate habitats, an assemblage of 114 estuarine and marine fish species and various waterfowl species. The Severn Estuary SAC overlaps with the Severn Estuary SPA/Ramsar, designated for a range of overwintering waders and waterfowl.

## Qualifying Features[17]

3.3 Annex I habitats that are a primary reason for selection of this site:

- Estuaries
- Mudflats and sandflats not covered by seawater at low tide
- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

3.4 Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Sandbanks which are slightly covered by sea water all the time
- Reefs

3.5 Annex II species that are a primary reason for selection of this site:

- Sea lamprey *Petromyzon marinus*

[17] https://sac.jncc.gov.uk/site/UK0013030 [Accessed on the 25/04/2023]

- River lamprey *Lampetra fluviatilis*
- Twaite shad *Alosa fallax*

## Conservation Objectives[18]

3.6 **The conservation objective for the "estuaries" feature of the Severn Estuary SAC is to maintain the feature in favourable condition, as defined below.**

3.7 The feature will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met

- the total extent of the estuary is maintained;
- the characteristic physical form (tidal prism/cross sectional area) and flow (tidal regime) of the estuary is maintained;
- the characteristic range and relative proportions of sediment sizes and sediment budget within the site is maintained;
- the extent, variety and spatial distribution**4** of estuarine habitat communities within the site is maintained;
- the extent, variety, spatial distribution and community composition of hard substrate habitats and their notable communities is maintained;
- the abundance of the notable estuarine species assemblages is maintained or increased;
- the physico-chemical characteristics of the water column support the ecological objectives described above;
- toxic contaminants in water column and sediment are below levels which would pose a risk to the ecological objectives described above; and
- airborne nutrient and contaminant loads are below levels which would pose a risk to the ecological objectives described above.

3.8 **The conservation objective for the "subtidal sandbanks" feature of the Severn Estuary SAC is to maintain the feature in favourable condition, as defined below.**

3.9 The feature will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met:

- the total extent of the subtidal sandbanks within the site is maintained;
- the extent and distribution of the individual subtidal sandbank communities within the site is maintained;
- the community composition of the subtidal sandbank feature within the site is maintained;
- the variety and distribution of sediment types across the subtidal sandbank feature is maintained; and
- the gross morphology (depth, distribution and profile) of the subtidal sandbank feature within the site is maintained.

3.10 **The conservation objective for "mudflats and sandflats" feature of the Severn Estuary SAC is to maintain the feature in favourable condition, as defined below.**

3.11 The feature will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met:

[18] https://publications.naturalengland.org.uk/file/3977366 [Accessed on the 07/10/2025]

- The total extent of the mudflats and sandflats feature is maintained;
- the variety and extent of individual mudflats and sandflats communities within the site is maintained;
- the distribution of individual mudflats and sandflats communities within the site is maintained;
- the community composition of the mudflats and sandflats feature within the site is maintained; and
- the topography of the intertidal flats and the morphology (dynamic processes of sediment movement and channel migration across the flats) are maintained.

3.12 **The conservation objective for the "Atlantic salt meadow" feature of the Severn Estuary SAC is to maintain the feature in favourable condition, as defined below.**

3.13 The feature will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met:

- the total extent of Atlantic salt meadow and associated transitional vegetation communities within the site is maintained;
- the extent and distribution of the individual Atlantic salt meadow and associated transitional vegetation communities within the site is maintained;
- the zonation of Atlantic salt meadow vegetation communities and their associated transitions to other estuary habitats is maintained;
- the relative abundance of the typical species of the Atlantic salt meadow and associated transitional vegetation communities is maintained;
- the abundance of the notable species of the Atlantic salt meadow and associated transitional vegetation communities is maintained;
- the structural variation of the salt marsh sward (resulting from grazing) is maintained within limits sufficient to satisfy the requirements of conditions iv and v above and the requirements of the Ramsar and SPA features;
- the characteristic stepped morphology of the salt marshes and associated creeks, pills, drainage ditches and pans, and the estuarine processes that enable their development, is maintained; and
- Any areas of Spartina anglica salt marsh (SM6) are capable of developing naturally into other saltmarsh communities.

3.14 **The conservation objective for the "reefs" feature of the Severn Estuary SAC is to maintain the feature in a favourable condition, as defined below.**

3.15 The feature will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met:

- the total extent and distribution of Sabellaria reef is maintained;
- the community composition of the Sabellaria reef is maintained;
- the full range of different age structures of Sabellaria reef are present; and
- the physical and ecological processes necessary to support Sabellaria reef are maintained.

3.16 **The conservation objective for the river lamprey Lampetra fluviatilis feature of the Severn Estuary SAC is to maintain the feature in a favourable condition, as defined below:**

3.17 The feature will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met:

- the migratory passage of both adult and juvenile river lamprey through the Severn Estuary between the Bristol Channel and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows, or poor water quality;
- the size of the river lamprey population in the Severn Estuary and the rivers which drain into it, is at least maintained and is at a level that is sustainable in the long term;
- the abundance of prey species forming the river lamprey's food resource within the estuary, is maintained; and
- Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above.

3.18 **The conservation objective for the sea lamprey Petromyzon marinus feature of the Severn Estuary SAC is to maintain the feature in a favourable condition, as defined below.**

3.19 The feature will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met:

- the migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Bristol Channel and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows, or poor water quality;
- the size of the sea lamprey population in the Severn Estuary and the rivers which drain into it, is at least maintained as is at a level that is sustainable in the long term;
- the abundance of prey species forming the sea lamprey's food resource within the estuary, is maintained; and
- Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above.

3.20 **The conservation objective for the twaite Shad Alosa fallax feature of the Severn Estuary SAC is to maintain the feature in a favourable condition, as defined below.**

3.21 The feature will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met:

- the migratory passage of both adult and juvenile twaite shad through the Severn Estuary between the Bristol Channel and their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality;
- the size of the twaite shad population within the Severn Estuary and the rivers draining into it is at least maintained and is at a level that is sustainable in the long term.
- the abundance of prey species forming the twaite shad's food resource within the estuary, in particular at the salt wedge, is maintained; and
- Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above.

## Threats and Pressures to Site Integrity[19]

3.22 The following threats and pressures to the site integrity of the Severn Estuary SAC have been identified in Natural England's Site Improvement Plan:

- Public access / disturbance

[19] http://publications.naturalengland.org.uk/publication/4590676519944192 [Accessed on the 07/10/2025]

- Physical modification
- Impacts of development
- Coastal squeeze
- Change in land management
- Changes in species distributions
- Water pollution
- Air pollution: Impact of atmospheric nitrogen deposition
- Marine consents and permits: Minerals and waste
- Fisheries: Recreational marine and estuarine
- Fisheries: Commercial marine and estuarine
- Invasive species
- Marine litter
- Marine pollution incidents

# Severn Estuary SPA/Ramsar

## Introduction

3.23 The Severn Estuary SPA/Ramsar is located between the borders of Wales and England in south-western Britain. It is a 24,700.91ha large estuary with extensive intertidal mudflats, sandflats, rocky platforms and small islands. The coastline is fringed by saltmarsh, grazing marsh, freshwater and brackish ditches. Its seabed is mainly rocky, gravelly and sub-tidal sandbanks. Due to the estuary's funnel shape, the Severn experiences the second highest tidal range in the world.

3.24 Because of this extreme tidal condition, the SPA/Ramsar is inhabited by plant and animal assemblages that tolerate the physical conditions in the tidal-swept liquid mud, sand and rock. The invertebrate community is species-poor and harbours high densities of ragworms and lugworms. These form important food sources for migrant and wintering waders. The SPA/Ramsar has particular importance as a stopover point for spring and autumn migrant waders, and overwintering swans, ducks and waders. The site also has an extensive intertidal zone, as a consequence of its tidal range.

## SPA Qualifying Features[20]

3.25 This site qualifies under **Article 4.1** of the Directive (79/409/EEC) by supporting populations (counts are all at time of designation and could have changed since) of European importance of the following species listed on Annex I of the Directive:

**Over winter**

- Bewick's swan *Cygnus columbianus bewickii*, 280 individuals representing at least 4.0% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)

3.26 This site also qualifies under **Article 4.2** of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:

**On passage**

[20] http://archive.jncc.gov.uk/default.aspx?page=2066 [Accessed on the 07/10/2025]

- Ringed plover *Charadrius hiaticula*, 655 individuals representing at least 1.3% of the Europe/Northern Africa - wintering population (5 year peak mean 1991/2 - 1995/6)

**Over winter**

- Curlew *Numenius arquata*, 3,903 individuals representing at least 1.1% of the wintering Europe - breeding population (5 year peak mean 1991/2 - 1995/6)
- Dunlin *Calidris alpina alpina*, 44,624 individuals representing at least 3.2% of the wintering Northern Siberia/Europe/Western Africa population (5 year peak mean 1991/2 - 1995/6)
- Pintail *Anas acuta*, 599 individuals representing at least 1.0% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)
- Redshank *Tringa totanus*, 2,330 individuals representing at least 1.6% of the wintering Eastern Atlantic - wintering population (5 year peak mean 1991/2 - 1995/6)
- Shelduck *Tadorna tadorna*, 3,330 individuals representing at least 1.1% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)

**Assemblage qualification: A wetland of international importance**

3.27 The area qualifies under **Article 4.2** of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl.

3.28 Over winter, the area regularly supports 93,986 individual waterfowl (5 year peak mean 1991/2 - 1995/6) including: Gadwall *Anas strepera*, shelduck *Tadorna tadorna*, pintail *Anas acuta*, dunlin *Calidris alpina alpina*, curlew *Numenius arquata*, redshank *Tringa totanus*, Bewick's swan *Cygnus columbianus bewickii*, wigeon *Anas penelope*, lapwing *Vanellus vanellus*, teal *Anas crecca*, mallard *Anas platyrhynchos*, shoveler *Anas clypeata*, pochard *Aythya ferina*, tufted duck *Aythya fuligula*, grey plover *Pluvialis squatarola*, white-fronted goose *Anser albifrons albifrons*, whimbrel *Numenius phaeopus*.

## Ramsar Qualifying Features[21]

3.29 The Severn Estuary is designated as a Ramsar site under the following criteria:

**Criterion 1**

Due to the immense tidal range (second-largest in world), which affects both the physical environment and biological communities

Habitats Directive Annex I features present include sandbanks which are slightly covered by sea water all the time, estuaries, mudflats and sandflats not covered by sweater at low tide and Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

**Criterion 3**

Due to unusual estuarine communities, reduced diversity and high productivity

**Criterion 4**

This site is important for the run of migratory fish between sea and river via estuary. Species include salmon *Salmo salar*, sea trout *S. trutta*, sea lamprey *Petromyzon marinus*, river lamprey *Lampetra fluviatilis*, allis shad *Alosa alosa*, twaite shad *A. fallax*, and eel *Anguilla anguilla*. It is also of particular importance for migratory birds during spring and autumn.

**Criterion 5: Assemblages of international importance**

Species with peak counts in winter

70,919 waterfowl (5 year peak mean 1998/99-2002/2003).

[21] https://jncc.gov.uk/jncc-assets/RIS/UK11081.pdf [Accessed on the 07/10/2025]

**Criterion 6: Species / populations occurring at levels of international importance**

Species with peak counts in winter

- Tundra swan *Cygnus columbianus bewickii*; 229 individuals representing an average of 2.8% of the GB population (5 year peak mean 1998/99-2002/03)
- Greater white-fronted goose *Anser albifrons*; 2,076 individuals representing an average of 35.8% of the GB population (5 year peak mean 1996/97-2000/01)
- Common shelduck *Tadorna tadorna*; 3,223 individuals representing an average of 1% of the NW Europe population (5 year peak mean 1998/99-2002/03)
- Gadwall *Anas strepera strepera*; 241 individuals representing an average of 1.4% of the GB population (5 year peak mean 1998/99-2002/03)
- Dunlin *Calidris alpina alpina*; 25,082 individuals representing an average of 1.8% of the W Siberia and W Europe population (5 year peak mean 1998/99-2002/03)
- Common redshank *tringa totanus tetanus*; 2,616 individuals representing an average of 1% of the population (5 year peak mean 1998/99-2002/03)

Species / populations identified subsequent to designation for possible future consideration under criterion 6

Species regularly supported during the breeding season

- Lesser black-backed gull *Larus fuscus graellsii*; 4,167 apparently occupied nests, representing an average of 2.8% of the breeding population (Seabird 2000 Census)

Species with peak counts in spring / autumn

- Ringed plover *Charadrius hiaticula*; 740 individuals representing an average of 1% of the Europe and NW Africa population (5 year peak mean 1998/99-2002/03)

Species with peak counts in winter

- Eurasian teal *Anas crecca*; 4,456 individuals representing an average of 1.1% of the NW Europe population (5 year peak mean 1998/99-2002/03)
- Northern pintail *Anas acuta*; 756 individuals representing an average of 1.2% of the NW Europe population (5 year peak mean 1998/99-2002/03)

**Criterion 8**

The fish of the whole estuarine and river system is one of the most diverse in Britain, with over 110 species recorded. Salmon *Salmo salar*, sea trout *S. trutta*, sea lamprey *Petromyzon marinus*, river lamprey *Lampetra fluviatilis*, allis shad *Alosa alosa*, twaite shad *A. fallax*, and eel *Anguilla anguilla* use the Severn Estuary as a key migration route to their spawning grounds in the many tributaries that flow into the estuary. The site is important as a feeding and nursery ground for many fish species particularly allis shad *Alosa alosa* and twaite shad *A. fallax* which feed on mysid shrimps in the salt wedge.

## SPA Conservation Objectives[22]

3.30 **The conservation objective is to maintain the Bewick's swan population and its supporting habitats in favourable condition, as defined below.**

3.31 The interest feature Bewick's swan will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met:

- the 5 year peak mean population size for the Bewick's swan population is no less than 289 individuals (ie the 5 year peak mean between 1988/9 - 1992/3);

[22] https://publications.naturalengland.org.uk/file/3977366 [Accessed on the 07/10/2025]

- the extent of saltmarsh at the Dumbles (Appendix 8: Map 1) is maintained;
- the extent of intertidal mudflats and sandflats at Frampton Sands, Waveridge Sands and the Noose (Appendix 8: Map 1) is maintained;
- the extent of vegetation with an effective field size of >6 ha and with unrestricted bird sightlines > 500m at feeding, roosting and refuge sites (Appendix III) are maintained;
- greater than 25% cover of suitable soft leaved herbs and grasses in winter season throughout the transitional saltmarsh at the Dumbles (Appendix 8: Map 1) is maintained; and
- aggregations of Bewick's swan at feeding, roosting and refuge sites are not subject to significant disturbance.

3.32 **The conservation objective is to maintain the European white-fronted goose population and its supporting habitats in favourable condition, as defined below.**

3.33 The interest feature European white-fronted goose will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met:

- the 5 year peak mean population size for the wintering European white fronted goose population is no less than 3,002 individuals (ie the 5 year peak mean between 1988/9-1992/3);
- the extent of saltmarsh at the Dumbles (Appendix 8: Map 1) is maintained;
- the extent of intertidal mudflats and sandflats at Frampton Sands, Waveridge Sands and the Noose (Appendix 8: Map 1) is maintained;
- greater than 25% cover of suitable soft-leaved herbs and grasses is maintained during the winter on saltmarsh areas (Appendix 8: Map 1);
- unrestricted bird sightlines of >200m at feeding and roosting sites are maintained; and
- aggregations of European white-fronted goose at feeding or roosting sites are not subject to significant disturbance.

3.34 **The conservation objective is to maintain the dunlin population and its supporting habitats in favourable condition, as defined below.**

3.35 The interest feature dunlin will be considered to be in favourable condition when, subject to natural processes , each of the following conditions are met:

- the 5 year peak mean population size for the wintering dunlin population is no less than 41,683 individuals (ie the 5 year peak mean between 1988/9 - 1992/3);
- the extent of saltmarsh (Appendix 8)and associated strandlines is maintained;
- the extent of intertidal mudflats and sandflats (Appendix 8) is maintained;
- the extent of hard substrate habitats (Appendix 8) is maintained;
- the extent of vegetation with a sward height of <10cm is maintained throughout the saltmarsh (Appendix 8);
- the abundance and macro-distribution of suitable invertebrates in intertidal mudflats and sandflats (Appendix 8) is maintained;
- the abundance and macro-distribution of suitable invertebrates in hard substrate habitats (Appendix 8) is maintained;
- unrestricted bird sightlines of >200m at feeding and roosting sites are maintained; and
- aggregations of dunlin at feeding or roosting sites are not subject to significant disturbance.

3.36 **The conservation objective is to maintain the redshank population and its supporting habitats in favourable condition, as defined below.**

3.37 The interest feature redshank will be considered to be in favourable condition when, subject to natural processes each of the following conditions are met:

- the 5 year peak mean population size for the wintering redshank population is no less than 2,013 individuals (ie the 5 year peak mean between 1988/9 - 1992/3);
- the extent of saltmarsh (Appendix 8) and associated strandlines is maintained;
- the extent of intertidal mudflats and sandflats (Appendix 8) is maintained;
- the extent of hard substrate habitats (Appendix IV) is maintained;
- the extent of vegetation with a sward height of <10cm throughout the saltmarsh (Appendix 8) is maintained;
- the abundance and macro-distribution of suitable invertebrates in intertidal mudflats and sandflats (Appendix 8) is maintained;
- the abundance and macro-distribution of suitable invertebrates in hard substrate habitats (Appendix 8) is maintained;
- unrestricted bird sightlines of >200m at feeding and roosting sites are maintained; and
- aggregations of redshank at feeding or roosting sites are not subject to significant disturbance.

3.38 **The conservation objective is to maintain the shelduck population and its supporting habitats in favourable condition, as defined below.**

3.39 The interest feature shelduck will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met:

- the 5 year peak mean population size for the wintering shelduck population is no less than 2,892 individuals (ie the 5 year peak mean between 1988/9 - 1992/3);
- the extent of saltmarsh (Appendix 8) is maintained;
- the extent of intertidal mudflats and sandflats (Appendix 8) is maintained;
- the extent of hard substrate habitats (Appendix 8) is maintained;
- the abundance and macro-distribution of suitable invertebrates in intertidal mudflats and sandflats (Appendix 8) is maintained;
- unrestricted bird sightlines of >200m at feeding and roosting sites are maintained; and
- aggregations of shelduck at feeding or roosting sites are not subject to significant disturbance.

3.40 **The conservation objective is to maintain the gadwall population and its supporting habitats in favourable condition, as defined below.**

3.41 The interest feature gadwall will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met:

- the 5 year peak mean population size for the wintering gadwall population is no less than 330 (ie the 5 year peak mean between 1988/9 - 1992/3);
- the extent of intertidal mudflats and sandflats (Appendix 8) is maintained;
- unrestricted bird sightlines of >200m at feeding and roosting sites are maintained; and
- aggregations of gadwall at feeding or roosting sites are not subject to significant disturbance.

3.42 **The conservation objective is to maintain the waterfowl assemblage and its supporting habitats in favourable condition, as defined below.**

3.43 The interest feature waterfowl assemblage will be considered to be in favourable condition when, subject to natural processes, each of the following conditions are met:

- the 5 year peak mean population size for the waterfowl assemblage is no less than 68,026 individuals (ie the 5 year peak mean between 1988/9 - 1992/3);
- the extent of saltmarsh (Appendix 8) and their associated strandlines is maintained;
- the extent of intertidal mudflats and sandflats (Appendix 8) is maintained;
- the extent of hard substrate habitats (Appendix 8) is maintained;
- extent of vegetation of <10cm throughout the saltmarsh (Appendix 8) is maintained;
- the abundance and macroscale distribution of suitable invertebrates in intertidal mudflats and sandflats (Appendix 8) is maintained;
- the abundance and macroscale distribution of suitable invertebrates in hard substrate habitats (Appendix IV) is maintained;
- greater than 25% cover of suitable soft leaved herbs and grasses during the winter on saltmarsh areas (Appendix 8) is maintained;
- unrestricted bird sightlines of >500m at feeding and roosting sites are maintained; and
- waterfowl aggregations at feeding or roosting sites are not subject to significant disturbance.

## Threats and Pressures to Site Integrity of SPA[23]

3.44 The following threats and pressures to the site integrity of the Severn Estuary SPA have been identified in Natural England's Site Improvement Plan:

- Public access / disturbance
- Physical modification
- Impacts of development
- Coastal squeeze
- Change in land management
- Changes in species distributions
- Water pollution
- Air pollution: Impact of atmospheric nitrogen deposition
- Marine consents and permits: Minerals and waste
- Fisheries: Recreational marine and estuarine
- Fisheries: Commercial marine and estuarine
- Invasive species
- Marine litter
- Marine pollution incidents

[23] http://publications.naturalengland.org.uk/publication/4590676519944192 [Accessed on the 07/10/2025]

# Dunraven Bay SAC

## Introduction

3.45 The Dunraven Bay SAC is a 6.45ha large site comprising a range of habitats, including shingle / sea cliffs (26.5%), humid / mesophile grassland (25%), dry grassland / steppes (18.5%), improved grassland (17.5%) and broad-leaved deciduous woodland (12.5%). The site is situated on a southwest facing cliff about 1km south-east of the village of Southerndown in the Vale of Glamorgan. Due to the eroding nature of the coastline, the SAC population has now declined to six individuals due to cliff slides removing plants.

3.46 Its shore dock population of approx. 20 individual plants is the reason for designation of this site. The species lives on damp coastal limestone and is the only remnant of the former Bristol Channel range. The primary causal factor for the disappearance of this species at other sites is the disappearance of damp dune slacks and shingle banks. For this reason, the Dunraven Bay population is a significant seed source for potential recolonisation of dunes and beach heads in the Bristol Channel, once the supporting habitats have been restored to favourable condition.

## Qualifying Features[24]

3.47 Annex II species that are a primary reason for selection of this site:

- Shore dock *Rumex rupestris*

## Conservation Objectives[25]

3.48 The conservation status of a natural habitat is the sum of the influences acting on it and its typical species that may affect its long-term natural distribution, structure and functions as well as the long term survival of its typical species. The conservation status of a natural habitat will be taken as favourable when:

- Its natural range and areas it covers within that range are stable or increasing, and
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- The conservation status of its typical species is favourable.

3.49 The conservation status of a species is the sum of the influences acting on the species that may affect the long-term distribution and abundance of its populations. The conservation status will be taken as ‘favourable’ when:

- Population dynamics data on the species indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

## Threats / Pressures to Site Integrity[26]

3.50 The Countryside Council Wales (CCW) specifies the following threats and pressures to the integrity of the Dunraven Bay SAC in the Core Management Plan for the site:

- Erosion and cliff fall

[24] Available at: https://sac.jncc.gov.uk/site/UK0030139 [Accessed on the 07/10/2025]
[25] Available at: https://naturalresources.wales/media/671785/Dunraven%20Core%20SAC%20plan%2015.4.08.pdf [Accessed on the 07/10/2025]
[26] Ibid.

- Scrub

# Kenfig SAC

## Introduction

3.51 The Kenfig SAC is an extensive site covering 1,189.14ha and comprising a diverse range of habitats, including coastal sand dunes / sand beaches (63%), tidal rivers / estuaries (19%), heath / scrub (7.5%), shingle / sea cliffs (4%), inland waterbodies (2.5%), broad-leaved deciduous woodland (2.5%), salt marshes / salt pastures (1%) and bogs / marshes (0.5%). Owing to its ecological complexity, the SAC is designated for a range of habitats.

3.52 Kenfig represents a largely intact dune system in south Wales with extensive sections of fixed dune vegetation, comprising red fescue *Festuca rubra* and lady's bedstraw *Galium verum*. Semi-fixed dune grassland with marram *Ammophila arenaria* is also present. More acidic vegetation within this habitat includes sand sedge *Carex arenaria*, sheep's-fescue *Festuca ovina* and common bent *Agrostis capillaris*.

3.53 Humid dune slacks are another dune habitat type found within the SAC, which supports the most important example of this habitat in the UK, both in terms of its conservation, structure and function. These calcareous slacks are also among the most species-rich in the UK, supporting assemblages of fen orchid *Liparis loeselii* and various mosses. Some of the dune slacks within the site are still in the early successional stage of development.

## Qualifying Features[27]

3.54 Annex I habitats that are a primary reason for selection of this site:

- Fixed coastal dunes with herbaceous vegetation ('grey dunes') (* priority feature)
- Dunes with *Salix repens* ssp. *Argentea* (*Salicion arenariae*)
- Humid dunes slacks
- Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp.

3.55 Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

3.56 Annex II species that are a primary reason for selection of this site:

- Petalwort *Petalophyllum ralfsii*
- Fen orchid *Liparis loeselii*

## Conservation Objectives[28]

3.57 The conservation status of a natural habitat is the sum of the influences acting on it and its typical species that may affect its long-term natural distribution, structure and functions as well as the long term survival of its typical species. The conservation status of a natural habitat will be taken as favourable when:

- Its natural range and areas it covers within that range are stable or increasing, and
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- The conservation status of its typical species is favourable.

[27] Available at: https://sac.jncc.gov.uk/site/UK0012566 [Accessed on the 07/10/2025]
[28] Available at: https://naturalresources.wales/media/672610/Kenfig%20SAC%20management%20plan%2021.4.08%20English.pdf [Accessed on the 07/10/2025]

3.58 The conservation status of a species is the sum of the influences acting on the species that may affect the long-term distribution and abundance of its populations. The conservation status will be taken as 'favourable' when:

- Population dynamics data on the species indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

## Threats / Pressures to Site Integrity[29]

3.59 The following factors affecting the Kenfig SAC are specified in Countryside Council Wales' Core Management Plan for the site:

- Livestock grazing
- Water level
- Water quality
- Natural coastal processes
- Recreational and visitor pressure
- Scrub encroachment
- Air quality
- Agricultural runoff
- Hydrology
- Fishery management
- Introduced alien / exotic species
- Changes in access and recreation
- River bank erosion / sediment deposition
- Trampling by horses
- Pollution
- *Frankenia laevis*

# Cardiff Beech Woods SAC

## Introduction

3.60 The Cardiff Beech Woods SAC is a 114.45ha large site comprising broad-leaved deciduous woodland (99.5%) and some developed tracts (0.5%). It represents an area of semi-natural broadleaved woodland dominated by beech. The SAC is considered one of the best examples of beech forest in the UK, representing this habitat close to its western limit of distribution. Mosaics and transitions to other woodland types are found throughout the SAC, such as acidic beech woodland and oak *Quercus* and ash *Fraxinus excelsior* woods. Characteristic and notable species in the ground flora include ramsons *Allium ursinum*, sanicle *Sanicula europea*, bird's-nest orchid *Neottia nidus-avis* and yellow bird's-nest orchid *Monotropa hypopitis*.

[29] Ibid.

3.61 The SAC also supports significant stretches of *Tilio-Acerion* forests of slopes, screes and ravines, comprising ash *Fraxinus excelsior*, wych elm *Ulmus glabra* and small-leaved lime *Tilia cordata*. Introduced sycamore *Acer pseudoplatanus* is frequently present throughout.

## Qualifying Features[30]

3.62 Annex I habitats that are a primary reason for selection of this site:

- *Asperulo-Fagetum* beech forests

3.63 Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- *Tilio-Acerion* forests of slopes, screes and ravines (* priority feature)

## Conservation Objectives[31]

3.64 The conservation status of a natural habitat is the sum of the influences acting on it and its typical species that may affect its long-term natural distribution, structure and functions as well as the long term survival of its typical species. The conservation status of a natural habitat will be taken as favourable when:

- Its natural range and areas it covers within that range are stable or increasing, and
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- The conservation status of its typical species is favourable.

3.65 The conservation status of a species is the sum of the influences acting on the species that may affect the long-term distribution and abundance of its populations. The conservation status will be taken as 'favourable' when:

- Population dynamics data on the species indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

## Threats / Pressures to Site Integrity[32]

3.66 The following performance indicators for factors affecting the Cardiff Beech Woods SAC are specified in CCW's Core Management Plan:

- Recreational use
- Atmospheric pollution
- Development pressure
- Commercial forestry
- Mineral extraction

[30] https://sac.jncc.gov.uk/site/UK0030109 [Accessed on the 07/10/2025]
[31] https://naturalresources.wales/media/672066/FINAL%20Cdf%20Beech%20Woods%20SAC%20Man%20Plan.pdf [Accessed on the 07/10/2025]
[32] Ibid.

# Cefn Cribwr Grasslands SAC

## Introduction

3.67 The Cefn Cribwr Grasslands SAC is a 57.92ha large site encompassing humid / mesophile grassland (64%), broad-leaved deciduous woodland (25%), heath / scrub (10%) and bogs / marshes (1%). The SAC represents one of four sites selected in south and central Wales to support *Molinia* meadows. Within the site there are extensive stands of *Molinia – Cirsium dissectum* fen-meadow (M24) with cross-leaved heath *Erica tetralix*. Transitions to more acidic *Molinia* and *Juncus* pasture, dry neutral grassland and wet scrub vegetation are well represented. Notable declining species within the SAC are wiper's-grass *Scorzonera humilis* and soft-leaved sedge *Carex montana*.

3.68 Another feature of conservation importance within the site are the marsh fritillary populations, a species that is considered endangered in Europe. The occurrence of the species is tightly linked to its food plant devil's bit scabious. Recent research indicates that the ability of this species to recolonise new geographic areas is limited, with swathes of suitable habitat being required in close proximity. Marsh fritillary populations have been recorded in three of the SSSI component parts of the SAC (Caeau Cefn Cribwr, Bryn Bach and Pen y Castell).

## Qualifying Features[33]

3.69 Annex I habitats that are a primary reason for selection of this site:

- *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*)

3.70 Annex II species present as a qualifying feature, but not a primary reason for site selection:

- Marsh fritillary butterfly *Euphydryas aurinia*

# Conservation Objectives[34]

3.71 The conservation status of a natural habitat is the sum of the influences acting on it and its typical species that may affect its long-term natural distribution, structure and functions as well as the long term survival of its typical species. The conservation status of a natural habitat will be taken as favourable when:

- Its natural range and areas it covers within that range are stable or increasing, and
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- The conservation status of its typical species is favourable.

3.72 The conservation status of a species is the sum of the influences acting on the species that may affect the long-term distribution and abundance of its populations. The conservation status will be taken as 'favourable' when:

- Population dynamics data on the species indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

[33] Available at: https://sac.jncc.gov.uk/site/UK0030113 [Accessed on the 07/10/2025]
[34] Available at: https://naturalresources.wales/media/671199/Cefn%20Cribwr%20Core%20SAC%20plan%20290108%20English.pdf [Accessed on the 07/10/2025]

## Threats / Pressures to Site Integrity[35]

3.73 The following performance indicators for factors affecting the Cefn Cribwr Grasslands SAC are specified in CCW's Core Management Plan:

- Livestock grazing
- Hydrological regime
- Adjacent land use
- Extent and quality of the marshy grassland
- Presence of shelter belts
- Burning

# Blackmill Woodlands SAC

## Introduction

3.74 The Blackmill Woodlands SAC is a 70.05ha large site comprising broad-leaved deciduous woodland (92.5%) and heath / scrub (7.5%). It is an example of old sessile oak woods at the southernmost extent of the habitat's range in Wales. The ground flora within the woods is limited by the dry conditions of the site, encompassing sessile oak *Quercus petraea*, bilberry *Vaccinium myrtillus* and wavy hair-grass *Deschampsia flexuosa*. Moderate fern and bryophyte cover is also present. Notably, the gnarly appearance of many trees highlight the long history of woodland management within the site.

## Qualifying Features[36]

3.75 Annex I habitats that are a primary reason for selection of this site:

- Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles

## Conservation Objectives[37]

3.76 The conservation status of a natural habitat is the sum of the influences acting on it and its typical species that may affect its long-term natural distribution, structure and functions as well as the long term survival of its typical species. The conservation status of a natural habitat will be taken as favourable when:

- Its natural range and areas it covers within that range are stable or increasing, and
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- The conservation status of its typical species is favourable.

3.77 The conservation status of a species is the sum of the influences acting on the species that may affect the long-term distribution and abundance of its populations. The conservation status will be taken as 'favourable' when:

- Population dynamics data on the species indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and

[35] Ibid.
[36] Available at: https://sac.jncc.gov.uk/site/UK0030090 [Accessed on the 07/10/2025]
[37] Available at: https://naturalresources.wales/media/670998/Blackmill%20Core%20SAC%20plan%20Jan%2008.pdf [Accessed on the 07/10/2025]

- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

## Threats / Pressures to Site Integrity[38]

3.78 The following performance indicators for factors affecting the Blackmill Woodlands SAC are specified in CCW's Core Management Plan:

- Livestock grazing
- Non-native species
- Air pollution

[38] Ibid.

# 4. Background Evidence to Impact Pathways

4.1 Where available, existing evidence and stakeholder knowledge has been drawn upon to inform the HRA of the Vale of Glamorgan RLDP. The following sections discuss existing baseline evidence and its relevance for development in the Vale of Glamorgan. Since leaving the EU (and thus the EUs network of internationally important Natura 2000 sites) the government has placed greater attention on the fact that the UKs international conservation sites are also part of the Bern Convention Emerald Network. All English and Welsh Emerald Network Sites (SPA and SAC sites), have Site Improvement Plans (SIPs) or Core Management Plans produced for them by Natural England/Natural Resources Wales. These documents identify existing threats and pressures to Habitats Sites and are drawn upon to inform this Scoping Report. At the same time, some SIPs are several years old and, therefore, more recent Supplementary Advice on Conservation Objectives is also consulted.

## Recreational Pressure

4.2 There is concern over the cumulative impacts of recreation on key nature conservation sites in the UK, as most sites have a dual role of fulfilling Conservation Objectives while also providing recreational opportunity. Various research reports have provided compelling links between changes in housing and access levels[39], and impacts on Habitats Sites[40][41]. While this is the case for any habitat, recreational impacts are particularly noteworthy for sites of high conservation importance. Due to different qualifying features and associated sensitivities, Habitats Sites differ in their susceptibility to different forms of recreation. Studies across a range of species have shown that the effects from recreation can be complex. HRAs of strategic planning documents tend to focus on the role of housing growth and new residents in altering usage levels in Habitats Sites. An existing mitigation strategy is already adopted for parts of the Severn Estuary SAC/SPA/Ramsar in England and some Welsh authorities (Monmouthshire, Cardiff) are weighing up the implications of this for their own emerging RLDPs.

## Bird Disturbance

4.3 Human recreation can affect wildlife (including birds, mammals, herptiles and invertebrates) in a multitude of ways. Most avian studies have focused on behavioural responses to disturbance, such as alertness responses, reduced foraging rates[42], minor flights and major flights to sub-optimal foraging habitats[43] [44]. One of the consequences of behavioural responses, and particularly major ones, is increased energy expenditure[45] [46]. The timing and type of a behavioural response is likely to be determined by the perceived level of threat as well as the energetic costs involved (e.g. to take major flight). At the extreme end of the spectrum, recreation can also result in mortality either directly or indirectly. For example, free-roaming dogs may predate on eggs and incubating adult birds[47]. Recreational impacts on ground-nesting birds are particularly severe,

[39] Weitowitz D.C., Panter C., Hoskin R. & Liley D. (2019). The effect of urban development on visitor numbers to nearby protected nature conservation sites. *Journal of Urban Ecology* **5**. https://doi.org/10.1093/jue/juz019
[40] Liley D, Clarke R.T., Mallord J.W., Bullock J.M. (2006a). The effect of urban development and human disturbance on the distribution and abundance of nightjars on the Thames Basin and Dorset Heaths. Natural England / Footprint Ecology.
[41] Liley D., Clarke R.T., Underhill-Day J., Tyldesley D.T. (2006b). Evidence to support the appropriate Assessment of development plans and projects in south-east Dorset. Footprint Ecology / Dorset County Council.
[42] Yasué M. (2005). The effects of human presence, flock size and prey density on shorebird foraging rates. *Journal of Ethology* **23**: 199-204.
[43] Burton N.H., Rehfisch M.M. & Clark N.A. (2002). Impacts of disturbance from construction work on the densities and feeding behavior of waterbirds using the intertidal mudflats of Cardiff Bay, UK. *Environmental Management* **30**: 865-871.
[44] Burton N.H.K., Armitage M.J.S., Musgrove A.J. & Rehfisch M.M. (2002). Impacts of man-made landscape features on numbers of estuarine waterbirds at low tide. *Environmental Management* **30**: 857-864.
[45] Stock M. & Hofeditz F. (1997). Compensatory limits: Energy budgets of brent geese, *Branta b bernicla*, the influence of human disturbance. *Journal Fuer Ornithologie* **138**: 387-411.
[46] Nolet B.A., Bevan R.M., Klaassen M., Langevoord O. & Van der Heijden Y. (2002). Habitat switching by Bewick's swans: Maximization of average long-term energy gain? *Journal of Animal Ecology* **71**: 979-993.
[47] Pienkowski M.J. (1984). Breeding biology and population dynamics of ringed plovers *Charadrius hiaticula* in Britain and Greenland: Nest predation as a possible factor limiting distribution and time of breeding. *Journal of the Zoological Society of London* **202**: 83-114.

with many studies concluding that urban sites support lower densities of key species, such as stone curlew and nightjar[48] [49]. Furthermore, recreational access can also result in death through accidental trampling of nests, eggs and chicks[50]. Disturbance may also affect the survival rate of birds by making them more vulnerable to being caught by their natural predators[51].

4.4 However, disturbance can also result in much less obvious (and harder to measure) physiological effects and stress responses, which may in turn affect individual and population-level fitness. While studies on such 'indirect' health impacts are rare, there is empirical evidence that disturbance increase the heart rate[52] and stress hormone levels[53] [54] in birds. Therefore, available research indicates that disturbance responses are inherently complex and certainly encompass more than just flight behaviour.

4.5 Parameters that are likely to influence the magnitude of behavioural responses include group size[55], directional approach[56] and speed of movement[57]. Disturbance may also be associated with a seasonal element in that disturbance in winter is more impactful because natural food shortages make birds more vulnerable at this time of year. In contrast, this may be counterbalanced by fewer recreational users in the winter months and a lower overall sensitivity of birds outside the breeding season.

4.6 Disturbance is known to arise from a wide range of recreational activities, including walking / hiking, dog walking, horse riding, running, cycling / mountain biking and canoeing[58]. Newly emerging activities (e.g. drone-flying) have also been linked to disturbance issues[59]. However, the disturbance potential differs between different types of recreational activities. For example, in one study dog walking led to a significantly higher reduction in bird diversity and abundance compared to hiking[60]. It is also suggested that key disturbance parameters, such as areas of influence and flush distance, are significantly greater for dog walkers than hikers[61]. Furthermore, differences in on-site route lengths and usage patterns from visitor surveys imply that key spatial and temporal parameters (such as the area of a site potentially impacted and the frequency of disturbance) will also differ between recreational activities. This strongly suggests that the activity types undertaken in Habitats Sites ought to be taken into account in HRAs.

## Trampling Damage, Soil Compaction and Erosion

4.7 Most terrestrial habitats (especially dune systems and old woodlands) can be affected by trampling and other mechanical damage. Mechanical disturbance dislodges and damages individual plants, leads to erosion and compacts soil. The following studies have assessed the impact of mechanical damage exerted by various types of recreational activities in different habitats:

[48] Clarke R.T., Liley D., Sharp J.M. & Green R.E. (2013). Building development and roads: Implications for the distribution of stone curlews across the Brecks. *PLOS ONE*. https://doi:10.1371/journal.pone.0072984.
[49] Liley D. & Clarke R.T. (2003). The impact of urban development and human disturbance on the numbers of nightjar *Caprimulgus europaeus* on heathlands in Dorset, England. Biological Conservation **114**: 219-230.
[50] Liley D. & Sutherland W.J. (2007). Predicting the population consequences of human disturbance for ringed plovers *Charadrius hiaticula*: A game theory approach. *Ibis* **149**: 82-94.
[51] Brambilla M., Rubolini D. & Guidali F. (2004). Rock climbing and raven *Corvus corax* occurrence depress breeding success of cliff-nesting peregrines *Falco peregrinus*. *Ardeola* **51**: 425-430.
[52] Ellenberg U., Mattern T. & Seddon P.J. (2013). Heart rate responses provide an objective evaluation of human disturbance stimuli in breeding birds. *Conservation Physiology* **1**: doi: 10.1093/conphys/cot013.
[53] Thiel D., Jenni-Eiermann S., Palme R. & Jenni L. (2011). Winter tourism increases stress hormone levels in the Capercaillie *Tetrao urogallus*. *Ibis* **153**: 122-133.
[54] Walker B.G., Dee Boersma P. & Wingfield J.C. (2006). Habituation of adult magellanic penguins to human visitation as expressed through behavior and corticosterone secretion. *Conservation Biology* **20**: 146-154.
[55] Beale C.M. & Monaghan P. (2005). Modeling the effects of limiting the number of visitors on failure rates of seabird nests. *Conservation Biology* **19**: 2015-2019.
[56] Smith-Castro J.R. & Rodewald A.D. (2010). Behavioral responses of nesting birds to human disturbance along recreational trails. *Journal of Field Ornithology* **81**: 130-138.
[57] Bellefleur D., Lee P. & Ronconi R.A. (2009). The impact of recreational boat traffic on marbled murrelets (*Brachyramphus marmoratus*). *Journal of Environmental Management* **90**: 531-538.
[58] Steven R., Pickering C. & Guy Castley J. (2011). A review of the impacts of nature based recreation on birds. *Journal of Environmental Management* **92**: 2287-2294.
[59] Mulero-Pázmány M., Jenni-Eiermann S.
[60] Banks P.B. & Bryant J.Y. (2007). Four-legged friend or foe? Dog walking displaces native birds from natural areas. *Biology Letters* **3**: 14pp.
[61] Miller S.G., Knight R.L. & Miller C.K. (2001). Wildlife responses to pedestrians and dogs. *Wildlife Society Bulletin* **29**: 124-132.

- Wilson & Seney)[62] examined the degree of track erosion caused by hikers, motorcyclists, horse riders and cyclists in 108 plots along tracks in the Gallatin National Forest, Montana. Although the results proved difficult to interpret, it was concluded that horse riders and hikers disturbed more sediment on wet tracks, and thereby causing more erosion, than motorcyclists and cyclists.

- Cole et al[6364] conducted experimental off-track trampling tests in 18 closed forest, dwarf scrub and meadow & grassland communities (each trampled between 0 – 500 times) over five mountain regions in the US. Vegetation cover was assessed two weeks and one year after trampling respectively, and an inverse relationship with trampling intensity was discovered (although this relationship was weaker after one year than two weeks indicating some recovery of vegetation). Differences in plant morphology (structure) was found to explain more variation in response than soil and topographic factors. Low-growing, mat-forming grasses regained their cover best after two weeks and were considered most resistant to trampling, while tall forbs (non-woody vascular plants other than grasses, sedges, rushes and ferns) were considered least resistant. The cover of hemicryptophytes (plants with buds at or near the soil surface) and geophytes (plants with buds below the soil surface) was heavily reduced after two weeks but had recovered well after one year. Chamaephytes (plants with buds above the soil surface) were least resilient to trampling.

- Cole[65] conducted a follow-up study (across four vegetation types) in which shoe type (trainers or walking boots) and trampling weight were varied. Although the immediate damage was greater with walking boots, there was no significant difference after one year. Heavier tramplers caused a greater reduction in vegetation height than lighter tramplers, but there was no differential impact on vegetation cover.

- Cole & Spildie[66] experimentally compared the effects of off-track trampling by hikers and horse riders (at two intensities – 25 and 150 passes) in two woodland vegetation types (one with an erect forb understorey and one with a low shrub understorey). While it was shown that higher trampling intensities cause more disturbance, there were marked differences between recreational activities and woodland types. Horse trampling caused the larger reduction in vegetation cover compared to hiking. The forb-dominated woodland suffered greater disturbance but recovered rapidly.

- Martin et al.[67] used unmanned aerial vehicle (UAV) imagery to document the impacts of a mountain bike, cyclocross bike and a hiker on soil compaction and vegetation composition at pass increments of 25, 75, 200 and 400. They showed that bikes with narrower tyres (cyclocross bikes) lead to higher soil compaction than bikes with wider tyres (mountain bikes), and both cycling types had higher impacts than hikers. However, at high pass intensities, the negative impacts were similar for all activities.

- Pascoe[68] found a significant correlation between trampling intensity and the distribution of field gentian *Gentianella campestris* and autumn lady's-tresses *Spiranthes spiralis* in New Forest grasslands (although it was concluded that the species are not under existential threat from trampling if this does not creep into previously lightly or untrampled areas).

- Woodland trees (particularly ancient and veteran individuals) and their associated ground flora are sensitive to recreational trampling because of their large leaves and thin

[62] Wilson J.P. & Seney J.P. (1994). Erosional impact of hikers, horses, motorcycles and off-road bicycles on mountain trails in Montana. *Mountain Research and Development* **14**: 77-88.
[63] Cole D.N. (1995a). Experimental trampling of vegetation I: Relationship between trampling intensity and vegetation response. *Journal of Applied Ecology* **32**: 203-214.
[64] Cole D.N. (1995b). Experimental trampling of vegetation II: Predictors of resistance and resilience. *Journal of Applied Ecology* **32**: 215-224.
[65] Cole D.N. (1995c). Recreational trampling experiments: Effects of trampler weight and shoe type. Research Note INT-RN-425. U.S. Forest Service, Intermountain Research Station, Utah.
[66] Cole D.N. & Spildie D.R. (1998). Hiker, horse and llama trampling effects on native vegetation in Montana, USA. *Journal of Environmental Management* **53**: 61-71.
[67] Martin R.H., Butler D.R. & Klier J. (2018). The influence of tire size on bicycle impacts to soil and vegetation. *Journal of Outdoor Recreation and Tourism* **24**: 52-58.
[68] Pascoe C. Factors affecting the distribution of *Spiranthes spiralis* and *Gentianella campestris* on Wilverley Plain in the New Forest (BSc). University of Reading, Reading, UK.

cell walls, adaptations to shady conditions. In the New Forest, trampling has been reported to result in the localised loss of characteristic ground flora[69], particularly surrounding well-trodden paths and 'honeypot' sites. Furthermore, trampling results in soil compaction surrounding root zones, which can reduce the ability of trees to extract water, lead to direct physical damage to roots and impacted associated soil fungi[70].

4.8 Sand dunes are dynamic systems that are shaped by factors such as the supply of sand and prevailing wind direction. 80% of dunes in the UK are currently subject to coastal erosion, diminishing the dune itself and creating bare ground. Natural England's Access and Nature Conservation Reconciliation guidance note states that light levels of trampling can increase plant diversity in dune systems, but medium to high levels of trampling promote bare ground, increase soil compaction, reduce plant diversity and change vegetation height. The type of dune habitat also influences its response to recreational pressure. For example, in fixed decalcified dunes the relationship between levels of access and impact is linear (i.e. it shows a proportionate relationship whereby the amount of damage increases gradually and predictably with the amount of footfall). In other dune types (e.g. embryonic shifting dunes), the relationship is curvilinear, suggesting that a small increase in trampling has a disproportionately strong effect, with a flattening of the impact curve under higher trampling regimes[71].

## Nutrient Enrichment

4.9 A major concern for nutrient-poor terrestrial habitats (e.g. ancient woodland, heathland) is nutrient enrichment associated with dog fouling (addressed in various reviews, e.g.[72]). It is estimated that dogs will defecate within 10 minutes of starting a walk and therefore most nutrient enrichment arising from dog faeces will occur within 400m of a site entrance. In contrast, dogs will urinate at frequent intervals during a walk, resulting in a more widespread distribution of urine. For example, in Burnham Beeches National Nature Reserve it is estimated that 30,000 litres of urine and 60 tonnes of dog faeces are deposited annually[73]. While there is limited information on the chemical constituents of dog faeces, nitrogen is one of its main components[74].

4.10 A recent study has published further compelling evidence on the relative impact of N and phosphorus (P) deposition arising from dogs. Using 487 direct-count censuses from four peri-urban forests and nature reserves, the modelling data suggested that canine fertilisation rates amount to 11 kg N and 5 kg P per hectare per year respectively[75]. These amounts are significant when compared to atmospheric nitrogen deposition rates and the offsetting achievable through traditional habitat management techniques (e.g. cutting and removal of hay). The nitrogen deposition by dogs is particularly significant given the nitrogen Critical Load that is established for some Habitats Sites. For example, fixed coastal dunes with herbaceous vegetation have a CL range of 8-10 kg N/ha/yr (qualifying feature of the Kenfig SAC) on the Air Pollution Information System (APIS). This implies that the equivalent of the minimum CL of the site (11.1 kg N/ha/yr adjacent to Ogmore Road) is exceeded by N nitrogen deposition from dogs alone, before atmospheric sources are considered. Nutrient availability is the major determinant of plant community composition and the effect of dog defecation in sensitive habitats is comparable to a high-level application of fertiliser, potentially resulting in a shift towards plant communities that are more typical of improved grasslands.

[69] Tubbs C.R. (2001). The New Forest: History, Ecology and Conservation. Lyndhurst, Hampshire: New Forest Ninth Centenary Trust, New Forest Museum.
[70] Lake S., Liley D. & Saunders P. (2020). Recreation use of the New Forest SAC / SPA / Ramsar: Impacts of recreation and potential mitigation approaches. Unpublished report by Footprint Ecology. 96pp.
[71] Coombes E.G. (2007). The effects of climate change on coastal recreation and biodiversity. School of Environmental Sciences. University of East Anglia, Norwich.
[72] Taylor K., Anderson P., Taylor R.P., Longden K. & Fisher P. (2005). Dogs, access and nature conservation. English Nature Research Report, Peterborough.
[73] Barnard A. (2003). Getting the facts – Dog walking and visitor number surveys at Burnham Beeches and their implications for the management process. *Countryside Recreation* **11**:16-19.
[74] Taylor K., Anderson P., Liley D. & Underhill-Day J.C. (2006). Promoting positive access management to sites of nature conservation value: A guide to good practice. English Nature / Countryside Agency, Peterborough and Cheltenham.
[75] De Frenne P., Cougnon M., Janssens G.P.J. & Vangansbeke P. (2022). Nutrient fertilization by dogs in peri-urban ecosystems. *Ecological Solutions and Evidence* **3**: https://doi.org/10.1002/2688-8319.12128

## Summary

4.11 Several Habitats Sites relevant to the Vale of Glamorgan RLDP area are designated for habitats and species that are sensitive to recreational pressure. A growth in the local population will lead to an increased demand for access to outdoor areas and recreational greenspaces, especially Habitats Sites.

4.12 Overall, the following Habitats Sites within 15km of the Vale of Glamorgan authority boundary are sensitive to increased recreational footfall and, therefore, could be negatively impacted by residential development delivered under the RLDP:

- **Severn Estuary SAC/SPA/Ramsar** (located along the eastern boundary of the Vale of Glamorgan)
- **Dunraven Bay SAC** (situated in the western part of the authority)
- **Kenfig SAC** (located immediately north of the Vale of Glamorgan in the adjoining authority of Bridgend)
- **Cardiff Beech Woods SAC** (the closest component part of this SAC to the Vale of Glamorgan lies approx. 3.5km to the north-east in the adjoining authority of Cardiff)
- **Cefn Cribwr Grasslands SAC** (the closest component part of this SAC to the Vale of Glamorgan lies approx. 5.2km to the north in the adjoining authority of Bridgend)
- **Blackmill Woodlands SAC** (the closest component part of this SAC to the Vale of Glamorgan lies approx. 6km to the north in the adjoining authority of Bridgend)

# Water Quality

4.13 The quality of the water that feeds Habitats Sites is an important determinant of the condition of the habitats and species they support. Poor water quality can have a range of environmental impacts:

- At high levels, toxic chemicals and metals can result in immediate death of aquatic life, and can have detrimental effects even at lower levels, including increased vulnerability to disease and changes in wildlife behaviour.
- Eutrophication, the enrichment of water with nutrients, increases plant growth and consequently results in oxygen depletion. Algal blooms, which commonly result from eutrophication, increase turbidity and decrease light penetration. The decomposition of organic wastes that often accompanies eutrophication deoxygenates water further, augmenting its oxygen-depleting effect. The main growth-limiting nutrient in freshwater habitats is phosphorus, whereas bioavailable nitrogen determines algal growth in coastal environments. However, nutrient co-limitation may be present in estuaries, which are jointly determined by the interplay of freshwater and sea water.
- Some pesticides, industrial chemicals and components of sewage effluent are suspected to interfere with the functioning of the endocrine system, possibly having negative effects on the reproduction and development of aquatic life.

4.14 The most notable issue in relation to the Vale of Glamorgan RLDP is the potential discharge of treated sewage effluent into the Severn Estuary SAC/SPA/Ramsar, which could increase nutrient concentrations (both phosphorus and nitrogen) in estuarine waters. In local watercourses feeding into the Severn Estuary phosphorus is the main limiting nutrient, whereas nitrogen will be the primary limiting factor in the estuary itself. Due to the proximity of the authority to the SAC/SPA/Ramsar, there is also a risk that surface runoff from impermeable surfaces containing non-toxic and toxic pollutants could directly reach the estuary. The R. Ely has been identified as a significant source of pollutants reaching the estuary. Phosphorus, largely from treated sewage discharge, and domestic/commercial misconnections are having a detrimental ecological impact in that river. The ‘bad’ water quality in the R. Ely is significant in its role as a tributary to the Severn Estuary but is also of paramount importance in determining the habitat characteristics of what

constitutes functionally linked habitat to the estuarine SAC, which is designated for anadromous fish.

4.15 The RLDP provides for development in the geographic area covered by Welsh Water, responsible for wastewater treatment in the Vale of Glamorgan. The potential ecological implications of RLDP development are outlined in Table 3.

**Table 3: Wastewater Treatment Works (WwTWs) serving residential and employment development in the Vale of Glamorgan that are in potential hydrological continuity with the Severn Estuary SAC/SPA/Ramsar.**

| WwTW Catchment | Residential and employment development quantum allocated in the Vale of Glamorgan RLDP | Potential HRA implications |
|---|---|---|
| WwTWs operated by Welsh Water | A total of 7,890 dwellings and 67.8ha of employment land will be delivered over the RLDP period. | Discharge of treated sewage effluent into local watercourses that are in hydrological continuity with the estuary<br><br>Discharge of treated sewage effluent directly into the Severn Estuary SAC/SPA/Ramsar |

4.16 The increase in residential and employment development allocated in the RLDP will lead to an increase in the volume of treated sewage effluent discharged into local waterbodies, including the Severn Estuary. Overall, the following Habitats Sites within 15km of the Vale of Glamorgan authority boundary require further consideration in relation to negative water quality impacts (the sites in **bold** are taken forward to the following chapters):

- **Severn Estuary SAC/SPA/Ramsar** (located along the eastern boundary of the Vale of Glamorgan);
- Dunraven Bay SAC (situated in the western part of the authority);
- **Kenfig SAC** (located immediately north of the Vale of Glamorgan in the adjoining authority of Bridgend);
- Cardiff Beech Woods SAC (the closest component part of this SAC to the Vale of Glamorgan lies approx. 3.5km to the north-east in the adjoining authority of Cardiff);
- **Cefn Cribwr Grasslands SAC** (the closest component part of this SAC to the Vale of Glamorgan lies approx. 5.2km to the north in the adjoining authority of Bridgend); and
- Blackmill Woodlands SAC (the closest component part of this SAC to the Vale of Glamorgan lies approx. 6km to the north in the adjoining authority of Bridgend).

4.17 The Dunraven Bay SAC is designated for its population of shore dock, which is located on a damp coastal limestone cliff. While shore dock, like any plant species, is sensitive to a decline in water quality, it is not considered that this SAC has significant linkages to any surface and / or groundwater bodies. Therefore, it is extremely unlikely that treated sewage effluent from WwTWs would be impacting the shore dock population. The SAC is excluded from further consideration in relation to this impact pathway.

4.18 Like all plants, woodlands and their associated ground flora depend on the input of water of sufficient quality (primarily from rainfall) to maintain their ecological integrity. However, the Cardiff Beech Woods SAC and Blackmill Woodlands SAC do not depend on hydrological connectivity to any freshwater or groundwater bodies that could receive substantial input from WwTWs. Therefore, these SACs are excluded from further consideration in relation to this impact pathway.

# Water Quantity, Level and Flow

4.19 The water level, its flow rates and the mixing conditions are important determinants of the condition of Habitats Sites and associated qualifying features. Hydrological processes are critical

in influencing habitat characteristics in coastal waters, including current velocity, water depth, dissolved oxygen levels, salinity and water temperature. In turn these parameters determine the short- and long-term viability of plant and animal species, as well as overall ecosystem composition. Changes to the water flow rate within an estuary can be associated with a multitude of further impact pathways, including substratum loss, smothering and changes in wave exposure. Furthermore, freshwater input is essential in determining abiotic conditions in freshwater bodies and terrestrial habitats, where the latter comprise habitats or species with strong hydrological associations (e.g. *Molinia* meadows on calcareous, peaty or clayey-silt laden soils).

4.20 Increases in the quantity and rate of water delivery can result in summer flooding and prolonged/deeper winter flooding. This in turn results in the reduction of feeding and roosting sites for birds. For example, in areas where water is too deep, most waders will be unable to reach their food sources close to the ground.

4.21 Coastal environments rely on hydrological connections with freshwater bodies, such as rivers, streams and lakes. However, while the natural fluctuation of water levels within narrow limits is desirable, excess or too little water supply might cause water levels to be outside of the required range of qualifying birds and fish, or the invertebrate or plant assemblages they depend upon. There are two mechanisms through which urban development might negatively affect the water level in Habitats Sites:

- The supply of new housing with potable water will require increased abstraction of water from surface water and groundwater bodies. Depending on the level of water stress in the geographic region, this may impact the aquatic conditions in Habitats Sites sharing the same catchment.

- The proliferation of impermeable surfaces in urban areas increases the volume and speed of surface runoff, particularly during intense rainfall events. Traditional drainage systems often cannot cope with the volume of stormwater and sewer overflows are designed to discharge untreated water directly into watercourses. Often this pluvial flooding results in downstream inundation of watercourses and larger volumes of water reaching designated sites.

4.22 The potable water supply to residential and industrial developments is protected by legislation and delivered by individual water companies which cover different geographic areas of the UK. The management of available water resources is outlined in Water Resources Management Plans (WRMPs), which specify the Water Available for Use while also protecting environmental needs (such as water level requirements in Habitats Sites). Furthermore, WRMPs consider climate change impacts as a key parameter in determining water availability. Climate change will exacerbate many of the existing threats (e.g. low flows) that are faced by aquatic ecosystems. It is also likely that increased rainfall patterns will lead to an increased need for agricultural irrigation, which may lower flows in surface and groundwater bodies further. However, significant agricultural abstractions are subject to individual licenses from NRW and will be judged against any potential risk of over-abstraction, particularly with regard to the highest tier of environmental protection that is represented in Habitats Sites.

4.23 The Vale of Glamorgan adjoins the Severn Estuary SAC/SPA/Ramsar, which is sensitive to changes in the prevailing hydrological regime. The allocation of residential and employment development in the RLDP means that the following Habitats Sites within 15km of the Vale of Glamorgan authority boundary are at risk regarding changes in water quantity, level and flow (the sites in **bold** are taken forward into the following chapters):

- **Severn Estuary SAC/SPA/Ramsar** (located along the eastern boundary of the Vale of Glamorgan);

- Dunraven Bay SAC (situated in the western part of the authority);

- **Kenfig SAC** (located immediately north of the Vale of Glamorgan in the adjoining authority of Bridgend);

- Cardiff Beech Woods SAC (the closest component part of this SAC to the Vale of Glamorgan lies approx. 3.5km to the north-east in the adjoining authority of Cardiff);

- **Cefn Cribwr Grasslands SAC** (the closest component part of this SAC to the Vale of Glamorgan lies approx. 5.2km to the north in the adjoining authority of Bridgend); and
- Blackmill Woodlands SAC (the closest component part of this SAC to the Vale of Glamorgan lies approx. 6km to the north in the adjoining authority of Bridgend).

4.24 As discussed in relation to the impact pathway water quality, the Dunraven Bay SAC, Cardiff Beech Woods SAC and Blackmill Woodlands SAC are not reliant on hydrological continuity with freshwater or groundwater bodies. The qualifying habitats and species present within these sites have low dependencies on hydrological pathways, beyond a basic requirement for water (which will typically be delivered through precipitation events). Therefore, these SACs are excluded from further consideration in relation to this impact pathway.

# Atmospheric Pollution ($NH_3$ and NOx Emission and N Deposition)

4.25 The main pollutants of concern for Habitats Sites are oxides of nitrogen (NOx), ammonia ($NH_3$) and sulphur dioxide ($SO_2$), and are summarised in Table 4. $NH_3$ can have a directly toxic effect upon vegetation, particularly at close distances to the source such as near road verges[76]. NOx can also be toxic at very high concentrations (far above the annual average Critical Level). However, NOx and $NH_3$ exert their main impacts on ecosystems via determining the total nitrogen (N) deposition to soils, potentially leading to deleterious knock-on effects. Increases in N deposition from the atmosphere are widely known to enhance soil fertility and lead to eutrophication. This often has adverse effects on community composition and the quality of semi-natural, nitrogen-limited terrestrial and aquatic habitats[77][78].

**Table 4: Main sources and effects of air pollutants on habitats and species[79].**

| Pollutant | Source | Effects on habitats and species |
|---|---|---|
| Sulphur Dioxide ($SO_2$) | The main sources of $SO_2$ are electricity generation, and industrial and domestic fuel combustion. However, total $SO_2$ emissions in the UK have decreased substantially since the 1980's.<br>Another origin of sulphur dioxide is the shipping industry and high atmospheric concentrations of $SO_2$ have been documented in busy ports. In future years shipping is likely to become one of the most important contributors to $SO_2$ emissions in the UK. | Wet and dry deposition of $SO_2$ acidifies soils and freshwater, and may alter the composition of plant and animal communities.<br>The magnitude of effects depends on levels of deposition, the buffering capacity of soils and the sensitivity of impacted species.<br>However, $SO_2$ background levels have fallen considerably since the 1970's and are now not regarded a threat to plant communities. For example, decreases in Sulphur dioxide concentrations have been linked to returning lichen species and improved tree health in London. |
| Acid deposition | Leads to acidification of soils and freshwater via atmospheric deposition of $SO_2$, NOx, ammonia and hydrochloric acid. Acid deposition from rain has declined by 85% in the last 20 years, which most of this contributed by lower sulphate levels. | Gaseous precursors (e.g. $SO_2$) can cause direct damage to sensitive vegetation, such as lichen, upon deposition.<br>Can affect habitats and species through both wet (acid rain) and dry deposition. The effects of acidification include lowering of soil pH, leaf chlorosis, reduced decomposition rates, and compromised reproduction in birds / plants.<br>Not all sites are equally susceptible to acidification. This varies depending on soil type, bed rock geology, weathering rate and buffering capacity. For example, sites with an underlying geology of granite, gneiss and quartz rich rocks tend to be more susceptible. |

[76] http://www.apis.ac.uk/overview/pollutants/overview_NOx.htm.
[77] Wolseley P. A.; James P. W.; Theobald M. R.; Sutton M. A. (2006). Detecting changes in epiphytic lichen communities at sites affected by atmospheric ammonia from agricultural sources. *Lichenologist* **38**: 161-176.
[78] Dijk N. (2011). Dry deposition of ammonia gas drives species change faster than wet deposition of ammonium ions: Evidence from a long-term field manipulation. *Global Change Biology* **17**: 3589-3607.
[79] Information summarised from the Air Pollution Information System (http://www.apis.ac.uk/).

| Pollutant | Source | Effects on habitats and species |
|---|---|---|
| Ammonia ($NH_3$) | Ammonia is a reactive, soluble alkaline gas that is released following decomposition and volatilisation of animal wastes. It is a naturally occurring trace gas, but ammonia concentrations are directly related to the distribution of livestock. It is also emitted from some vehicles.<br>Ammonia reacts with acid pollutants such as the products of $SO_2$ and $NO_X$ emissions to produce fine ammonium ($NH_4$+) - containing aerosol. Due to its significantly longer lifetime, $NH_4$+ may be transferred much longer distances (and can therefore be a significant trans-boundary issue).<br>While ammonia deposition may be estimated from its atmospheric concentration, the deposition rates are strongly influenced by meteorology and ecosystem type. | The negative effect of $NH_4$+ may occur via direct toxicity, when uptake exceeds detoxification capacity and via N accumulation.<br>Its main adverse effect is eutrophication, leading to species assemblages that are dominated by fast-growing and tall species. For example, a shift in dominance from heath species (lichens, mosses) to grasses is often seen.<br>As emissions mostly occur at ground level in the rural environment and $NH_3$ is rapidly deposited, some of the most acute problems of $NH_3$ deposition are for small relict nature reserves located in intensive agricultural landscapes. |
| Nitrogen oxides ($NO_x$) | Nitrogen oxides are mostly produced in combustion processes. Half of $NO_X$ emissions in the UK derive from motor vehicles, one quarter from power stations and the rest from other industrial and domestic combustion processes.<br>In contrast to the steep decline in Sulphur dioxide emissions, nitrogen oxides are falling slowly due to control strategies being offset by increasing numbers of vehicles. | Direct toxicity effects of gaseous nitrates are likely to be important in areas close to the source (e.g. roadside verges). A critical level of NOx for all vegetation types has been set to 30 ug/m3.<br>Deposition of nitrogen compounds (nitrates ($NO_3$), nitrogen dioxide ($NO_2$) and nitric acid ($HNO_3$)) contributes to the total nitrogen deposition and may lead to both soil and freshwater acidification.<br>In addition, $NO_x$ contributes to the eutrophication of soils and water, altering the species composition of plant communities at the expense of sensitive species. |
| Nitrogen deposition | The pollutants that contribute to the total nitrogen deposition derive mainly from oxidized (e.g. $NO_X$) or reduced (e.g. $NH_3$) nitrogen emissions (described separately above). While oxidized nitrogen mainly originates from major conurbations or highways, reduced nitrogen mostly derives from farming practices.<br>The N pollutants together are a large contributor to acidification (see above). | All plants require nitrogen compounds to grow, but too much overall N is regarded as the major driver of biodiversity change globally.<br>Species-rich plant communities with high proportions of slow-growing perennial species and bryophytes are most at risk from N eutrophication. This is because many semi-natural plants cannot assimilate the surplus N as well as many graminoid (grass) species.<br>N deposition can also increase the risk of damage from abiotic factors, e.g. drought and frost. |
| Ozone ($O_3$) | A secondary pollutant generated by photochemical reactions involving NOx, volatile organic compounds (VOCs) and sunlight. These precursors are mainly released by the combustion of fossil fuels (as discussed above).<br>Increasing anthropogenic emissions of ozone precursors in the UK have led to an increased number of days when ozone levels rise above 40ppb ('episodes' or 'smog').<br>Reducing ozone pollution is believed to require action at international level to reduce levels of the precursors that form ozone. | Concentrations of $O_3$ above 40 ppb can be toxic to both humans and wildlife, and can affect buildings.<br>High $O_3$ concentrations are widely documented to cause damage to vegetation, including visible leaf damage, reduction in floral biomass, reduction in crop yield (e.g. cereal grains, tomato, potato), reduction in the number of flowers, decrease in forest production and altered species composition in semi-natural plant communities. |

4.26 $SO_2$ emissions overwhelmingly derive from power stations and industrial processes that require the combustion of coal and oil, as well as shipping (particularly on a local scale)[80]. $NH_3$ emissions primarily originate from agricultural practices[81], with some chemical processes and some vehicles (notably petrol cars) also making notable contributions.

4.27 In contrast, NOx emissions are dominated by the output of vehicle exhausts (more than half of all emissions). A 'typical' housing development will contribute by far the largest portion to its overall NOx footprint (92%) through its associated road traffic. Other sources, although relevant,

[80] http://www.apis.ac.uk/overview/pollutants/overview_SO2.htm.
[81] Pain B.F., Weerden T.J., Chambers B.J., Phillips V.R.; Jarvis, S.C. (1998). A new inventory for ammonia emissions from U.K. agriculture. *Atmospheric Environment* **32**: 309-313.

are of minor importance (8%) in comparison[82]. Therefore, the emerging RLDP, which will increase the population of the Vale of Glamorgan, can be reasonably expected to increase emissions of NOx and $NH_3$, and thus total N deposition through an increase in vehicular traffic.

4.28 The World Health Organisation has established thresholds for the different atmospheric pollutants, such as the critical NOx concentration (Critical Level) for the protection of vegetation of 30 $\mu gm^{-3}$, the $NH_3$ threshold for vascular plants of 3 $\mu gm^{-3}$ and the threshold for $SO_2$ of 20 $\mu gm^{-3}$. In addition, ecological studies have determined Critical Loads (CLs)[83] for atmospheric nitrogen deposition (that is, NOx combined with $NH_3$).

4.29 According to the Department of Transport's Transport Analysis Guidance, beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is insignificant (Figure 3 and see reference [84]). Therefore, this is the distance that is used in this HRA to identify major commuter routes along European Sites, which are likely to be significantly affected by development outlined in the RLDP.

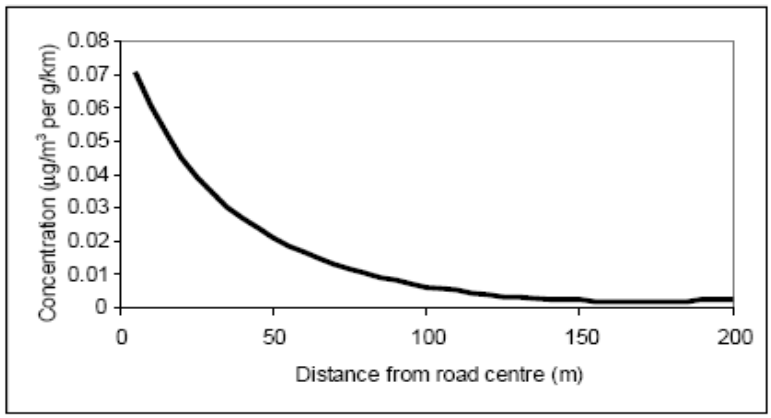



**Figure 3: Traffic contribution to concentrations of pollutants at different distances from a road (Source: DfT[85]).**

4.30 The UK Government intends to ban the sale of new petrol and diesel cars by 2030 in a push towards facilitating the energy transition and curbing carbon emissions. This will result in a significant shift in the vehicle fleet from traditional fossil-fuelled to electric cars. Improvements in air quality emissions will accompany this modal shift in transport, which is supported by the general improvement in air quality parameters that is evident in the modelled future scenarios of most Air Quality Impact Assessments, even when considering an increase in traffic volume. Notwithstanding this, even when taking account of the improving baseline, traffic growth has the potential to decelerate the vegetation recovery in Habitats Sites (that would otherwise occur under a scenario of no development), many of which have experienced nitrogen concentrations far beyond their CLs for decades. Therefore, despite an improving air quality across the UK, atmospheric pollution and associated negative impacts on sensitive habitats/species continue to be a key consideration in HRAs.

4.31 The following Habitats Sites within 15km of the Vale of Glamorgan authority boundary are sensitive to atmospheric pollution arising from urban growth, primarily due to a significant increase in the number of two-way vehicle trips through or within 200m of these sites (the sites in **bold** are taken forward into the following chapters):

- **Severn Estuary SAC/SPA/Ramsar** (located along the eastern boundary of the Vale of Glamorgan);
- Dunraven Bay SAC (situated in the western part of the authority);

[82] Proportions calculated based upon data presented in Dore CJ et al. (2005). UK Emissions of Air Pollutants 1970 – 2003. UK National Atmospheric Emissions Inventory. http://www.airquality.co.uk/archive/index.php
[83] The Critical Load is the rate of deposition beyond which research indicates that adverse effects can reasonably be expected to occur
[84] Available at: http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php#013 [Accessed on the 02/05/2023].
[85] http://www.dft.gov.uk/ha/standards/dmrb/vol11/section3/ha20707.pdf; accessed 13/07/2018

- **Kenfig SAC** (located immediately north of the Vale of Glamorgan in the adjoining authority of Bridgend);
- **Cardiff Beech Woods SAC** (the closest component part of this SAC to the Vale of Glamorgan lies approx. 3.5km to the north-east in the adjoining authority of Cardiff);
- **Cefn Cribwr Grasslands SAC** (the closest component part of this SAC to the Vale of Glamorgan lies approx. 5.2km to the north in the adjoining authority of Bridgend);
- **Blackmill Woodlands SAC** (the closest component part of this SAC to the Vale of Glamorgan lies approx. 6km to the north in the adjoining authority of Bridgend)

4.32 The Dunraven Bay SAC is designated for shore dock, which has a nitrogen CL of 10-20 kg N/ha/yr. Generally, an exceedance of the minimum CL would pose the risk of a shift in community composition towards graminoids, which would result in the concurrent loss of shore dock cover. However, review of mapping on MAGIC shows that the SAC lies far from potential journey-to-work routes (the closest road of note being the B4265) and, therefore, an increase in commuter traffic will not affect the designated shore dock population. This site is not considered further in relation to this impact pathway.

# Loss of Functionally Linked Habitat

4.33 While most Habitats Sites have been geographically defined to encompass the key features that are necessary for coherence of their structure and function, and the support of their qualifying features, this is not necessarily the case. A diverse array of qualifying species including birds, fish, mammals and invertebrates are not always confined to the boundary of designated sites.

4.34 For example, the highly mobile nature of both wader and waterfowl species implies that areas of habitat of crucial importance to the integrity of qualifying populations lie outside the physical limits of Habitats Sites. Despite not being part of the formal designation, these habitats are integral to the maintenance of the structure and function of the designated site, for example by encompassing important foraging grounds. Therefore, land use plans that may affect such functionally linked habitat require further assessment.

4.35 There is now an abundance of authoritative examples of HRA cases on plans affecting bird populations, where Natural England recognised the potential importance of functionally linked land[86]. For example, bird surveys in relation to a previous HRA established that approximately 25% of the golden plover population in the Somerset Levels and Moors SPA were affected while on functionally linked land, and this required the inclusion of mitigation measures in the relevant plan policy wording. Another important case study originates from the Mersey Estuary SPA / Ramsar, where adjacently located functionally linked land had a peak survey count of 108% of the 5 year mean peak population of golden plover. This finding led to considerable amendments in the planning proposal to ensure that the site integrity was not adversely affected.

4.36 Generally, the identification of an area as functionally linked habitat is not always a straightforward process. The importance of non-designated land parcels may not be apparent and thus might require the analysis of existing data sources (e.g. Bird Atlases or data from record centres) to be firmly established. In some instances, data may not be available at all, requiring further survey work.

4.37 Natural England has published guidance on SSSI Impact Risk Zones (IRZs)[87] associated with different types of development on various functional groups of birds (see Table 5). These IRZs provide a high-level screening tool for assessing the risk of planning applications to affect important habitats outside designated site boundaries. The guidance identifies that functionally linked habitats may extend up to the maximum foraging distances from roost locations, although it also notes that the proportion of designated foraging birds will decrease with distance from the Habitats Site. Importantly, the IRZ guidance note does not define the required abundance

[86] Chapman C & Tyldesley D. 2016. Functional linkage: How areas that are functionally linked to Habitats Sites have been considered when they may be affected by plans and projects – A review of authoritative decisions. *Natural England Commissioned Reports* **207**. 73pp
[87] Knight M. (March 2019). Impact Risk Zones Guidance Summary – Sites of Special Scientific Interest Notified for Birds. Version 1.1. 8pp.

threshold needed to meet the criterion of functional habitat linkage. However, Natural Resources Wales and Natural England generally advocate that usage of a land parcel of 1% of the qualifying SPA / Ramsar population is needed for that parcel to be defined as functionally linked habitat.

4.38 Overall, the available baseline information suggests that the following Habitats Sites within 15km of the Vale of Glamorgan authority boundary are sensitive to the loss of functionally linked habitat due to the presence of mobile waterfowl, waders and butterflies (the **sites in bold** are taken forward into the following chapters):

- **Severn Estuary SAC/SPA/Ramsar** (located along the eastern boundary of the Vale of Glamorgan); and
- **Cefn Cribwr Grasslands SAC** (the closest component part of this SAC to the Vale of Glamorgan lies approx. 5.2km to the north in the adjoining authority of Bridgend).

**Table 5: Natural England Impact Risk Zones (IRZs) for different functional groups of birds.**

| Bird Assemblage | IRZs |
|---|---|
| Wintering birds (except wintering waders and grazing wildfowl; wigeon and geese) | Up to 500m |
| Dabbling ducks such as teal, mallard and gadwall | Home ranges could extend beyond site boundaries at coastal sites, but less likely to do so at inland water bodies. |
| Wintering waders (except golden plover and lapwing), brent goose & wigeon | Maximum foraging distance is 500m |
| Wintering lapwing and golden plover | Maximum foraging distance is 15-20km.<br><br>Golden plover can forage up to 15km from a roost site within a protected site. Lapwing can also forage similar distances. Both species use lowland farmland in winter and it is difficult to distinguish between designated populations and those present within the wider environment.<br><br>Developments affecting functionally linked land more than 10km from the site are unlikely to impact significantly on designated populations. |
| Wintering white-fronted goose, greylag goose, Bewick's swan, whooper swan, pink-footed goose & wintering bean goose | Maximum foraging distance is 10km although studies have shown that pink-footed geese will fly 20km from their roosting site to feed[88].<br><br>A bespoke functional land IRZ has replaced the individual Birds 6/7 IRZs for sites supporting the following goose and swan species: pink-footed geese, barnacle goose, Bewick's swan, white-fronted goose and whooper swan.<br><br>The IRZ is based on GIS distribution records of feeding pink-footed geese from a study undertaken for Natural England by the Wildfowl & Wetlands Trust and the results of work undertaken by the British Trust for Ornithology to identify functionally connected habitat used by barnacle goose, Bewick's swan, white-fronted goose and whooper swan based on WeBS site and BirdTrack data and focuses on only the areas of land that we know are being used as functional habitat by designated populations |

4.39 The Severn Estuary SAC is also partly designated for several anadromous fish species, including sea lamprey, river lamprey and twaite shad. Individuals of all these species undertake annual migrations from the sea/estuary to upstream spawning sites. Where construction activities are undertaken in close proximity to freshwater courses, there is the potential for noise/vibration disturbance in the water column potentially impeding the ability of anadromous fish to reach their reproductive habitats. Since this relates to noise impacts it is covered in this HRA as part of the noise assessment.

# Noise and Visual Disturbance (During Construction)

4.40 Development can result in noise or visual disturbance to qualifying species in Habitats Sites, particularly during the construction phase of planning proposals. This may result in temporary behavioural changes in qualifying birds (e.g. interruption or cessation foraging, minor and major

[88] https://monitoring.wwt.org.uk/wp-content/uploads/2018/12/Mapping-feeding-Pinkfeet-in-England-Final-report-vFinal.Jan15-2.pdf [accessed 14/04/2021]

flight responses). Three of the most important factors determining the magnitude of disturbance from development schemes on ecological receptors appear to be individual species sensitivity, proximity of the disturbance source and timing / duration of the disturbance.

4.41 An increasing amount of research on noise and visual disturbance to waders and waterfowl from construction (and other activities) is now available. Both noise and visual stimuli may elicit disturbance responses, potentially affecting the fitness and survival of qualifying birds. Noise is a complex disturbance parameter requiring the consideration of multiple factors, including its non-linear scale, nonadditive effect and source-receptor distance. A high level of noise disturbance constitutes a sudden noise event of over 60dB or prolonged noise of over 72dB. Bird responses to high noise levels include cessation of feeding or major flight, both of which might affect the survival of birds, particularly if other stressors are also present (e.g. cold weather, food scarcity).

4.42 Generally, research has shown that above noise levels of 84dB waterfowl show a flight response, while at levels below 55dB there is no effect on their behaviour[89]. Therefore, these two thresholds are considered useful as defining two extremes. The same authors have advised that regular noise levels should remain below 70dB at bird receptors, which will habituate to noise levels below this level[90]. Generally, noise is attenuated by 6dB with every doubling of distance from the source. Impact piling, the noisiest construction activity of approx. 110dB at 0.67m from source, will thus reduce to 67-68dB by 100m away from the source. This implies that the loudest construction noise should have fallen to below disturbing levels by 100m, and certainly by 200m, away from the source even without mitigation. Note that this is a rule of thumb and does not obviate the need for application-level noise modelling. However, comparison with baseline noise levels will also be important in any assessment rather than purely using comparison with the 70dB metric.

4.43 An alternative approach to using absolute noise disturbance thresholds has emerged in recent years. Most birds habituate to disturbance stimuli due to repeated exposure to these in their natural habitats. As such, absolute noise thresholds are not necessarily the most meaningful way to assess the potential for disturbance. For example, noise levels above the 69dB established threshold may cause little to no disturbance in areas with existing loud soundscapes, depending on the pre-development baseline. Absolute noise thresholds may overestimate the threat that construction noise poses in some localities and place undue burdens on developers. As a more robust alternative, the absolute change in noise level between the baseline and construction activities may be used to assess this impact pathway. This requires the collection of baseline noise measurements at identified receptor locations and contrasting these with the outputs of noise models informed by construction parameters (e.g. location, type and duration of construction methods).

4.44 Visual stimuli are considered to have a higher disturbance potential than noise stimuli as, in most instances, visual stimuli will elicit a disturbance response at much greater distances than noise[91]. For example, a flight response is triggered in most species when they are approached to within 150m across a mudflat. Visual disturbance can be exacerbated by workers operating equipment outside machinery, undertaking sudden movements and using large machinery. Several species are particularly sensitive to visual disturbance[58], including curlew (taking flight at 275m), redshank (at 250m), shelduck (at 199m) and bar-tailed godwit (at 163m). Overall, specific regard should be given to assemblage composition when identifying threshold levels for both visual and noise disturbance.

4.45 The following Habitats Site within 15km of the Vale of Glamorgan authority boundary is sensitive to noise and visual disturbance arising in the construction period of development sites allocated in the RLDP (the site in **bold** is taken forward into the following chapters):

- **Severn Estuary SAC/SPA/Ramsar** (located along the eastern boundary of the Vale of Glamorgan)

[89] Cutts N & Allan J. (1999). Avifaunal Disturbance Assessment. Flood Defence Works: Saltend. Report to Environment Agency.
[90] Cutts N., Phelps A. & Burdon D. (2009). Construction and waterfowl: Defining Sensitivity, Response, Impacts and Guidance. Report to Humber INCA, Institute of Estuarine and Coastal Studies, University of Hull.
[91] Research undertaken by the Institute of Estuarine & Costal Studies, University of Hull. 2013. Available at: http://bailey.persona-pi.com/Public-Inquiries/M4%20-%20Revised/11.3.67.pdf [Accessed on the 24/04/2023].

# Coastal Squeeze

4.46 Coastal squeeze is a well-established process that results in the net contraction and eventual disappearance of intertidal habitats, which may be designated features themselves and / or critical supporting habitats for SPA / Ramsar waders and waterfowl. Specifically, this impact pathway is facilitated by brownfield development immediately inland from the coastline, which results in intertidal habitat loss by preventing the landward migration of these habitats in response to sea level rise. The published literature[92] provides the following definition of coastal squeeze: '*the loss of natural habitats or deterioration of their quality arising from anthropogenic structures or actions, preventing the landward transgression of those habitats that would otherwise naturally occur in response to sea level rise in conjunction with other coastal processes. Coastal squeeze affects habitat on the seaward side of existing structures.*' Several modelling studies on the implications of coastal squeeze have been undertaken. For example, provided that no additional space for accommodating sea level rise is provided (e.g. through nature-based coastal management approaches and Managed Realignment), a global loss of coastal wetland up to 30% is forecast to 2100[93]. A study comparing armoured and unarmoured coastal segments determined that defended coasts lacked dry upper beach zones and comprised narrower mid-beach zones. Furthermore, areas with frontline defences were also characterised by lower abundance, biomass and size of upper intertidal macroinvertebrates, and lower abundance and species richness of shorebirds[94].

4.47 Given the increasing density of urban development along coastlines, which interferes with natural adaptive processes of coastal habitats, coastal squeeze is becoming an increasingly important consideration in the HRA process. The approaches for coastal management are typically set at the strategic level in Shoreline Management Plans (SMPs) and Coastal Management Strategies (CMS). While being bound under the Habitats and Species Regulations 2017 (as amended), Local Planning Authorities are also legally required to protect important human receptors, including homes, businesses and critical infrastructure (e.g. roads and railway lines). These objectives may be conflicting, which means that in many instances protection of coastal assets cannot be achieved without adverse effects on site integrity. Clearly, the development allocated in the Vale of Glamorgan RLDP would constitute important human assets in close proximity to the coastline and its protection would be identified in the overarching SMP/CMS.

4.48 The following Habitats Site within 15km of the Vale of Glamorgan authority boundary is vulnerable to pressure from coastal squeeze, potentially arising from development allocated in the emerging RLDP (the site in **bold** is taken forward into the following chapters):

- **Severn Estuary SAC/SPA/Ramsar** (stretching along the south-east boundary of the authority).

[92] Environment Agency. (February 2021). Flood and Coastal Erosion Risk Management Research and Development Programme. Available at: https://www.gov.uk/flood-and-coastal-erosion-risk-management-research-reports/what-is-coastal-squeeze#:~:text=Coastal%20squeeze%20is%20now%20defined,conjunction%20with%20other%20coastal%20processes [Accessed on the 01/08/2022]
[93] Schuerch M, Spencer T, Temmerman S, Kirwan ML, Wolff C, Lincke D, McOwen CJ, Pickering MD, Reef R, Vafeidis AT, Hinkel J, Nicholls RJ & Brown S. (2018). Future response of global coastal wetlands to sea-level rise. *Nature* **561**: 231-234.
[94] Dugan JE, Hubbard DM, Rodil IF, Revell DL & Schroeter S. (2008). Ecological effects of coastal armoring on sandy beaches. *Marine Ecology* **29**: 160-170.

# 5. Screening for Likely Significant Effects (LSEs)

## Recreational Pressure

### Severn Estuary SAC/SPA/Ramsar

5.1 The Severn Estuary SAC/SPA/Ramsar adjoins the eastern shoreline of the Vale of Glamorgan in proximity to the conurbation of Penarth. The designated habitats in the SAC and non-breeding waterfowl and waders in the SPA/Ramsar are all sensitive to recreational pressure via different mechanisms. Data from visitor surveys across the UK's estuarine Habitats Sites, indicate that these exert strong recreational draws and are characterised by large core recreational catchments.

5.2 Through its allocation of 7,890 dwellings (of which 3,520 will be net new dwellings in Key Sites, Housing Allocations and Rural Affordable Housing Led Sites[95]), 7 residential gypsy and traveller pitches, and its support for tourism-related development, the Vale of Glamorgan will result in an increase in the authority's population. In turn, this will result in heightened demand for outdoor greenspaces and could result in increased footfall within the Severn Estuary SAC/SPA/Ramsar. **Therefore, LSEs of the RLDP on the estuarine complex in relation to recreational pressure cannot be excluded and this impact pathway is screened in for AA.**

### Cardiff Beech Woods SAC

5.3 The Cardiff Beech Woods, approx. 3.5km from the boundary of the Vale of Glamorgan, are designated for *Asperulo-Fagetum* beech forests and *Tilio-Acerion* forests of slopes, screes and ravines. Woodlands of European conservation interest are sensitive to recreational pressure via a range of pathways. Increased footfall over sensitive root zones results in soil compaction and changes to the ability of soil to hold water and nutrients. Trampling can also lead to direct damage to tree roots, which is particularly important where ancient or veteran trees are affected. Access by dog walkers also contributes to the process of nutrient enrichment, which can change the composition of the ground flora if sufficiently great.

5.4 Through its allocation of 7,890 dwellings (of which 3,520 will be net new dwellings in Key Sites, Housing Allocations and Rural Affordable Housing Led Sites[96]), 7 residential gypsy and traveller pitches, and its support for tourism-related development, the Vale of Glamorgan will result in an increase in the local population. At 3.5km from the Vale of Glamorgan, the authority lies within a typical core recreational catchment of woodland sites. **Therefore, LSEs of the RLDP on the Cardiff Beech Woods SAC in relation to recreational pressure cannot be excluded and this impact pathway is screened in for AA.**

### Dunraven Bay SAC

5.5 The Dunraven Bay SAC, designated for its population of shore dock, is situated in the western part of the Vale of Glamorgan to the south of Dunraven Bay. Shore dock and the associated species-rich neutral grassland community, like any botanical assemblage, is sensitive to negative impacts arising from recreational use. These include trampling damage to individual plants, track-side erosion, soil compaction and nutrient enrichment.

5.6 However, it is considered that the Dunraven Bay SAC is unlikely to be materially impacted by housing growth allocated in the RLDP. While it is situated along the Wales Coast Path, the RLDP does not allocate a significant quantum of homes within a routine travel distance from the SAC.

[95] 1,124 dwellings will be delivered on Major Land Bank Sites that do not require assessment, since they already have extant planning permission.
[96] 1,124 dwellings will be delivered on Major Land Bank Sites that do not require assessment, since they already have extant planning permission.

The closest Key Site lies approx. 12.7km to the east of the SAC, even beyond a precautionary 10km core recreational catchment for coastal Habitats Sites. Furthermore, a review of mapping on Outdooractive indicates that the SAC is characterised by extremely steep terrain. In addition, the shore dock is generally found in locations that are avoided by recreational visitors as they are slippery underfoot. Any visitors to the site are likely to stick to existing footpaths for health and safety reasons. NRW's Core Management Plan does not identify recreational use as a factor potentially affecting the shore dock qualifying feature.

5.7 In conclusion, while the Dunraven Bay SAC lies within the Vale of Glamorgan, it is concluded that there will be no LSEs of the RLDP on the SAC regarding recreational pressure. This is due to a combination of the pattern of growth allocation within the RLDP as well as the prevailing topography within the SAC.

## Kenfig SAC

5.8 The Kenfig SAC adjoins the Vale of Glamorgan and is situated in the authority of Bridgend. It is a very biodiverse site comprising coastal as well as freshwater habitats. It supports three types of dune habitats (i.e., fixed coastal dunes with herbaceous vegetation, dunes with *Salix repens* and humid dune slacks), all of which are sensitive to recreational footfall. The humid dune slacks within the SAC also support an important fen orchid population, which is also sensitive to negative recreational impacts such as direct trampling damage, soil compaction and nutrient enrichment. Natural Resources Wales' Core Management Plan specifies recreational and visitor pressure as a key factor affecting the feature. It states that '*vehicles or pressure from visitors including camping can cause damage or loss off to slack vegetation, compaction and erosion.*' Furthermore, illegal off-road motorcycling and 4x4 driving, and uncontrolled horse riding are listed as recreational activities of particular concern for the SAC.

5.9 Atlantic saltmarsh at the interface between the river and open coastline is another qualifying feature of the site. The Core Management Plan highlights trampling by horses as a key factor affecting the saltmarsh. The upper edge of the saltmarsh is regularly used by strings of 20+ horse riders from the trekking centre at Ogmore Castle Farm. As evidenced through aerial photography, a loss of saltmarsh habitat occurred between 1991 and 2000. Natural Resources Wales are concerned that an increase in usage of the site by horse riders (and other users) has the potential to widen the single access route through the saltmarsh, encroaching further onto adjoining marsh habitat.

5.10 It is noted that wardening and surveillance of recreational activities (e.g., camping, illicit vehicle usage) and access is already in place. Furthermore, restrictions are in place to reduce vehicle usage in humid dune slacks and dunes with *Salix repens*. Horse riding among certain areas of dune slacks at Merthyr Mawr is also being undertaken, with access to sensitive habitats being discouraged by footpath deviations to less sensitive areas. Due to the increasing popularity of horse riding within the SAC, erosion impacts on the qualifying saltmarsh have intensified. However, the introduction of a Horse Riding Permit Scheme by the Countryside Council for Wales (CCW; predecessor of Natural Resources Wales) was successful in reducing the number of riding visits to the SAC. Furthermore, this scheme also confined riding to selected routes, reducing recreational pressure on more sensitive parts of the SAC. The Core Management Plan highlights that the access management measures are ongoing.

5.11 Given its location, most of the recreational footfall in the SAC will be contributed by residents from Porthcawl and the town of Bridgend. The nearest housing allocation (a Rural Affordable Housing Led Site, Land to the East of Colwinston) lies approximately 6.2km from the SAC and only allocates 25 dwellings. However, the highest portion of growth (in particular the Key Sites) is allocated at considerably greater distances. The closest Key Site allocated in the Vale of Glamorgan RLDP (i.e., Land West of St Athan), lies approximately 15.6km to the south-east of the Kenfig SAC. This is even beyond the core catchments of most popular coastal destinations, typically taken to be 10km. As such, residential growth allocated in the RLDP, is very unlikely to materially contribute to the recreational burden in the SAC. Therefore, there will be no LSEs of the RLDP on the Kenfig SAC regarding recreational pressure and this impact pathway is screened out from AA in relation to this Habitats Site.

## Cefn Cribwr Grasslands SAC

5.12 The Cefn Cribwr Grasslands SAC, designated for *Molinia* meadows and marsh fritillary butterfly, lies approx. 5.2km from the Vale of Glamorgan. *Molinia* meadows are potentially sensitive to recreational pressure via a range of pathways, including soil direct physical damage to plants, soil compaction, erosion and nutrient enrichment. Marsh fritillary could be impacted where recreational access reduces the availability of devil's-bit scabious, the preferred food plant of the butterfly at its larval stage.

5.13 Notwithstanding this, the SAC lies beyond a typical core recreational catchment for inland terrestrial sites of 5km. Moreover, while *Molinia* meadows are potentially sensitive to recreational disturbance, in practice they are not significant recreational draws as the large Molinia tussocks can make walking through the sward difficult. It is also noted that the Core Management Plan for the site does not identify recreational access as a factor impacting on the condition of the SAC. Overall, therefore, there will be no LSEs of the RLDP on the Cefn Cribwr Grasslands SAC regarding recreational pressure and this impact pathway is screened out from AA in relation to this Habitats Site.

## Blackmill Woodlands SAC

5.14 The Blackmill Woodlands SAC, designated for old sessile oak woods with *Ilex* and *Blechnum*, lies approx. 6km from the Vale of Glamorgan. As highlighted in relation to the Cardiff Beech Woods SAC above, qualifying woodlands are sensitive to recreational impacts through a variety of mechanisms. However, the Vale of Glamorgan lies beyond the typical 5km core recreational catchment for inland Habitats Sites and it should be noted that there are other woodland sites much closer to Vale of Glamorgan residents (e.g. the Cardiff Beech Woods SAC). Furthermore, the Core Management Plan does not identify recreational access as a factor affecting the condition of the oak woods. Overall, therefore, there will be no LSEs of the RLDP on the Blackmill Woodlands SAC regarding recreational pressure and this impact pathway is screened out from AA in relation to this Habitats Site.

## Screening of RLDP Policies

5.15 All policies included in the Vale of Glamorgan RLDP were screened for LSEs in relation to recreational pressure. It was determined that the following policies require assessment in the AA:

- Policy SP1 (Sustainable Growth Strategy) – identifies the broad strategic growth strategy for the Vale of Glamorgan for the period between 2021 and 2036, including the provision of 7,890 dwellings. The geographic locations for growth are also identified.
- Policy SP2 (Settlement Hierarchy) – specifies the settlement hierarchy for the Vale of Glamorgan, including the Key Settlement, Service Centre Settlements and Primary Settlements, and therefore outlines the spatial distribution of growth.
- Policy SP6 (Housing Requirement) – reaffirms that a total of 7,890 dwellings will be delivered over the RLDP period, but that a portion of this growth will be delivered through an existing landbank of sites.
- Policy HG1 (Housing Allocations) – stipulates the number of dwellings that will be delivered on Key Sites (2,278 units), Housing Allocations (1,120 units), Major Landbank Sites (1,124 units) and Rural Affordable Housing Led Sites (122 units).
- Policy HG1 KS1 (Land at North West Barry) – allocates a 18.7ha large Key Site for up to 376 dwellings over the RLDP period.
- Policy HG1 KS2 (Land to the North of Dinas Powys) – allocates a 13.3ha large Key Site for up to 250 dwellings over the RLDP period.
- Policy HG1 KS3 (Land at Readers Way, Rhoose) – allocates a 29.2ha large Key Site for up to 520 dwellings over the RLDP period.

- Policy HG1 KS4 (Land at Church Farm, St Athan) – allocates a 24.1ha large Key Site for up to 532 dwellings over the RLDP period.
- Policy HG1 KS5 (Land to the West of St Athan) – allocates a 29.6ha large Key Site for up to 600 dwellings over the RLDP period.
- Policy SP9 (Gypsy and Traveller Site Provision) – identifies that 7 traveller pitches will be delivered on Land at Llangan over the RLDP period.

# Water Quality

## Severn Estuary SAC/SPA/Ramsar

### Treated Sewage Effluent

5.16 The Severn Estuary SAC/SPA/Ramsar stretches along the eastern coastline of the Vale of Glamorgan. It is designated for a range of aquatic habitats (e.g., estuaries, intertidal sand- and mudflats, and Atlantic saltmarsh) and fish (i.e., sea lamprey, river lamprey and twaite shad). All qualifying features of the SAC are sensitive to changes in water quality. For example, toxic pollutants, such as fuels, oils, paints and solvents may have direct toxicity on aquatic plants, invertebrates and fish. Furthermore, non-toxic contaminants (e.g., sediments and nutrients; specifically nitrogen in the marine environment) can trigger significant changes in habitat conditions with knock-on effects on invertebrate assemblages and fish.

5.17 The joint Regulation 33 advice note published by Natural England and CCW, provides extensive evidence for the sensitivity of the SAC to water pollution. For example, regarding anadromous fish present in the estuary, negative changes in various water quality parameters (e.g., temperature, salinity, turbidity, pH and dissolved oxygen [DO]) '*may act as barriers to migration. For example, the timing, duration and consistency of their upstream migration are believed to be closely related to temperature changes as well as pheromone triggers from the juveniles during periods of high water flow.*' DO concentrations can be significantly reduced in stretches of the estuary receiving organic-rich sediments and / or high nitrogen loadings. Furthermore, Atlantic salt meadows are more vulnerable to nutrient enrichment than previously assumed. Elevated concentrations of nitrogen or phosphorus can increase the growth of specific seaweed species, smothering glasswort species and altering the overall community composition within the SAC.

5.18 Qualifying species in the Severn Estuary SPA/Ramsar are unlikely to be directly impacted by water pollution (except where large amounts of toxic pollutants are released, such as in oil spills). The main impact of water pollution is likely to occur via trophic cascades, whereby the composition of invertebrate or faunal communities is altered. Eutrophication can also lead to the excessive growth of algal mats on mudflats, reducing access of birds to their preferred invertebrate prey. Notwithstanding this, it should be noted that high nutrient levels may also be beneficial to some bird species by increasing the density and size of certain invertebrate species.

5.19 Sewage generated by the residential development allocated in the emerging RLDP will be treated in WwTWs, some of which may be in hydrological continuity with the Severn Estuary SAC/SPA/Ramsar. A review of all WwTWs owned and operated by Welsh Water, indicates that there is at least one WwTW (Cog Moors WwTW) in the eastern part of the Vale of Glamorgan. Furthermore, several Key Sites (i.e., Land North of Dinas Powys, Land at North West Barry) are coming forward in this part of the authority, indicating that the demand for headroom at this WwTW is expected to increase.

5.20 Overall, there is a clear mechanism linking the RLDP to the Severn Estuary SAC/SPA/Ramsar regarding potential water quality impacts. **Therefore, LSEs of the RLDP on the estuarine complex in relation to water pollution from treated sewage effluent cannot be excluded and this impact pathway is screened in for AA.**

### Surface Runoff

5.21 Negative water quality impacts can also arise due to runoff from impermeable surfaces associated with developments, particularly following intense rainfall events. Rainwater and/or floodwater carried on impermeable surfaces has the potential to mobilise toxic and non-toxic contaminants. Any development allocated along the Penarth frontage may result in increased

surface runoff into the Severn Estuary SAC/SPA/Ramsar, particularly where hydrological flows are inadequately managed.

5.22 The RLDP does not allocate any Key Sites or employment allocations at a distance to the Severn Estuary SAC/SPA/Ramsar within which material water quality impacts from surface runoff are likely to arise. However, a significant proportion of residential growth will be delivered on windfall sites. At least some of these developments could lie within a few hundred metres of the SAC/SPA/Ramsar. **Therefore, LSEs of the RLDP on the estuarine complex in relation to water pollution from uncontrolled surface runoff cannot be excluded and this impact pathway is screened in for AA.**

# Kenfig SAC

## Treated Sewage Effluent

5.23 This coastal and estuarine site adjoins the north-western part of the Vale of Glamorgan and is situated in the authority of Bridgend. Some of the SAC's qualifying features critically depend on hydrological input, including the humid dune slacks and dunes with *Salix repens*, hard oligo-mesotrophic waters with benthic vegetation, Atlantic saltmarsh and fen orchid (the latter being primarily associated with humid dune slacks).

5.24 The Kenfig dune system and its associated characteristic plant assemblages are directly dependent on the prevailing hydrochemical regime. The main threat to the water quality within the SAC has been identified as elevated macronutrient concentrations, such as those resulting from the discharge of treated sewage effluent. Elevated nitrogen concentrations have been measured at Burrows Well (a karstic spring) on the Merthyr Mawr component of the site and the slacks have been identified as becoming increasingly eutrophic. The high permeability of the underlying limestone aquifer implies that relatively distant point-source and diffuse pollution sources have the potential to affect water quality in the SAC.

5.25 Kenfig Pool, an example of a hard oligo-mesotrophic freshwater system, is also sensitive to nutrient enrichment. Being a freshwater ecosystem, the main growth-limiting nutrient is considered to be phosphorus (currently at 20ug/l-1). Notwithstanding this, mean annual total nitrogen concentrations are likely to play an important supplementary role as N can be used at various stages in the growth cycle. The Core Management Plan for the SAC stipulates that there should be no evidence of sedimentation or excessive growth of cyanobacteria and green algae.

5.26 A high-level review indicates that there is at least one WwTW serving a population greater than 2,000 that discharges treated sewage effluent in the vicinity of the SAC (Pen-Y-Bont, Merthyr Mawr). However, the closest site that is allocated in the RLDP lies approx. 6km to the south-east of the SAC and is not served by this WwTW. Overall, therefore, LSEs of the Vale of Glamorgan RLDP on the Kenfig SAC regarding water quality impacts from treated sewage effluent can be excluded. The site is screened out from AA in relation to this impact pathway.

## Surface Runoff

5.27 Negative water quality impacts can also arise due to runoff from impermeable surfaces associated with developments, particularly following intense rainfall events. Rainwater and / or floodwater carried on impermeable surfaces has the potential to mobilise toxic and non-toxic contaminants. Any development allocated within the north-west part of the Vale of Glamorgan may result in increased surface runoff into the R. Ogmore, particularly where hydrological flows are inadequately managed. While the river will generally carry any runoff towards the Bristol Channel, some lateral connectivity with the Kenfig SAC is likely to exist.

5.28 With the closest site located approx. 6km away, the RLDP does not allocate any sites at a distance to the SAC within which material water quality impacts from surface runoff are likely to arise. Therefore, LSEs of the RLDP on the Kenfig SAC in relation to water pollution from uncontrolled surface runoff can be excluded and this impact pathway is screened out from AA.

# Cefn Cribwr Grasslands SAC

5.29 The Cefn Cribwr Grasslands SAC is designated for *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils and marsh fritillary butterfly. *Molinia* meadows are a type of wet grassland

with impeded drainage, which are critical in supporting its characteristic plant community composition. The Core Management Plan for the SAC indicates that the '*marshy grassland communities are strongly influenced by the quantity and base status of the groundwater. Reductions in the quality and quantity of the water in the springs and watercourses feeding the site may lead to a loss of marshy grassland or changes in species composition.*' It follows that marsh fritillary butterfly, which depend on devil's bit scabious (a characteristic component of the SAC flora) as their key food plant, will also be sensitive to water quality changes.

5.30 However, it is considered that there is no potential for the Vale of Glamorgan RLDP to impact on the water quality in the SAC. The SAC is situated approx. 5.2km to the north-west of the authority, whereas the relevant WwTWs serving emerging development would discharge to rivers that drain south towards the Bristol Channel. Therefore, there is no apparent hydrological link between growth in the Vale of Glamorgan and the SAC. Furthermore, at approx. 5.2km distance to the Vale of Glamorgan, there is no potential for water quality changes through surface runoff from impermeable surfaces. In conclusion, LSEs of the Vale of Glamorgan RLDP on the Cefn Cribwr Grasslands SAC regarding water quality can be excluded. The site is screened out from AA in relation to this impact pathway.

## Screening of RLDP Policies

5.31 All policies included in the Vale of Glamorgan RLDP were screened for LSEs in relation to water quality. It was determined that the following policies require assessment in the AA:

- Policy SP1 (Sustainable Growth Strategy) – identifies the broad strategic growth strategy for the Vale of Glamorgan for the period between 2021 and 2036, including the provision of 7,890 dwellings and 67.8ha of employment land. The geographic locations for residential growth are also identified.
- Policy SP2 (Settlement Hierarchy) – specifies the settlement hierarchy for the Vale of Glamorgan, including the Key Settlement, Service Centre Settlements and Primary Settlements, and therefore outlines the spatial distribution of growth.
- Policy SP6 (Housing Requirement) – reaffirms that a total of 7,890 dwellings will be delivered over the RLDP period, but that a portion of this growth will be delivered through an existing landbank of sites.
- Policy HG1 (Housing Allocations) – stipulates the number of dwellings that will be delivered on Key Sites (2,278 units), Housing Allocations (1,120 units), Major Landbank Sites (1,124 units) and Rural Affordable Housing Led Sites (122 units).
- Policy HG1 KS1 (Land at North West Barry) – allocates a 18.7ha large Key Site for up to 376 dwellings over the RLDP period.
- Policy HG1 KS2 (Land to the North of Dinas Powys) – allocates a 13.3ha large Key Site for up to 250 dwellings over the RLDP period.
- Policy HG1 KS3 (Land at Readers Way, Rhoose) – allocates a 29.2ha large Key Site for up to 520 dwellings over the RLDP period.
- Policy HG1 KS4 (Land at Church Farm, St Athan) – allocates a 24.1ha large Key Site for up to 532 dwellings over the RLDP period.
- Policy HG1 KS5 (Land to the West of St Athan) – allocates a 29.6ha large Key Site for up to 600 dwellings over the RLDP period.
- Policy SP9 (Gypsy and Traveller Site Provision) – identifies that 7 traveller pitches will be delivered on Land at Llangan over the RLDP period.
- Policy SP12 (Retail Floorspace Provision) – identifies that up to 5,862m$^2$ of convenience and up to 679m$^2$ of comparison floorspace will be delivered over the RLDP period.
- Policy SP14 (Employment Growth) – specifies that a net 182ha of employment land will be allocated for B1, B2 and B8 employment uses across the Vale of Glamorgan.

# Water Quantity, Level and Flow

## Severn Estuary SAC/SPA/Ramsar

5.32 The Severn Estuary SAC/SPA/Ramsar is an estuarine complex that is designated for wide array of habitats, fish and non-breeding waterfowl/waders. All qualifying features depend on complex hydrodynamic conditions, shaped by the interplay between freshwater and saltwater sources. Mixing conditions in the estuary shape a range of critical habitat parameters for the characteristic plant and invertebrate assemblages in SAC habitats. In turn, overwintering birds depend on the availability of their preferred foraging resources for the adequate replenishment of energy reserves.

5.33 The allocation of 7,890 dwellings and 67.8ha of employment floorspace will increase the potable water requirements in the Vale of Glamorgan. Depending on how this water demand is proposed to be met, there may be hydrological implications across the Vale of Glamorgan, including, potentially, in Habitats Sites that depend on sufficient hydrological input. **Overall, the available evidence base indicates that LSEs of the Vale of Glamorgan RLDP on the Severn Estuary SAC/SPA/Ramsar regarding water quantity, level and flow cannot be excluded. This site is screened in for AA, where further evidence will be consulted.**

## Kenfig SAC

5.34 The Kenfig SAC is a coastal site comprising habitats with critical dependencies on hydrological inputs, likely both from freshwater sources and influx of saline groundwater. Natural Resources Wales' Core Management Plan highlights the water level as a factor potentially affecting the dune systems within the SAC. It states that '*the exceptional wetness and diversity of the Kenfig dune system is directly dependent on the hydrological… regime. The slack vegetation is influenced and maintained by both a high water table and maintenance of suitable water quality.*' Furthermore, '*the nature of the underlying limestone aquifer means that off-site activities a considerable distance away can potentially have an impact on the SAC.*'

5.35 Similarly, the qualifying feature 'hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp.' depends on the maintaining a natural hydrological regime. The SAC lake is fed by a combination of dune seepage, three ephemeral streams and a deep Carboniferous Limestone aquifer. Owing to its primary dependence on groundwater sources, it is difficult to estimate its precise catchment area. Overall, Natural Resources Wales recommends that abstraction in the catchment of the SAC should be regulated.

5.36 Through the allocation of 7,890 new dwellings and 67.8ha of employment space, the Vale of Glamorgan will increase the potable water demand within the authority. It is a legal requirement of water companies (in this case Welsh Water) to supply new developments with potable water. If this additional water demand cannot be met within existing abstraction consents, this may require an increase in abstraction volumes from existing sources or the development of new sources. Where this affects water resources in hydrological connectivity with the Kenfig SAC, this may result in reduced water availability for designated SAC features.

5.37 **Overall, the available evidence base indicates that LSEs of the Vale of Glamorgan RLDP on the Kenfig SAC regarding water quantity, level and flow cannot be excluded. This site is screened in for AA, where further evidence will be consulted.**

## Screening of RLDP Policies

5.38 All policies included in the Vale of Glamorgan RLDP were screened for LSEs in relation to water quantity, level and flow. It was determined that the following policies require assessment in the AA:

- Policy SP1 (Sustainable Growth Strategy) – identifies the broad strategic growth strategy for the Vale of Glamorgan for the period between 2021 and 2036, including the provision of 7,890 dwellings and 67.8ha of employment land. The geographic locations for residential growth are also identified.

- Policy SP2 (Settlement Hierarchy) – specifies the settlement hierarchy for the Vale of Glamorgan, including the Key Settlement, Service Centre Settlements and Primary Settlements, and therefore outlines the spatial distribution of growth.
- Policy SP6 (Housing Requirement) – reaffirms that a total of 7,890 dwellings will be delivered over the RLDP period, but that a portion of this growth will be delivered through an existing landbank of sites.
- Policy HG1 (Housing Allocations) – stipulates the number of dwellings that will be delivered on Key Sites (2,278 units), Housing Allocations (1,120 units), Major Landbank Sites (1,124 units) and Rural Affordable Housing Led Sites (122 units).
- Policy HG1 KS1 (Land at North West Barry) – allocates a 18.7ha large Key Site for up to 376 dwellings over the RLDP period.
- Policy HG1 KS2 (Land to the North of Dinas Powys) – allocates a 13.3ha large Key Site for up to 250 dwellings over the RLDP period.
- Policy HG1 KS3 (Land at Readers Way, Rhoose) – allocates a 29.2ha large Key Site for up to 520 dwellings over the RLDP period.
- Policy HG1 KS4 (Land at Church Farm, St Athan) – allocates a 24.1ha large Key Site for up to 532 dwellings over the RLDP period.
- Policy HG1 KS5 (Land to the West of St Athan) – allocates a 29.6ha large Key Site for up to 600 dwellings over the RLDP period.
- Policy SP9 (Gypsy and Traveller Site Provision) – identifies that 7 traveller pitches will be delivered on Land at Llangan over the RLDP period.
- Policy SP12 (Retail Floorspace Provision) – identifies that 5,862m$^2$ of convenience and 679m$^2$ of comparison floorspace will be delivered over the RLDP period.
- Policy SP14 (Employment Growth) – specifies that a net 182ha of employment land will be allocated for B1, B2 and B8 employment uses across the Vale of Glamorgan.

# Atmospheric Pollution

## Severn Estuary SAC/SPA/Ramsar

5.39 Emissions from road traffic have the potential to result in direct toxicity effects (by elevating $NH_3$ and NOx above their Critical Level), as well as increasing overall nitrogen deposition to sensitive SAC habitats. The main concern in relation to qualifying habitats in the Severn Estuary SAC would be a significant increase in nitrogen deposition, triggering eutrophication-like impacts and potentially resulting in shifts in plant community composition. APIS provides nitrogen Critical Loads (CLs) for pollution-sensitive habitats in the SAC. For example, saltmarsh has as CL of 10-20 kg N/ha/yr. It is noted that the lower end of this range should be applied to the more densely vegetated upper saltmarsh and areas of marsh subjected to direct runoff from adjacent catchments. Furthermore, embryonic shifting dunes also have a reported nitrogen CL of 10-20 kg N/ha/yr, with potential exceedance impacts including community composition changes, acceleration of successional stages, and loss of lichens and mosses.

5.40 Despite the sensitivity of the Severn Estuary SAC/SPA/Ramsar to atmospheric pollution impacts it is considered that the Vale of Glamorgan RLDP will make no material contribution to pollutant concentrations in these designated sites. A review of the existing road infrastructure indicates that there is no major commuter route within 200m of the site boundary in the Vale of Glamorgan. The closest 'A' road within the authority is the A4055, but this lies approx. 1.7km from the estuary at its closest. Even local residents that will commute to and from Cardiff City (by far the most important destination for and source of commuters from/to the Vale of Glamorgan according to Census 2001 data) are highly unlikely to travel on a major road within 200m of the designated site boundaries. The fastest route from Penarth to Cardiff would involve the aforementioned A4055 and A4232, neither of which run within 200m of the Severn Estuary SAC/SPA/Ramsar.

Overall, LSEs of the Vale of Glamorgan RLDP on the Severn Estuary SAC/SPA/Ramsar regarding atmospheric pollution can be excluded. The site is screened out from AA in relation to this impact pathway.

## Dunraven Bay SAC

5.41 The Dunraven Bay SAC, a coastal site situated in the western part of the Vale of Glamorgan, is designated for shore dock. According to APIS, this species has a nitrogen CL range of 5-15 kg N/ha/yr. An exceedance of the minimum CL is likely to lead to an increased cover of graminoids (grasses) and mesophilic forbs, as well as a decrease in oligotrophic species. Generally, most species of conservation importance are adapted to low nutrient concentrations, which places them at a competitive disadvantage under elevated nutrient regimes. There is no data of current nitrogen deposition rates within the SAC boundary on APIS.

5.42 However, the SAC is situated in a very rural part of the Vale of Glamorgan with no major commuter route within 200m. The closest road is the B4265 approx. 1.6km distance and the nearest A road lies considerably further away. Even if assuming that the Dunraven Bay SAC is a highly popular destination, it is unlikely that traffic volumes to Dunraven Bay car park resemble anything close to what would be regarded as material commuter traffic flows. In conclusion, LSEs of the Vale of Glamorgan RLDP on the Dunraven Bay SAC regarding atmospheric pollution can be excluded. The site is screened out from AA in relation to this impact pathway.

## Kenfig SAC

5.43 Situated along the coastline to the north of Vale of Glamorgan, the Kenfig SAC is designated for a range of habitats that are sensitive to atmospheric pollution, particularly its host of dune systems. The most sensitive dune habitat are the fixed coastal dunes with herbaceous vegetation with a nitrogen CL range of 5-10 kg N/ha/yr, which is followed by dunes with *Salix repens* (5-15 kg N/ha/yr). Sand dune habitats are one of the most natural remaining habitat types in the UK and generally infertile, making them highly sensitive to N deposition. For example, the reported impacts of nutrient enrichment in UK fixed dune grasslands is a decrease in species diversity and an increase in total biomass. Other habitat types within the Kenfig SAC (e.g. Atlantic saltmarsh; nitrogen CL of 10-20 kg N/ha/yr) are also sensitive to nitrogen deposition.

5.44 While there are no A roads within 200m of the Kenfig SAC, the B4524 runs within approx. 98m from the SAC boundary to the north of Ogmore-by-Sea. An assessment of Natural Resources Wales' Interactive Map Viewer indicates that the B4524 runs within approx. 126m of dune habitat and 178m of saltmarsh, both designated and sensitive SAC habitats. There are no significant employment destinations in this part of the authority, meaning that any impact from the B4524 would primarily arise due to commuters living in Ogmore-by-Sea and Southerndown, particularly those travelling to the adjoining authority of Bridgend. However, the Vale of Glamorgan RLDP does not allocate Key Sites in this part of the authority, which would have the potential to materially increase the traffic volume along the B4524. Overall, therefore, it is concluded that the Vale of Glamorgan RLDP will not result in LSEs on the Kenfig SAC regarding atmospheric pollution. This site is screened out from AA in relation to this impact pathway.

## Cardiff Beech Woods SAC

5.45 The Cardiff Beech Woods SAC is located to the north-east of Vale of Glamorgan in the adjoining authority of Cardiff. This composite woodland site stretches along the A470, which adjoins Cardiff with Rhondda Cynon Taf to the north. The SAC is designated for two types of woodland, both of which are sensitive to nitrogen deposition. According to APIS, *Asperulo-Fagetum* beech forest (nitrogen CL of 10-15 kg N/ha/yr) is slightly more sensitive to atmospheric pollution than *Tilio-Acerion* forests of slopes, screes and ravines (15-20 kg N/ha/yr). Current deposition trends for the 1km grid squares covering the SAC indicate that the minimum CLs for both woodland types are currently being exceeded. For example, nitrogen deposition in the closest component part to the A470 is currently modelled as 22.1 kg N/ha/yr. Natural Resources Wales' Core Management Plan for the SAC highlights atmospheric pollution as a factor potentially affecting the qualifying woodland. '*The location of the woodland in industrialised South Wales, together with the presence of nearby quarrying and associated activities, means that there is the potential for localised atmospheric pollution.*'

5.46 In evaluating whether there is likely to be a reasonable link between the Vale of Glamorgan RLDP and atmospheric pollution in the SAC, it must be evaluated whether commuter traffic from and to the Vale of Glamorgan is likely to flow within 200m of the Cardiff Beech Woods SAC (i.e. on the aforementioned A470). A review of Census 2011 data indicates that Cardiff is the most likely destination for commuters from the Vale of Glamorgan (63.6% of all commuters travelling by car or van), as well as the most important source of commuters working within the Vale of Glamorgan (39.9%). However, most employment centres, which are concentrated in the south of Cardiff, would not require travelling past the SAC. Similarly, there is little housing in Cardiff within the vicinity of the Cardiff Beech Woods SAC, such that employment allocations in the emerging Vale of Glamorgan RLDP are unlikely to receive many commuters from this part of the authority.

5.47 Notwithstanding this, Rhondda Cynon Taf, the authority connected to Cardiff via the A470, is the second most important source (2,065 daily inflows, 19%) and third most important destination (1,457 daily outflows, 7.2%) of commuter traffic associated with the Vale of Glamorgan. The fastest routes between some of the major settlements in the Vale of Glamorgan and potential destinations in Rhondda Cynon Taf (e.g. Pontypridd, Porth and Abercynon) would all involve driving along the A470 within close proximity to the SAC. **Therefore, LSEs of the Vale of Glamorgan RLDP on the Cardiff Beech Woods SAC regarding atmospheric pollution cannot be excluded. The site is screened in for AA in relation to this impact pathway.**

## Blackmill Woodlands SAC

5.48 The Blackmill Woodlands SAC is situated to the north of the Vale of Glamorgan in the adjoining authority of Bridgend. The site is designated for its old sessile oak woods with *Ilex* and *Blechnum*, which have a nitrogen CL range of 10-15 kg N/ha/yr as identified on APIS. An exceedance of the minimum CL may lead to a range of impacts on trees, including preferential investment in upward rather than root growth (concomitant with increased risk of drought stress and uprooting), changes in mycorrhizal flora, increased litter production and winter desiccation.

5.49 At its closest, the Blackmill Woodlands SAC lies approx. 35m from the A4061 that runs all the way to the town of Bridgend. While there clearly is a potential for traffic-derived atmospheric pollution within the SAC, it is very unlikely that the Vale of Glamorgan will materially contribute to $NH_3$, NOx and total nitrogen deposition within the site. Much of the commuter traffic associated with the emerging RLDP (both outflows and inflows) will be to/from the town of Bridgend. Any travel to the town of Bridgend would not involve driving on the A4061 near the SAC, which lies considerably further north. It is also noted that the SAC is situated in a very rural area that encompasses little urban development. Overall, LSEs of the Vale of Glamorgan RLDP on the Blackmill Woodlands SAC regarding atmospheric pollution are excluded. The site is screened out from AA in relation to this impact pathway.

## Cefn Cribwr Grasslands SAC

5.50 The Cefn Cribwr Grasslands SAC, situated in the adjoining authority of Bridgend, is designated for a habitat (*Molinia* meadows on calcareous, peaty or clayey-silt-laden soils) and marsh fritillary butterfly, both of which are sensitive to atmospheric pollution impacts. For example, APIS identifies a nitrogen CL range of 6-10 kg N/ha/yr for marsh fritillary butterfly. An exceedance of the minimum CL may result in indirect impacts on butterflies by altering the plant community composition within their wider habitat. For example, excessive nitrogen deposition may lead to an increase in graminoids, while decreasing species that are critical to the butterflies (e.g. devil's bit scabious). *Molinia* meadows have a nitrogen CL range of 15-25 kg N/ha/yr.

5.51 The Cefn Cribwr Grasslands SAC is a composite site with many SSSIs lying relatively far beyond 200m from any major roads. However, the Waun-fawr SSSI lies only approx. 130m from the M4, a major traffic artery permeating the authorities of Cardiff, Rhondda Cynon Taf, Bridgend and Neath Port Talbot an on east-west axis. While Census 2011 data indicate that there is an important exchange of commuter traffic with Bridgend (the authority within which the SAC lies), this is likely to focus predominantly on the town of Bridgend, with little urban development lying in the wider area around the Cefn Cribwr Grasslands SAC.

5.52 Census 2011 data also show that Neath Port Talbot is on the top ten destinations for/sources of commuter traffic associated with the Vale of Glamorgan. The M4 is by far the quickest and most

direct route into Neath Port Talbot, a journey that would involve driving within 200m of the SAC. However, the volume of traffic exchange with this authority is very low. Of a total of 10,879 daily inflows, only 289 journeys (2.7%) are from Neath Port Talbot. Similarly, of the 20,136 out-commuters from the Vale of Glamorgan, only 232 journeys (1.2%) are undertaken to Neath Port Talbot. Therefore, any material traffic-associated air quality impacts on the Cefn Cribwr Grasslands SAC are unlikely due to the low volume of Annual Average Daily Traffic (AADT) involved. Overall, LSEs of the Vale of Glamorgan RLDP on the Cefn Cribwr Grasslands SAC regarding atmospheric pollution are excluded. The site is screened out from AA in relation to this impact pathway.

## Screening of RLDP Policies

5.53 All policies included in the Vale of Glamorgan RLDP were screened for LSEs in relation to atmospheric pollution. It was determined that the following policies require assessment in the AA:

- Policy SP1 (Sustainable Growth Strategy) – identifies the broad strategic growth strategy for the Vale of Glamorgan for the period between 2021 and 2036, including the provision of 7,890 dwellings and 67.8ha of employment land. The geographic locations for residential growth are also identified.
- Policy SP2 (Settlement Hierarchy) – specifies the settlement hierarchy for the Vale of Glamorgan, including the Key Settlement, Service Centre Settlements and Primary Settlements, and therefore outlines the spatial distribution of growth.
- Policy SP6 (Housing Requirement) – reaffirms that a total of 7,890 dwellings will be delivered over the RLDP period, but that a portion of this growth will be delivered through an existing landbank of sites.
- Policy HG1 (Housing Allocations) – stipulates the number of dwellings that will be delivered on Key Sites (2,278 units), Housing Allocations (1,120 units), Major Landbank Sites (1,124 units) and Rural Affordable Housing Led Sites (122 units).
- Policy HG1 KS1 (Land at North West Barry) – allocates a 18.7ha large Key Site for up to 376 dwellings over the RLDP period.
- Policy HG1 KS2 (Land to the North of Dinas Powys) – allocates a 13.3ha large Key Site for up to 250 dwellings over the RLDP period.
- Policy HG1 KS3 (Land at Readers Way, Rhoose) – allocates a 29.2ha large Key Site for up to 520 dwellings over the RLDP period.
- Policy HG1 KS4 (Land at Church Farm, St Athan) – allocates a 24.1ha large Key Site for up to 532 dwellings over the RLDP period.
- Policy HG1 KS5 (Land to the West of St Athan) – allocates a 29.6ha large Key Site for up to 600 dwellings over the RLDP period.
- Policy SP9 (Gypsy and Traveller Site Provision) – identifies that 7 traveller pitches will be delivered on Land at Llangan over the RLDP period.
- Policy SP12 (Retail Floorspace Provision) – identifies that 5,862m$^2$ of convenience and 679m$^2$ of comparison floorspace will be delivered over the RLDP period.
- Policy SP14 (Employment Growth) – specifies that a net 182ha of employment land will be allocated for B1, B2 and B8 employment uses across the Vale of Glamorgan.

# Loss of Functionally Linked Habitat

## Severn Estuary SPA/Ramsar

5.54 The Severn Estuary SPA/Ramsar is designated for a range of overwintering waterfowl and waders, including Bewick's swan, European white-fronted goose, dunlin, redshank, shelduck and

gadwall. The mobility of all these species implies that they may regularly utilise habitats beyond the designated site boundary for foraging, roosting, loafing and moulting. Maintaining adequate nutritional reserves is particularly important for wintering birds to enable their long journeys back to their summer grounds.

5.55 The joint Regulation 33 advice note published by Natural England and CCW identifies the key supporting habitats for all qualifying species in the SPA. It is highlighted that Bewick's swan '*graze on a range of 'soft' meadow grasses such as Agrostis stolonifera and Alopecurus geniculatus found in wet meadows which are outwith the European Marine Site Boundary.*' Both Bewick's swan and European white-fronted goose are also known to utilise agricultural land parcels, where they forage on overwinter stubble, spilt grain and left-over potatoes. The overall conclusion in Natural England's and CCW's advice note states that '*some species will also use areas of land and coastal waters outside the boundaries of both the European Marine Site, SPA and Ramsar Site. Relevant authorities need to have regard to such adjacent interests, as they might be affected by activities taking place… adjacent to the European Marine Site.*'

5.56 All bird species have core foraging ranges, i.e., the distance that most individuals will travel to feeding grounds. Goose species are known to have particularly large maximum foraging distances (up to 20km), although the travel distance of most individuals will be under 10km. The emerging Vale of Glamorgan RLDP allocates three Key Sites comprising arable land within 10km of the Severn Estuary SPA/Ramsar and, therefore, within the expected core foraging range of Bewick's swan and European white-fronted goose. The conversion of agricultural land to brownfield development has the potential to result in a net loss in off-site foraging opportunities for some of the qualifying SPA/Ramsar species. **Overall, LSEs of the Vale of Glamorgan RLDP on the Severn Estuary SPA/Ramsar regarding the potential loss of functionally linked habitat cannot be excluded. This site is taken forward to AA in relation to this impact pathway.**

## Cefn Cribwr Grasslands SAC

5.57 The qualifying marsh fritillary in the Cefn Cribwr Grasslands SAC have limited mobility. Generally, this is thought to be a highly localised and sedentary species that forages on devil's bit scabious within the designated site boundary in the larval stage of its life cycle. However, in its adult life stage, both male and female butterflies may disperse from their former foraging patches. Research indicates that the average dispersal distances for male and female marsh fritillary are 1.5km and 510m respectively[97]. Therefore, any wet grassland with devil's bit scabious within 1.5km from the SAC boundary could constitute functionally linked habitat for the resident butterfly population.

5.58 However, the Cefn Cribwr Grasslands SAC lies approx. 5.2km to the north of the Vale of Glamorgan authority boundary, placing it relatively far beyond the dispersal distance for marsh fritillary butterfly. Therefore, any loss of wet grassland within the Vale of Glamorgan (if present), would not impact on the availability of supporting habitat to the SAC population. In conclusion, LSEs of the Vale of Glamorgan RLDP on the Cefn Cribwr Grasslands SAC regarding the potential loss of functionally linked habitat can be excluded. The site is screened out from AA in relation to this impact pathway.

## Screening of RLDP Policies

5.59 All policies included in the Vale of Glamorgan RLDP were screened for LSEs in relation to the loss of functionally linked habitat. It was determined that the following policies require assessment in the AA:

- Policy SP1 (Sustainable Growth Strategy) – identifies the broad strategic growth strategy for the Vale of Glamorgan for the period between 2021 and 2036, including the provision of 7,890 dwellings and 67.8ha of employment land. The geographic locations for residential growth are also identified.

[97] Wahlberg, N., Klemtti, T., Selonen, V. & Hanski, I. (2002). Metapopulation structure and movements in five species of checkerspot butterflies. *Oecologia* **130**: 2074-2091.

- Policy SP2 (Settlement Hierarchy) – specifies the settlement hierarchy for the Vale of Glamorgan, including the Key Settlement, Service Centre Settlements and Primary Settlements, and therefore outlines the spatial distribution of growth.
- Policy SP6 (Housing Requirement) – reaffirms that a total of 7,890 dwellings will be delivered over the RLDP period, but that a portion of this growth will be delivered through an existing landbank of sites.
- Policy HG1 (Housing Allocations) – stipulates the number of dwellings that will be delivered on Key Sites (2,278 units), Housing Allocations (1,120 units), Major Landbank Sites (1,124 units) and Rural Affordable Housing Led Sites (122 units).
- Policy HG1 KS1 (Land at North West Barry) – allocates a 18.7ha large Key Site for up to 376 dwellings over the RLDP period.
- Policy HG1 KS2 (Land to the North of Dinas Powys) – allocates a 13.3ha large Key Site for up to 250 dwellings over the RLDP period.
- Policy HG1 KS3 (Land at Readers Way, Rhoose) – allocates a 29.2ha large Key Site for up to 520 dwellings over the RLDP period.
- Policy HG1 KS4 (Land at Church Farm, St Athan) – allocates a 24.1ha large Key Site for up to 532 dwellings over the RLDP period.
- Policy HG1 KS5 (Land to the West of St Athan) – allocates a 29.6ha large Key Site for up to 600 dwellings over the RLDP period.
- Policy SP9 (Gypsy and Traveller Site Provision) – identifies that 7 traveller pitches will be delivered on Land at Llangan over the RLDP period.
- Policy SP12 (Retail Floorspace Provision) – identifies that 5,862m$^2$ of convenience and 679m$^2$ of comparison floorspace will be delivered over the RLDP period.
- Policy SP14 (Employment Growth) – specifies that a net 182ha of employment land will be allocated for B1, B2 and B8 employment uses across the Vale of Glamorgan.

# Visual and Noise Disturbance (During Construction)

## Severn Estuary SAC/SPA/Ramsar

5.60 The Severn Estuary SAC is partly designated for several anadromous fish species, including sea lamprey, river lamprey and twaite shad. Individuals of all these species undertake annual migrations from the sea/estuary to upstream spawning sites. Where construction activities are undertaken in close proximity to freshwater courses, there is the potential for noise/vibration disturbance in the water column potentially impeding the ability of anadromous fish to reach their reproductive habitats. In consultation feedback on the Preferred Strategy RLDP, Natural Resources Wales identified the River Ely and its tributaries as a particularly important stretch of functionally linked habitat for anadromous fish. However, a review of the sites allocated in the RLDP indicates that none lie in close proximity to the River Ely and connected watercourses. Therefore, LSEs of the Vale of Glamorgan RLDP on the Severn Estuary SAC regarding potential noise/vibration disturbance from construction works to anadromous fish can be excluded. The site is screened out from AA in relation to this impact pathway.

5.61 The Severn Estuary SPA/Ramsar is designated for several individual waterfowl and wader species (as well as an overarching waterbird assemblage), which will utilise habitat within and functionally linked habitat outside the designated site boundary. While all bird species are sensitive to visual and noise disturbance, the magnitude of behavioural and physiological responses will show considerable intra- and inter-specific variation. The SPA/Ramsar designation includes a thin strip of intertidal habitats adjoining the eastern Vale of Glamorgan coastline.

5.62 The RLDP allocates several Key Sites, which will deliver a large portion of the development over the Plan period. The closest Key Site (Land North of Dinas Powys) lies at approx. 2.5km distance

from the SPA/Ramsar. According to research published by the Institute for Estuarine and Coastal Studies, this is far beyond a precautionary screening distance of 300m within which material disturbance impacts are likely to arise. However, it is noted that small-/large-scale windfall development may be coming forward under the RLDP. Any of these additional developments could come forward much closer to the Severn Estuary SPA/Ramsar, within the visual and noise impact buffer zone for qualifying birds. Furthermore, visual and noise disturbance is also an important consideration in relation to functionally linked habitats utilised by SPA/Ramsar bird species.

5.63 **Therefore, as a precautionary measure, LSEs of the Vale of Glamorgan RLDP on the Severn Estuary SPA/Ramsar (both within the designated site and in functionally linked habitats) regarding visual and noise disturbance from construction works cannot be excluded. The site is screened in for AA in relation to this impact pathway.**

## Screening of RLDP Policies

5.64 All policies included in the Vale of Glamorgan RLDP were screened for LSEs in relation to visual and noise disturbance during construction. It was determined that the following policies require assessment in the AA:

- Policy SP1 (Sustainable Growth Strategy) – identifies the broad strategic growth strategy for the Vale of Glamorgan for the period between 2021 and 2036, including the provision of 7,890 dwellings and 67.8ha of employment land. The geographic locations for residential growth are also identified.
- Policy SP2 (Settlement Hierarchy) – specifies the settlement hierarchy for the Vale of Glamorgan, including the Key Settlement, Service Centre Settlements and Primary Settlements, and therefore outlines the spatial distribution of growth.
- Policy SP6 (Housing Requirement) – reaffirms that a total of 7,890 dwellings will be delivered over the RLDP period, but that a portion of this growth will be delivered through an existing landbank of sites.
- Policy HG1 (Housing Allocations) – stipulates the number of dwellings that will be delivered on Key Sites (2,278 units), Housing Allocations (1,120 units), Major Landbank Sites (1,124 units) and Rural Affordable Housing Led Sites (122 units).
- Policy HG1 KS1 (Land at North West Barry) – allocates a 18.7ha large Key Site for up to 376 dwellings over the RLDP period.
- Policy HG1 KS2 (Land to the North of Dinas Powys) – allocates a 13.3ha large Key Site for up to 250 dwellings over the RLDP period.
- Policy HG1 KS3 (Land at Readers Way, Rhoose) – allocates a 29.2ha large Key Site for up to 520 dwellings over the RLDP period.
- Policy HG1 KS4 (Land at Church Farm, St Athan) – allocates a 24.1ha large Key Site for up to 532 dwellings over the RLDP period.
- Policy HG1 KS5 (Land to the West of St Athan) – allocates a 29.6ha large Key Site for up to 600 dwellings over the RLDP period.
- Policy SP9 (Gypsy and Traveller Site Provision) – identifies that 7 traveller pitches will be delivered on Land at Llangan over the RLDP period.
- Policy SP12 (Retail Floorspace Provision) – identifies that 5,862m$^2$ of convenience and 679m$^2$ of comparison floorspace will be delivered over the RLDP period.
- Policy SP14 (Employment Growth) – specifies that a net 182ha of employment land will be allocated for B1, B2 and B8 employment uses across the Vale of Glamorgan.

# Coastal Squeeze

## Severn Estuary SAC/SPA/Ramsar

5.65 The Severn Estuary is an extensive coastal site that comprises extensive areas of qualifying intertidal habitats, including Atlantic saltmarsh as well as sand- and mudflats. Any negative impacts from coastal squeeze would reduce the area of qualifying habitat, equating to adverse effects on site integrity. The aforementioned intertidal habitats also represent key foraging and roosting sites for SPA/Ramsar waterfowl and waders, such that any loss from coastal squeeze would indirectly impact these birds by diminishing food and resting resources. Any development allocations on greenfield sites immediately inland from the estuary would reduce the capacity of qualifying habitats to naturally retreat landward in line with sea level rise.

5.66 While none of the development sites that are allocated in the RLDP lie adjacent to the coastline, a relatively large quantum of housing will be delivered on windfall development, some of which could be located in close proximity to the coastline. **Therefore, as a precautionary measure, LSEs of the Vale of Glamorgan RLDP on the Severn Estuary SAC/SPA/Ramsar regarding coastal squeeze cannot be excluded. The site is screened in for AA in relation to this impact pathway.**

## Screening of RLDP Policies

5.67 All policies included in the Vale of Glamorgan RLDP were screened for LSEs in relation to coastal squeeze. It was determined that the following policies require assessment in the AA:

- Policy SP1 (Sustainable Growth Strategy) – identifies the broad strategic growth strategy for the Vale of Glamorgan for the period between 2021 and 2036, including the provision of 7,890 dwellings and 67.8ha of employment land. The geographic locations for residential growth are also identified.
- Policy SP2 (Settlement Hierarchy) – specifies the settlement hierarchy for the Vale of Glamorgan, including the Key Settlement, Service Centre Settlements and Primary Settlements, and therefore outlines the spatial distribution of growth.
- Policy SP6 (Housing Requirement) – reaffirms that a total of 7,890 dwellings will be delivered over the RLDP period, but that a portion of this growth will be delivered through an existing landbank of sites.
- Policy HG1 (Housing Allocations) – stipulates the number of dwellings that will be delivered on Key Sites (2,278 units), Housing Allocations (1,120 units), Major Landbank Sites (1,124 units) and Rural Affordable Housing Led Sites (122 units).
- Policy HG1 KS1 (Land at North West Barry) – allocates a 18.7ha large Key Site for up to 376 dwellings over the RLDP period.
- Policy HG1 KS2 (Land to the North of Dinas Powys) – allocates a 13.3ha large Key Site for up to 250 dwellings over the RLDP period.
- Policy HG1 KS3 (Land at Readers Way, Rhoose) – allocates a 29.2ha large Key Site for up to 520 dwellings over the RLDP period.
- Policy HG1 KS4 (Land at Church Farm, St Athan) – allocates a 24.1ha large Key Site for up to 532 dwellings over the RLDP period.
- Policy HG1 KS5 (Land to the West of St Athan) – allocates a 29.6ha large Key Site for up to 600 dwellings over the RLDP period.
- Policy SP9 (Gypsy and Traveller Site Provision) – identifies that 7 traveller pitches will be delivered on Land at Llangan over the RLDP period.
- Policy SP12 (Retail Floorspace Provision) – identifies that 5,862m$^2$ of convenience and 679m$^2$ of comparison floorspace will be delivered over the RLDP period.

- Policy SP14 (Employment Growth) – specifies that a net 182ha of employment land will be allocated for B1, B2 and B8 employment uses across the Vale of Glamorgan.

# 6. Appropriate Assessment

## Recreational Pressure

### Severn Estuary SAC/SPA/Ramsar

6.1 The Severn Estuary site complex is situated along the eastern edge of the Vale of Glamorgan. As highlighted in the LSEs screening section, public access / disturbance represents the most important pressure and threat to the integrity of the site. Specifically, Natural England's SIP states that '*Public access and recreation… may have an impact on bird species sensitive to disturbance, causing displacement from feeding, roosting and moulting areas, and if severe could affect long term survival and population numbers and distributions within the Estuary. There are a wide range of recreational activities within the site (walking, dog walking, horse riding, biking, beach activities, angling, wildfowling, other shooting (e.g. clay pigeon)) that may cause damage to habitats where pressure is high.*' Due to the existing recreational pressure within the estuary, one of the actions identified in the SIP is to undertake a programme of targeted education and awareness raising amongst key recreational user groups, such as angling groups, holiday makers, local residents and schools.

6.2 Site total waterfowl and wader species counts are a critical performance indicator for Habitats Sites. The accompanying Conservation Objectives typically aim at maintaining or, where significant declines have occurred, increasing population numbers. According to British Trust for Ornithology (BTO) Wetland Bird Survey (WeBS) data, the Severn Estuary supported a total bird abundance of 86,831 in 2017/18, which dropped to its lowest point in 2020/21 (64,877). However, by 2021/22 the population had recovered to 82,619, almost reaching the total population recorded in 2017/18. Overall, abundance data for the Severn Estuary SPA / Ramsar appear to indicate that the qualifying bird populations are relatively stable.

6.3 The main determinants of the extent of recreational usage of Habitats Sites include proximity to urban centres and existing infrastructure enabling access. The town of Penarth, specified as a Service Centre Settlement in the Vale of Glamorgan RLDP, borders onto the stretch of the Severn Estuary SAC / SPA / Ramsar within the Vale of Glamorgan, placing its residents within easy walking distance of the estuary. Barry, identified as the Key Settlement within the RLDP, lies approx. 4.1km to the west of the SAC / SPA / Ramsar. While this would be too far for most residents to walk, this is well within routine driving distance for regular site visitors. The RLDP directs a significant portion of the 7,890 dwellings to be delivered over the Plan period to the settlements of Barry and Penarth, indicating that the demand for recreational greenspaces in this part of the authority will increase.

6.4 As one of the main destinations on offer, it is reasonable to assume that recreational footfall within or adjoining the Severn Estuary SAC / SPA / Ramsar will also increase compared to the pre-RLDP baseline. Notwithstanding this, it must also be noted that various alternative destinations with similar characteristics exist along the southern coastline of the Vale of Glamorgan, including Sully Bay, and the areas around Barry Harbour and Porthkerry (none of which are designated under the Severn Estuary SAC / SPA / Ramsar). Therefore, the additional recreational burden due to the RLDP will not solely focus on the designated sites and will be somewhat absorbed by non-designated stretches of the coastline.

6.5 The section of the Severn Estuary SAC / SPA / Ramsar most likely to be visited by future Vale of Glamorgan residents due to proximity from home, extends between Penarth Head and Lavernock Point. The Wales Coast Path, a long-distance hiking trail, adjoins Mean High Water between Penarth Pier all the way south to Lavernock, bringing recreational users in close proximity to intertidal habitats that are themselves qualifying features of the SAC and / or supporting qualifying SPA / Ramsar bird species. As highlighted above, residential development within Penarth is within easy walking distance of the estuary, indicating that much of the current recreational burden in this part of the SAC / SPA / Ramsar is likely to stem from nearby housing. However, there is also one large formal car park serving this part of the coastline (Cliff Parade Car Park with 100+

parking spaces). It is considered that this car park may represent a focal point for car-based visitors travelling from further afield within the Vale of Glamorgan (e.g. Barry).

6.6 Generally, the maximum area of intertidal habitat (i.e. the habitat between Mean High Water and Mean Low Water) potentially subjected to disturbance is relatively limited, particularly when considered in relation to its entirety in the Severn Estuary SAC / SPA / Ramsar. The maximum width of the intertidal zone along the Vale of Glamorgan is approx. 467m at Ranny Point, which is considerably narrower than in other parts of the authority. It follows that the importance of the Vale of Glamorgan coastline in terms of the abundance and diversity of qualifying birds supported is also likely to be more limited.

6.7 Additionally, at least a portion of the intertidal zone is dominated by rocky cliffs and outcrops, which are of comparatively limited suitability for SPA / Ramsar bird species. Most qualifying species predominantly graze in saltmarsh (Bewick's swan, white-fronted goose) or probe for invertebrates in mudflats, but these habitats are of limited prevalence along the Vale of Glamorgan. Notwithstanding this, Natural England's and Natural Resources Wales' joint conservation advice package for the Severn Estuary European Marine Site (EMS) also specifies hard substrate habitats (rocky shores) as being important for wintering dunlin, redshank and shelduck for foraging of suitable invertebrates, such as *Carcinus*, *Crangon*, Corophium, Hydrobia, *Macoma*, *Mytilus*, *Hediste* and *Talitrus* spp.

## Recreation Evidence Base

6.8 The Severn Estuary SPA / Ramsar is a destination with a unique funnel shape, meaning that it runs diagonally along several authorities, including Forest of Dean, Stroud, Monmouthshire, Cardiff and the Vale of Glamorgan. Due to its scenery and geography, the site has a unique recreational draw on residents in adjoining authorities, and these are likely to visit stretches of the estuary with suitable access points that are closest to home. No visitor data on access points within the Vale of Glamorgan is available. However, the following visitor survey data are available for other stretches of the Severn Estuary SAC / SPA / Ramsar:

- Comprehensive overview of recreational boating in the estuary published by the Association of Severn Estuary Relevant Authorities (ASERA)[98];
- Visitor survey undertaken by Footprint Ecology in 2017 to inform a recreation strategy within Forest of Dean District[99];
- Visitor survey undertaken by EPR in 2016 for the part of the Severn Estuary SAC/SPA/Ramsar within Stroud District[100];
- Visitor survey undertaken by AECOM on the Welsh side of the estuary for the emerging RLDPs for Monmouthshire and Torfaen; and
- Updated visitor survey undertaken by Footprint Ecology on behalf of the Gloucestershire LPAs and Natural England, extending the scope of EPR's 2016 survey[101].

6.9 These surveys were conducted to establish a baseline of recreational usage within the estuary and to assess the potential implications of residential growth in the respective authorities in terms of recreational footfall. Due to the unique shape of the estuary, the data from these surveys are not directly relevant to the Vale of Glamorgan, illustrated by the fact that the surveys did not capture visitors from this authority. Nevertheless, the data show that Vale of Glamorgan lies within the core recreational catchment of the site and some of the patterns of visitor use highlighted in

[98] Association of Severn Estuary Relevant Authorities. (November 2016). Recreational boating in the Severn Estuary. 85pp. Available at: https://asera.org.uk/wp-content/uploads/sites/3/2016/11/ASERA-Water-Based-Recreation-Report-Nov-2016-Low-Res2.pdf [Accessed on the 04/04/2023]

[99] Liley D., Panter C. & Hoskin R. 2017. Lydney Severn Estuary Visitor Survey and Recreation Strategy. Unpublished report by Footprint Ecology for the Forest of Dean District Council. 55pp. Available at: https://www.footprint-ecology.co.uk/reports/Liley%20et%20al%202017%20Lydney%20Severn%20Estuary%20Visitor%20Survey%20and%20Recreation%20Strategy.pdf [Accessed on the 31/10/2019]

[100] Southgate J. & Colebourn K. 2016. Severn Estuary (Stroud District) Visitor Survey Report. Report for Stroud District Council. Ecological Planning & Research, Winchester. 68pp. Available at: https://www.stroud.gov.uk/media/2902/severnestuaryvs_report_15581c_final_060616.pdf [Accessed on the 31/10/2019]

[101] Caals Z. & Liley D. 2022. Severn Estuary Visitor Survey 2022. Report by Footprint Ecology. 97pp. Available at: https://www.footprint-ecology.co.uk/reports/Caals%20and%20Liley%20-%202022%20-%20Severn%20Estuary%20Visitor%20Survey%202022.pdf [Accessed on the 13/10/2025]

these surveys are likely to be similar for the authority (for example, the high proportion dog walkers constitute of the total recreational burden). Furthermore, the visitor management interventions discussed in Footprint Ecology's Lydney recreation strategy provide useful context and potential guidance on mitigation measures that may be needed in relation to the Vale of Glamorgan RLDP. The main results from each of the recreational surveys are discussed in the following.

## Recreational Boating

6.10 Water-based activities are likely to be particularly disturbing to overwintering birds because they may bring visitors closer to sensitive areas, such as roosts or foraging sites. Furthermore, the infrastructure associated with boating activities (e.g. moorings) is known to be particularly damaging to benthic habitats, leading to erosion, abrasion and sediment displacement. The Association of Severn Estuary Relevant Authorities (ASERA) published a study of water-based recreation in the Severn Estuary EMS (which covers parts of the SAC / SPA / Ramsar designation) in 2016. It summarises the key environmental impacts of boating, gives an overview of current boat usage trends and suggests steps for managing water-based activities. Recreational boats access the estuary using 35 launching and access points (31 slipways and four sets of locks). Of these, three slipways are located along the Penarth frontage. Most slipways are owned or managed by recreational boat clubs and usage of slipways is restricted to club members or requires prior permission for non-members. For example, the Vale of Glamorgan Council slipways are used by Penarth Yacht Club, Penarth Water Ski Club and the Royal National Lifeboat Institution (RNLI). Very popular slipways, such as those in Penarth and Cardiff Bay, are managed through a permit system. These broad management systems are important because they inherently limit the peak number of boat users in the estuary at any one time.

6.11 The Royal Yachting Association (RYA) identified indicative boating routes of varying levels of intensity in their UK Coastal Atlas of recreational Boating (2008). Cardiff Bay and the estuarine section along the Vale of Glamorgan are focal areas for routes with heavy recreational use, with at least six or more boats at all times on summer days. For the Penarth seafront, an estimated peak of up to 30 boats / day is provided for summer weekend, dropping to 8-9 boats / day in winter. Overall, the indicative level of boating activity in summer is 'medium', compared to a 'low' level of boating in winter.

6.12 Most disturbance impacts from water-based recreation are likely to be temporary (with birds ceasing foraging and moving to less disturbed areas but then returning to their roosting / feeding ground). However, if prolonged disturbance impacts are present, this may result in permanent displacement, often to sub-optimal foraging habitats. Disturbance is likely to be biggest where the rapid movement of boats across the water is accompanied by loud noises (e.g. powerboating, water-skiing, jet-skiing). Generally, recreational boating is unlikely to be of concern in the open water, but mainly in proximity to intertidal zones and important bird roost sites. Another main risk is associated with disturbance from intermittent activity at landing and launching points in close proximity to intertidal habitats.

6.13 However, the RYA report concluded that recreational boating is unlikely to be causing significant disturbance to foraging and roosting overwintering birds for the following reasons:

- Seasonal separation between peak recreational boating use and peak bird use between October and March;
- Tidal separation between boat usage (frequently restricted to high tides when intertidal mudflats are unavailable for birds) and foraging periods;
- Infrequent and temporary exposure to boating on the winter days where this does occur (likely to a maximum of four hours in any 24 hour period); and
- High levels of disturbance from other sources (e.g. dog walkers, people wildfowling, port and shipping operations) particularly near busy cities will mean that many birds will have already habituated to human activity.

6.14 To minimise the negative impacts of water-based activities, education management tools are in place in the estuary. The RYA's approach relies on the principle that education tends to be more effective than regulation. It runs courses that provide resources and practical advice on a range

of environmental topics, which are completed by more than 155,000 people per year. The Green Blue, a partnership between the RYA and British Marine, has published a series of guides and factsheets with the aim to raise awareness among the industry and recreationists. For example, Fact Sheet 1 discusses the effects of boating and watersports on wildlife, with the aim to generate awareness of overwintering birds. As part of the UK Marine SACs Project, good practice guidelines were developed for recreation activities in European Marine Sites to promote good behaviour towards the environment.

## Lydney Visitor Survey

6.15 The Lydney visitor survey covered the four main access points to the part of the Severn Estuary SAC / SPA / Ramsar closest to Lydney, where new development was proposed at the time of survey. Across all survey points, the total number of people entering the wider area around the estuary was 153, equating to an hourly rate of 9.6 people entering. Of 83 interviewees, 36 visitors (43%) undertook dog walking and 14 visitors (17%) were walking. Boating was undertaken by only 5 interviewees (6%). The visit duration was similarly short for all activities (mostly between 30 minutes and 1 hour, except for boating). Dog walking was the recreational activity that involved the highest proportion of frequent visits, with a total of 41% of dog walkers visiting daily or most days (180+ visits per year). Most interviewees tended to live very close to the SAC. For example, dog walkers travelled a median distance of 2.3km to their access points (typically on foot), highlighting the potential significance of new nearby residential development. Overall, the Lydney survey highlighted that the Severn Estuary SAC / SPA / Ramsar is subject to regular disturbance from particular user groups, especially dog walkers.

6.16 Footprint Ecology places the visitor data in the context of bird distribution data within the wider area around Lydney, derived from Mills & Smart (2017)[102]. Importantly, Mills & Smart also considered habitat that might be functionally linked and integral to supporting the SPA / Ramsar qualifying species (e.g. New Grounds, Lydney to Aylburton). It was shown that the area covered by the visitor survey is important for roosting / feeding curlew, shelduck and lapwing in winter, and whimbrel on passage (April-May, July-September). It was also determined that for mallard, lapwing, curlew and whimbrel the counts in some habitats outside the designated site boundary exceed 1% of the designated relevant SPA / Ramsar populations, meaning that the area fulfils the criterium for functionally linked habitat. A proportion of the visitor use in Lydney occurs in areas that are important to SPA / Ramsar species, and Footprint Ecology therefore provided the following recommendations for the management and mitigation of recreational pressure in Lydney:

- Provision of steps to access the foreshore in less sensitive areas and additional planting to increase attractiveness and variety;
- Updating interpretation boards along the estuary to communicate the importance of nature conservation to visitors;
- Discouraging people from venturing south-west across New Grounds (high sensitivity area) by highlighting the ‘long’ and ‘difficult’ walk involved, as well as displaying dog-on-lead signage;
- Creating a marked circular cycle lane from Lydney along Harbour Road to link up with Naas Lane;
- Improving footpath surfacing, planting and connectivity to create an attractive, circular walk that draws users away from New Grounds; and
- Establishing a clearly signposted and well surfaced default route that attracts dog walking visitors.

## Stroud Visitor Survey

6.17 EPR’s Stroud visitor survey focussed on the upper section of the Severn Estuary SAC / SPA / Ramsar near the confluence of the River Severn with the estuary. It surveyed nine access points, which were either parking locations or Public Right of Ways (PRoWs) providing direct access on

[102] Mills B. & Smart M. 2017. Lydney New Grounds. Desk Based Review of Bird Assemblages in Relation to the Severn Estuary Special Protection Area. Unpublished report for Forest of Dean District Council.

to the estuary. Overall, 461 people accessed the area over two survey days, equating to 30.7 people per hour. Furthermore, 185 dogs were recorded over the two days of surveying, equating to an average of 12.3 dogs entering per hour. 51.6% of interviewed groups had at least one dog with them, which is slightly less than observed at other marine sites such as the Solent (53%) and North Kent (65%). The average (mean) distance travelled by visitors to access points was 14.5km. Visitors arriving on foot, i.e. local residents, had travelled an average of 5.4km. Using postcode data, the study also identified a visitor catchment for the Severn Estuary SAC / SPA / Ramsar, using the 75$^{th}$ percentile of distance to home to delineate the catchment buffer. Interestingly, and in contrast to Lydney, where visitors travelled very short distances to the site, the estuary in Stroud has indicative recreational catchments of 17.7km (all visitors) and 7.7km (Stroud residents only) respectively. The main reason for this disproportionately large catchment is most likely the low housing density in this part of Stroud District, which is significantly lower than in other coastal areas of the UK (e.g. the Solent).

## Monmouthshire and Torfaen Visitor Survey

6.18 The Monmouthshire RLDP makes provision for 8,366 new dwellings over the plan period, including the Strategic Growth Areas of Chepstow and Severnside. A considerable portion of this housing will be delivered within a 1km walking distance from the estuary, such that the RLDP is likely to increase the recreational burden within the SPA / Ramsar / SAC considerably. Based on a recommendation by AECOM, Monmouthshire Council and Torfaen Council (the latter authority also progressing their RLDP inclusive of housing growth) jointly commissioned a visitor survey at four access points (covering both parking and foot access locations) to provide the first in-combination visitor data along the Welsh part of the estuary.

6.19 The visitor count at surveyed locations ranged between 127 (Caldicot Coast Path, foot access only) and 613 (RSPB Newport Wetlands, large car park available at the RSPB site) people over two survey days, indicating that the estuary in Wales is busier than some of its counterpart sections in England (e.g. in Lydney the busiest location only had 98 visitors entering over 16 hours). As applies to most other Habitats Sites, dog walking was by far the most common activity (48.9% of interviewees), followed by walking (29.8%) and family outings (5.9%). The proportion of dog walkers was considerably higher at Caldicot Coast Path and Black Rock Car Park, most likely because both survey points lie in easy walking distance to nearby residential development.

6.20 Generally, the responses indicate that interviewees are very loyal to the SAC / SPA / Ramsar, with 51.6% visiting either daily, most days (180+ visits per annum) or 1 to 3 times per week (40 to 180 visits per annum). No strong seasonal pattern in recreational trends were discernible, indicating that the disturbance potential does not diminish in the overwintering period of SPA / Ramsar birds. Home postcodes were collected to establish a core recreational catchment for the Welsh part of the Severn Estuary SAC / SPA / Ramsar. Only one visitor from the Vale of Glamorgan was recorded in the survey at RSPB Newport Wetlands. Pooling data by all interviewees visiting from home, a core catchment of 6.5km was established for the site, which is broadly similar to the core catchment established for Stroud District (7.7km) and the West of England authorities (7.4km). AECOM recommended to utilise a precautionary, standardised catchment of 7km for the Severn Estuary SAC / SPA / Ramsar in emerging strategic mitigation approaches and AAs.

## Updated Visitor Survey Covering the English part of the Severn Estuary SAC/SPA/Ramsar

6.21 On behalf of a partnership of Local Planning Authorities (LPAs; including Cheltenham Borough Council, Cotswold District Council, Forest of Dean District Council, Gloucester City Council and Tewkesbury Borough Council), Stroud District Council commissioned an updated visitor survey in 2022 in anticipation of its new Local Plan and to underpin a potential update to its existing mitigation strategy (which was in place between 2017 and 2022). This visitor survey update covered a much larger geographical area (with visitor survey locations both on and somewhat more distant from the estuary) and represents a concerted effort towards identifying a more consistent core recreational catchment and, ultimately, approach to mitigation.

6.22 Overall, 21 locations were surveyed but only data from the 14 survey points that provide direct access to the estuary are considered here. The data indicate that the attractiveness of the estuary to visitors differs spatially, with Lydney Harbour standing out as the busiest location by far (362 people and 77 dogs over a 16-hour survey period). Beachley, the survey point closest to the

Welsh part of the estuary, was moderately busy with 64 people and 38 dogs recorded over a similar period of time. During the survey, 393 visitors were successfully interviewed at the estuary survey points, with the vast majority of these undertaking dog walking (200 interviewees; 51%) and walking (138 interviewees; 35%). Most interviewees reached the site by car/van (68%), with 28% of interviewees walking to their respective survey location from home. Amongst the main reasons for visiting the Severn Estuary SAC/SPA/Ramsar, interviewees cited proximity to home (36%), scenery/variety of views (21%), habit/familiarity (13%) and near coast/water (12%). Interestingly, and despite other sections of the estuary being available much closer to the relevant authorities, nine interviewees (3%) originated from Monmouthshire and there was a single interviewee from Cardiff (<1%).

6.23 The most important evidence that emerged from the visitor survey was the updated core recreational catchment associated with the SAC/SPA/Ramsar when considering this broader geographical extent. While the initial visitor survey undertaken for Stroud District only suggested a 7.7km core catchment, the 2022 survey indicates that 75% of interviewees travelling directly from home to estuarine survey points originate from within 12.6km. This is a considerable increase compared to the initial 7.7km catchment used in the Interim Impact Avoidance Strategy developed by Stroud District Council and the 6.5km catchment established in the Monmouthshire and Torfaen visitor surveys. It is to be noted that there are no visitor survey data available for the stretch of the SAC/SPA/Ramsar in the Vale of Glamorgan. To facilitate the move towards a more standardised mitigation approach across all involved cross-border LPAs, the 12.6km core catchment is, therefore, applied to identify residential sites within the Vale of Glamorgan that could materially contribute to the recreational burden within the Severn Estuary SAC/SPA/Ramsar.

## RLDP Allocations within the Core Recreational Catchment

6.24 The RLDP allocates 7,890 dwellings within the Vale of Glamorgan over the Plan period. However, only a portion of these will be delivered through the allocation of new residential sites. The RLDP also includes large sites with extant planning permission (with 100 dwellings or more remaining) and sites that are rolled forward from the previous RLDP. However, these sites would have been assessed for their environmental impacts in previous HRAs and, therefore, are not reassessed here. This HRA focuses on emerging residential sites that are proposed for allocation in the RLDP.

6.25 Table 6 identifies that three Key Sites and several other housing allocations lie within the 12.6km core recreational catchment that has been deemed most appropriate for the Severn Estuary SAC/SPA/Ramsar. Therefore, it is likely that 1,275 of the net new dwellings, roughly equating to an increase in 3,060 residents, will regularly contribute to recreational footfall alongside or within the designated site boundary. In line with numerous approaches for other Habitats Sites and Local Planning Authorities across the UK, it is recommended that these allocations should contribute to targeted mitigation measures, both in terms of Strategic Access Management and Monitoring (SAMM; on-site) and the provision of alternative greenspaces (off-site).

**Table 6: Residential sites allocated in the Deposit RLDP for the Vale of Glamorgan.**

| Type of Site | Site ID | Settlement | Name | Number of Residential Dwellings Proposed | Number of Additional Residents[103] | Approx. Distance to the Severn Estuary SAC / SPA / Ramsar (km)[104] | Mitigation Required (Yes / No) |
|---|---|---|---|---|---|---|---|
| Key Sites | KS1 | Barry | Land at North West Barry | 376 | 902 | 6.8 | Yes |
| | KS2 | Dinas Powys | North of Dinas Powys, off Cardiff Road | 250 | 600 | 2.6 | Yes |
| | KS3 | Rhoose | Land at Readers Way | 520 | 1,248 | 13 | No |
| | KS4 | St Athan | Land at Church Farm | 532 | 1,277 | 14.4 | No |
| | KS5 | St Athan | Land to the West of St Athan | 600 | 1,440 | 15 | No |
| Housing Allocations | HG1 (1) | Barry | Land to the west of Pencoedtre Lane | 135 | 324 | 5.3 | Yes |
| | HG1 (2) | Barry | Land at the Mole | 65 | 156 | 4 | Yes |
| | HG1 (3) | Barry | Land at Hayes Lane | 70 | 168 | 2.6 | Yes |
| | HG1 (4) | Barry | Land at Neptune Road | 40 | 96 | 5.2 | Yes |
| | HG1 (5) | Llantwit Major | Land between the Northern Access Road and Eglwys Brewis Road (Site C – | 235 | 564 | 17.5 | No |

[103] Assuming a per-dwelling occupancy of 2.4 persons.
[104] It is to be noted that all Candidate Sites (except for Land North of Dinas Powys) lie closer to the Sully Island SSSI component part of the Severn Estuary SPA / Ramsar than the main estuarine channel itself. However, Sully Island is not readily accessible and, therefore, unlikely to be impacted by recreational pressure resulting from the RLDP.

| Type of Site | Site ID | Settlement | Name | Number of Residential Dwellings Proposed | Number of Additional Residents[103] | Approx. Distance to the Severn Estuary SAC / SPA / Ramsar (km)[104] | Mitigation Required (Yes / No) |
|---|---|---|---|---|---|---|---|
| | | | Central Parcel) | | | | |
| | HG1 (6) | Cowbridge | Land adjoining St Athan Road | 105 | 252 | 17.9 | No |
| | HG1 (7) | St Athan | Former Stadium Site, adjacent to Burley Place | 80 | 192 | 14.7 | No |
| | HG1 (8) | St Athan | Clive Road, St Athan | 51 | 122 | 14.8 | No |
| | HG1 (9) | Rhoose | Land north of the Railway Line (East) | 339 | 814 | 9 | Yes |
| Rural Affordable Housing Led Sites (Policy HG4) | HG4 (1) | Colwinston | Land to the East of Colwinston | 25 | 60 | 23.6 | No |
| | HG4 (2) | Aberthin | Land west of Maendy Road | 25 | 60 | 17.8 | No |
| | HG4 (3) | Wick | Land at Heol Fain | 50 | 120 | 24.9 | No |
| | HG4 (4) | Fferm Goch | Land north of West Winds Business Park | 22 | 53 | 22.1 | No |
| **Total Number of Dwellings and Residents Requiring Mitigation** | | | | **1,275** | **3,060** | | |

## Policy Mitigation Contained in the RLDP

6.26 The Vale of Glamorgan RLDP recognises the importance of the authority's natural assets and need for their continued protection, maintenance and enhancement. For example, **Policy SP20 (Biodiversity and Ecosystem Resilience)** is the principal mechanism through which Habitats Sites will be safeguarded. It specifies that development should improve the resilience and connectivity of ecosystems. For example, to achieve this all developments must:

'*1. Avoid areas of high ecological value.*

*4. Ensure that International and UK protected species and habitats are protected in accordance with statutory requirements.*

*6. Incorporate existing green infrastructure at the early stages of design, that protects and enhances existing site features and improves the connectivity of the ecological network.*

*8. Make provision for the on-going maintenance and management of existing and newly created nature conservation interests proportionate to the nature and scale of the development.*'

6.27 Overall, Policy SP20 provides a high degree of specificity on how the integrity of ecological networks (which includes the Severn Estuary SAC/SPA/Ramsar) will be protected. Regarding its mitigation potential it should be viewed alongside other policies in the RLDP. For example, **Policy SP19 (Green Infrastructure)** sets out that developments should protect and enhance high-quality green infrastructure, such as by enhancing connectivity between existing assets, providing amenity open space and facilitating other environments that promote mental and physical health. The delivery of multi-functional greenspace networks is typically regarded as one of the main mechanisms for deflecting recreational pressure from Habitats Sites. Generally, the idea behind green infrastructure provision is to create desirable alternative recreation destinations with a view to reduce the number of recreational visits to more sensitive Habitats Sites.

6.28 **Policy HG1 KS1 (Land at North West Barry)** and **Strategic Policy HG1 KS2 (Land to the North of Dinas Powys)** both include a requirement for the provision and enhancement of appropriate green infrastructure, leisure, sport and recreation space. For example, the policy requirement for site KS1 includes the provision of a key area of open space (minimum 2.3ha) to the south of the site adjoining Porthkerry Country Park. These recreational resources have the potential to act synergistically, providing a contiguous, attractive recreational realm. Furthermore, several other well-designed areas of open space (e.g. informal and equipped play spaces) are also required. While this will help absorb some of the recreational pressure associated with the new housing at-source and away from the estuary, it is unlikely that these measures alone would extend sufficient protection to the SAC/SPA/Ramsar. In order to represent adequate mitigation, policy wording should have sufficient specificity and identify deliverables that secure effective protection.

## Mitigation through an Interim Impact Avoidance Strategy

6.29 It is likely that any housing development delivered in close proximity to the Vale of Glamorgan coastline will increase the visitor pressure in the Severn Estuary SAC/SPA/Ramsar, with potential adverse effects on overwintering birds and qualifying habitats. In line with the broad Interim Impact Avoidance Strategy established for Stroud and as has been recommended for other Welsh authorities, it is advised that a range of avoidance and mitigation measures are considered for the authority:

- Delivery of Suitable Alternative Greenspaces (SANGs) or smaller scale recreational greenspaces, where possible in close proximity to emerging housing sites (although it is noted that it will be difficult to replicate the feel and attractiveness of the estuary);
- On-site Strategic Access Management and Monitoring (SAMM) measures around key themes of wardening, signage, information boards, education and awareness, zoning and bylaws (e.g. controls on dogs), parking provision, path improvements, dog waste bins, benches/seating and off-site training facilities for dogs[105];
- Collaboration with key stakeholders (e.g. Natural Resources Wales, adjoining authorities and Parish councils) to achieve a coordinated, integrated, sustainable and long-term outcome; and
- Future monitoring of recreation levels to assess changing recreation patterns and abundances / distributions of overwintering birds to assess the effectiveness of mitigation measures.

[105] Note that this is a list of measures typically requested by visitors interviewed in Habitat Sites and/or delivered in SAMM programmes elsewhere.

6.30 Now that the definitive geographic distribution of residential growth and the quantum of housing requiring mitigation has been identified, a key next step in the development of an Impact Avoidance Strategy for the Vale of Glamorgan will be to identify SAMM measures that would buffer the Severn Estuary SAC/SPA/Ramsar from increased recreational pressure. Engagement with Natural Resources Wales and the Vale of Glamorgan Council ecologist should follow to identify those measures best suited for the stretch of the estuary adjoining the authority. From an initial appraisal of the estuary adjoining the Vale of Glamorgan, the following potential, but fairly limited SAMM measures could be deployed along the Vale of Glamorgan estuarine shoreline:

- The initial footpath from Lavernock to Cosmeston runs at an elevation and is shielded off from the estuary by dense shrubs – opportunities for footpath improvements and dog waste bins;
- The Clifftop Walk along Cosmeston provides no direct access onto the foreshore and is unlikely to pose disturbance risk to SPA/Ramsar birds. Furthermore, it is noted that planning permission has been granted for an active travel route between Cosmeston and Sully, which will provide an alternative travel route for visitors and has the potential to route some visitors further away from the SAC/SPA/Ramsar – opportunities for information boards and waste receptacles; and
- The Esplanade within Penarth is situated amidst dense urban development with high recreational disturbance potential and offers ample opportunities for accessing the foreshore – opportunities for wardening, dog-on-lead zones, etc.

6.31 Once identified, these interventions would need to be assessed and costed, with the view on setting an adequate per-dwelling tariff for developments that fall within the 12.6km core recreational catchment in the Vale of Glamorgan. Where any SAMM measures within the Vale of Glamorgan are deemed impracticable or ineffective, financial contributions could also be directed towards stretches of the estuary in other LPAs, such as Cardiff and Monmouthshire (effectively working towards a multi-authority mitigation solution).

6.32 To safeguard that this will happen over the RLDP period and the integrity of the Severn Estuary Marine Site is adequately protected, it is recommended that a policy to this effect is included in the Plan submitted for Examination. The following policy wording should be included: '***Development proposals that would result in an increase in visitor pressure on features of the Severn Estuary SAC, SPA, Ramsar site, or Functionally Linked Land will not be supported unless it can be demonstrated that no adverse impact on the integrity of the European Marine Site will occur***'

## Conclusion

6.33 The Vale of Glamorgan RLDP identifies the quantum and geographic distribution of residential growth across the authority. Overall, 1,275 of the allocated residential dwellings have been identified to fall within the 12.6km core recreational catchment of the Severn Estuary SAC/SPA/Ramsar. As highlighted above, some form of mitigation will need to be provided to reduce recreational pressure within the estuarine site. Provided that the above suggested wording is introduced into the RLDP, it is concluded that there will be no adverse effects on the integrity of the SAC/SPA/Ramsar regarding recreational pressure.

## In-Combination Assessment

6.34 Potential impacts of recreational pressure may be increased when considered in-combination with the residential growth allocated in other authorities adjoining the Severn Estuary SAC / SPA / Ramsar. However, it is considered that the Vale of Glamorgan will require mitigation 'alone', which will entirely address any adverse effects arising from the RLDP. Furthermore, the planning process requires each strategic development plan to undergo, meaning that other authorities in the core catchment of the estuary will also need to deliver mitigation to address negative recreational pressure effects. Therefore, provided that the Vale of Glamorgan RLDP mitigates its own impact (see previous sections), there is no potential for in-combination effects on the Severn Estuary SAC / SPA / Ramsar.

## Cardiff Beech Woods SAC

6.35 The Cardiff Beech Woods SAC is designated for two woodland habitat types, namely *Asperulo-Fagetum* beech forests and *Tilio-Acerion* forests of slopes, screes and ravines (the latter being a priority feature). Trees, particularly ancient and veteran trees, and their associated ground flora are sensitive to negative impacts from recreational use, such as direct trampling damage and soil compaction surrounding root zones. For example, trampling and soil compaction reduces pore spaces and the ability of soil to hold water. This potentially limits the uptake of water and essential minerals through the root network of trees. Furthermore, the heavy usage of habitats of conservation importance by dog walkers has also been linked with nutrient enrichment by nitrogen and phosphorus deposited in dog faeces. If sufficiently great, over time this fertilisation effect has the potential to change local plant community composition – typically towards species of lower conservation value.

6.36 NRW's Core Management Plan identifies recreational use as a performance indicator potentially affecting both qualifying woodland types. The site experiences heavy recreational pressure along its network of paths and bridleways (particularly the Castell Coch SSSI and Fforestganol a Chwm Nofydd SSSI component parts), with some areas being specifically managed for public use. However, recreational patterns within the SAC have not been fully explored and any current adverse impacts on the qualifying habitats are unclear. NRW note that '*access issues need to be kept under review*', but no Operational Limits regarding recreational pressure have been set.

6.37 Key attractions within the Castell Coch Woodlands are the Taff train and historic building of Castell Coch. While these features may increase the access pressure on the woodlands, they are also considered to act as focal point and concentrate access to well defined limits within the site. This will serve to concentrate recreation-related impacts to limited areas, while protecting sensitive habitat features and natural woodland processes in other parts of the site. Currently, visitor management of the woodlands focuses on maintaining the network of public footpaths and access routes to high standards. This is important in discouraging visitors from seeking out new routes with the potential for formation of desire lines and spreading of impacts onto sensitive habitats. NRW, in collaboration with Cardiff County Council and individual landowners, is managing the balance between nature conservation importance, recreational use and cultural heritage.

6.38 By virtue of its steep terrain, recreational use within the *Tilio-Acerion* forests of screes, ravines and slopes is inherently limited. Notwithstanding this, recreation in some component SSSIs supporting this habitat has been growing, meaning that this impact pathway still requires assessment. As discussed in relation to the *Asperulo-Fagetum* woodland, access management primarily centres around maintaining / enhancing the extensive network of public footpaths and bridleways to facilitate natural woodland regeneration in more remote parts of the SAC.

6.39 A visitor survey at 11 survey points was undertaken to provide data on the recreational baseline within the SAC for the emerging Cardiff RLDP, covering both parking and foot access locations. Eight survey points were located at access points to and within the SAC, with a further three covering non-designated parts of the woodland. The survey utilised a standard methodology established by Footprint Ecology at numerous other Habitats Sites. As is typically the case, dog walking was by far the most common recreational activity (62% of interviewees) followed by walking (23% of interviewees).

6.40 Another important trend that emerged from the data related to site loyalty, with 58% of interviewees visiting the site daily, most days (180+ annual visits) and 1 to 3 times per week (equating to 40 to 180 annual visits). This highlights that the Cardiff Beech Woods SAC is a firmly established destination for those that visit. Most importantly in relation to the Vale of Glamorgan RLDP, the survey also established a core recreational catchment using postcode data of interviewees visiting from home (i.e. those that are likely to contribute to the recreational burden within the site most regularly). Based on the 75$^{th}$ percentile of visitor postcodes, the core catchment was determined to be 6km.

6.41 At approx. 3.4km to the closest part of the SAC, parts of the Vale of Glamorgan clearly fall within the 6km zone. Notwithstanding this, it is considered that the contribution of Vale of Glamorgan residents to the in-combination recreational pressure in the SAC is, and will in the future, likely

to be low. For example, of the 91 interviewees providing a valid postcode in the visitor survey, 83 interviewees (91%) came from the authority of Cardiff. Only a single interviewee originated from the Vale of Glamorgan. It should also be noted that the northern part of the Vale of Glamorgan, the part closest to the SAC, supports a relatively low population density. The most populous settlements in the authority (the Key Settlements, Service Centre Settlements and Primary Settlements that most growth is directed to) lie in the south and south-west of the Vale of Glamorgan, at considerably greater distances to the SAC (falling far beyond the recreational catchment). For example, the closest Key Site allocated in the RLDP (Land North of Dinas Powys) lies approx. 10.4km from the closest part of the Cardiff Beech Woods SAC (Garth Wood SSSI). The quantum of dwellings in the smaller housing allocations and on windfall sites coming forward within the 6km catchment is very small.

6.42 Overall, despite parts of the Vale of Glamorgan falling within the SAC's catchment, due to only one visitor from the Vale of Glamorgan being recorded in the visitor survey and the geographic distribution of residential growth allocated in the RLDP, it is considered that the Vale of Glamorgan RLDP will not make a material contribution to any deviation from the current recreational baseline within the SAC. Therefore, there will be no adverse effects of the Vale of Glamorgan RLDP on the Cardiff Beech Woods SAC regarding recreational pressure, both alone and in-combination. There is no need for RLDP-specific policy mitigation in relation to this impact pathway and Habitats Site.

### In-Combination Assessment

6.43 As discussed in the previous section, there is very little evidence that the Vale of Glamorgan is contributing to recreational impacts within the Cardiff Beech Woods SAC. Given this, it is also concluded that the RLDP will not make a material contribution to any in-combination recreational pressure effects. Furthermore, those authorities that contribute significantly to the recreational burden, will need to provide bespoke measures to mitigate their impacts on the qualifying woodland. Overall, the Vale of Glamorgan RLDP will not result in in-combination recreational pressure impacts on the Cardiff Beech Woods SAC.

# Water Quality

## Severn Estuary SAC/SPA/Ramsar

### Treated Sewage Effluent

6.44 Owing to the location of the Vale of Glamorgan adjoining the Severn Estuary SAC/SPA/Ramsar, LSEs of the RLDP on the estuarine complex could not be excluded in the previous chapter. Natural England's Site Improvement Plan (SIP), which summarises pressures and threats to both the Welsh and English parts of the estuary, specifies water pollution as an important issue for the estuary. It states that '*there is uncertainty over water quality in the Estuary due to diffuse (including agricultural) or direct pollution (e.g. Industrial, sewage treatment works, thermal, radioactive)… Macrophytobenthos (benthic macro algae) have been identified in localised hotspots and may be having adverse impacts on the invertebrate communities there. The extent of issues like this, the presence and mobilisation of a range of contaminants and reasons behind the moderate statuses need to be understood.*' While there appear to be remaining uncertainties over water quality in the estuary, its setting amidst urban development centres clearly implies that any existing water-related pressures on the estuary are likely to increase, particularly when considering the projected cumulative urban growth across Welsh and English authorities.

6.45 Estuarine ecosystems represent receiving 'end points' in terms of wastewater and industrial discharge. Waterbodies that pass WwTWs, industrial developments and impermeable surfaces inland from the estuary collect non-toxic and toxic substances, carrying these to estuaries many kilometres downstream within their hydrological catchments. While the overall travel distance of freshwater in river bodies and mixing with seawater in the estuary itself will provide a degree of natural attenuation and dilution, it is nonetheless considered that water pollutants accumulate in the water column and sediments of estuaries. The Severn River Basin Management Plan (SRBMP) highlights that 83% of the waterbodies flowing into the Severn Estuary SAC/SPA/Ramsar have moderate ecological status, with only 17% receiving good ecological status. This status quo is at clear odds with the targets set out in the Water Framework Directive (WFD), which aims to restore all rivers (and associated flora and fauna) to good ecological status.

6.46 Natural Resources Wales has released interim guidance regarding nutrient (dissolved inorganic nitrogen) issues in various marine SACs and SPAs wholly in Wales[106]. However, since Severn Estuary SAC/SPA/Ramsar site is a cross-border Welsh/English site, no guidance has been released at time of writing for that site. Welsh Water has produced a Drainage and Wastewater Management Plan (DWMP24) which sets out how Welsh Water intends to extend, improve and maintain a robust and resilient drainage and wastewater system. The plan, which is based on robust population growth estimates, has a timeline of at least 25 years and therefore goes well beyond the end of the RLDP period. The DWMP was subject to HRA. That assessment concluded that wastewater treatment and discharge proposals would not adversely affect the integrity of the Severn Estuary Habitats Sites.

6.47 Natural Resources Wales' Water Watch Wales website was consulted to assess the current water quality baseline in the Severn Estuary SAC/SPA/Ramsar. In the Cycle 3 WFD assessment, the Lower Severn transitional waterbody is identified as having moderate hydrochemical and ecological status (noting that the overall classification for fish is 'good'). According to available data, there are two waterbodies with relevance to the Vale of Glamorgan that are feeding into the wider setting of the estuary. The River Ely runs northward along the Vale of Glamorgan, feeding into the estuary to the north of Penarth. According to the Cycle 3 WFD assessment, this section of the river (Ely River – confluence Nant Clun to Allot Gardens) has overall moderate chemical and poor ecological status, particularly due to 'poor' status for invertebrates and fails for several fish species. The River Cadoxton (which encompasses its headwaters to its tidal limit) is attributed moderate scores for hydrochemistry and ecology, primarily due to unfavourable DO concentrations. However, the R. Cadoxton joins the Bristol Channel to the south-east of Barry, approx. 3.6 miles in flowpath distance from the Severn Estuary SAC/SPA/Ramsar. Given the open nature and mixing effect of the marine environment, it is considered unlikely that the water quality in the R. Cadoxton has a meaningful impact on water quality in the SAC/SPA/Ramsar.

6.48 The WwTW responsible for treating sewage effluent in the Vale of Glamorgan that lies closest to the Severn Estuary SAC/SPA/Ramsar is the Cog Moors WwTW. This serves a population equivalent of 214,936, including the main urban centres of Barry, Penarth, Sully and Dinas. A review of waterbodies surrounding the Cog Moors WwTW, indicates that treated sewage is most likely to be discharged to Sully Brook. This rises in Cosmeston, joining R. Cadoxton to the south of Palmerstown. Given the distance between the point where the R. Cadoxton flows into the Bristol Channel and the Severn Estuary SAC/SPA/Ramsar, it is unlikely that there is any material hydrological link between treated sewage effluent resulting from the RLDP and the designated site. Furthermore, the open marine environment will also result in the natural attenuation and dilution of any treated sewage that is discharged here. There are no other operational WwTWs in the Vale of Glamorgan that have discharge locations in hydrological continuity with the SAC/SPA/Ramsar. The discharge locations of WwTWs serving the Vale of Glamorgan also have no hydrological connections to the River Ely and its tributaries, stretches of important functionally linked habitats for the anadromous SAC fish species. Overall, therefore, adverse effects of the Vale of Glamorgan RLDP on the Severn Estuary SAC/SPA/Ramsar regarding water quality impacts from treated sewage effluent can be excluded.

## In-Combination Assessment

6.49 As evidenced in the previous section, there will be no 'alone' impact of the Vale of Glamorgan RLDP on the water quality in the Severn Estuary SAC/SPA/Ramsar through the discharge of treated sewage effluent, principally due to there being no hydrological connections between relevant WwTWs and the estuary. It follows that there is no potential for the RLDP to contribute to any in-combination effect on the estuary in relation to this impact pathway.

## Surface Runoff

6.50 Large volumes of untreated surface runoff can further deteriorate the water quality in aquatic ecosystems that are already under pressure from point-source pollution, such as WwTWs and industrial developments. As highlighted in the LSEs Screening chapter, surface runoff from developments along the Vale of Glamorgan coastline could materially contribute to the pollutant loading in the Severn Estuary SAC/SPA/Ramsar. While no Key Sites are allocated in close proximity to the estuary, there is the potential that further site allocations and extensive windfall

[106] Natural Resources Wales / Advice to planning authorities for planning applications affecting nutrient sensitive Special Areas of Conservation

could be developed within its surface water catchment. Therefore, it is considered important that an adequate policy mechanism exists to protect the SAC/SPA/Ramsar from surface water impacts.

6.51 Negative ecological impacts from surface runoff are primarily mitigated by deploying Sustainable Drainage Systems (SuDS), which aim at reducing runoff to greenfield rates, increasing storage times, mixing/diluting pollutants and attenuating relevant substances through uptake into plant tissue. SuDS measures are a form of nature-based solutions and are increasingly becoming the norm in new developments.

6.52 **Policy SP20 (Biodiversity and Ecosystem Resilience)** in the RLDP is the main mechanism for protecting biodiversity and ecosystem resilience in the Vale of Glamorgan, which includes the water quality in Habitats Sites. Furthermore, the policy also encompasses important wording regarding the incorporation of nature-based solutions, which by definition would include the delivery of SuDS. The policy specifies that all developments must '*2. Be accompanied by an ecological survey and assessment of the likely impacts of the proposal on the biodiversity and ecosystem resilience of the development site. The survey and assessment to be proportionate to the nature and scale of the ecological value of the site and the nature and scale of the proposed development… 4. Ensure that International and UK protected species and habitats are protected in accordance with statutory requirements. 7… Incorporate nature-based solutions within the development to support biodiversity and build ecosystem resilience within the site and the wider area.*' **Policy SP19 (Green Infrastructure)** expands on the importance of SuDS by requiring new developments to '*8. Integrate green infrastructure provision with sustainable drainage systems…*' According to the policy's supporting text, all new developments will be required to provide SuDS schemes.

6.53 Overall, very few developments with the potential to directly contribute untreated surface runoff to the Severn Estuary SAC/SPA/Ramsar are coming forward under the Vale of Glamorgan RLDP. Furthermore, the RLDP encompasses adequate policy wording making the provision of SuDS a mandatory feature of new developments. Therefore, adverse effects of the Vale of Glamorgan RLDP on the Severn Estuary SAC/SPA/Ramsar regarding untreated surface runoff can be excluded.

### In-Combination Assessment

6.54 Developments that are allocated in the Vale of Glamorgan RLDP will mitigate their own potential impacts relating to surface runoff through the delivery of SuDS, as secured by adequate policy wording. This will address any potential contribution to an in-combination impact on water quality in the Severn Estuary SAC/SPA/Ramsar. Likewise, any developments coming forward in other authorities within close proximity to the SAC/SPA/Ramsar will need to deliver their own mitigation to avoid negative impacts associated with surface runoff. Therefore, there will be no in-combination effect on the estuary in relation to this impact pathway.

# Water Quantity, Level and Flow

## Kenfig SAC

6.55 As highlighted in the Screening for LSEs chapter, the Kenfig SAC depends on a natural hydrological regime to sustain its qualifying dune system and Kenfig Pool. A significant deviation from the required hydrological baseline could lead to drying up of wet dune and lake habitat, with negative impacts on their characteristic plant assemblages. The primary mechanism through which the emerging Vale of Glamorgan RLDP could impact the SAC is due to the statutory supply of potable water to all new developments.

6.56 Welsh Water is the company responsible for the public water supply across large parts of Wales. All water suppliers are under a legal requirement to publish 5-yearly Water Resources Management Plans (WRMPs), detailing how the projected water requirements across their water supply zones will be met without harmful environmental impacts. WRMPs take a range of important factors into account when deriving their projections, including changing water availability due to climate change impacts, environmental needs and population-level behavioural

changes. Therefore, these documents are as precautionary as possible, given the quality of data available for analysis.

6.57 Welsh Water has published its WRMP to 2024, taking account of the latest climate change and growth projections for its supply area. The water company serves a population of approx. 1.3 million households and businesses across Wales, Herefordshire and parts of Deeside. Over the last 25 years, the quantity of water supply to Welsh Water customers, and therefore the total volume of freshwater excluded from the environment, has reduced from an average of over 1,000 million litres per day (Ml/d) to about 850Ml/d. This is due to a combination of reduced leakage, demand from heavy industries and individual customers. Pressure on water resources is highest in the major cities, towns and surrounding conurbations of south Wales.

6.58 Wales receives a significant amount of rain that provides for regular replenishment of freshwater bodies. According to Welsh Water, only approx. 3% of the effective rainfall is captured with the remaining volume left for the environment and agriculture. In comparison, in areas with high water scarcity such as south-east England, roughly 50% of the effective rainfall are used for the public water supply. Potable water supplied by Welsh Water comes from a range of sources, including impounding reservoirs, abstractions from lowland rivers (e.g. Rivers Wye, Usk, Tywi, Cleddau and Teifi) and groundwater abstractions (less than 5% of the water requirements at company level). Notwithstanding this, the proportion of sources contributing to water supply at the local level may considerably differ, with some areas receiving all their water from groundwater sources.

6.59 At its core, the WRMP24 aims to provide the strategic basis for securing customer water demand over the next 25 years, particularly in light of climate change and increasing pressures from droughts. The key aims of the WRMP are:

- Demonstrating reliable water resources and treatment capacity to meet future demand over the next 25 years (this would include any projected population growth delivered by the Vale of Glamorgan RLDP);
- Meeting any Government targets regarding drought resilience and accounting for latest climate change science (UKCP18 datasets); and
- Securing sufficient long-term water availability for the environment by taking account of environmental obligations set out by regulators as a minimum.

6.60 For management purposes, Welsh Water's operational area is divided into 23 discrete Water Resource Zones (WRZs), within each of which the available water resources are shared and all customers are subject to the same risk of outages in response to events such as severe droughts. The Vale of Glamorgan is divided between two of the WRZs, specifically the Tywi Gower and the South-East Wales Conjunctive Use System (SEWCUS) WRZs. Welsh Water have generated supply-demand balances for each of the WRZs to evaluate whether the available resources are sufficient to meet projected demand. Under a 1 in 200-year level of drought resilience, both the Tywi Gower (28Ml/d) and SEWCUS (44Ml/d) WRZs are projected to be in a supply-demand deficit within the 25-year period to 2050. Therefore, using precautionary modelling scenarios and best available scientific evidence, management interventions will be required to meet the forecast demand of the south Wales population (including future Vale of Glamorgan residents) to 2050.

6.61 Further research has been undertaken to identify the Preferred Options for addressing the supply-demand balance deficits in the two WRZs covered by the Vale of Glamorgan. For the SEWCUS WRZ it has been identified that limitations in network connectivity between high-level reservoir systems and low-level storage systems are key factors in determining the supply-demand deficit. Two schemes that address this zonal connectivity issue and increase zonal resilience are to be carried out. However, both schemes relate to how water is transported and stored within company infrastructure, rather than increasing abstraction from specific surface or groundwater sources. It is considered that there is no potential for the chosen supply-side options for the SEWCUS WRZ to affect hydrological conditions in the Kenfig SAC.

6.62 A similar pattern is evident for the Tywi Gower WRZ, where the forecast supply-demand deficit is also the consequence of network connectivity rather than insufficient water available for use (WAFU). Two of the company's water storage reservoirs (Ystradfellte and Crai) fall to very low levels under dry weather and, due to limitations in connectivity, cannot be offset by surplus water

in another reservoir (Llyn Brianne). The Preferred Options proposed by Welsh Water include improvements and increases to capacity at relevant pumping stations (and connected Water Treatment Works), none of which propose an increase in abstraction volumes beyond currently consented limits. Welsh Water projects that implementation of these supply-side options would bring the supply-demand balance into a surplus of over 50Ml/d by 2050.

6.63 Overall, this AA has shown that the options required to meet the future potable water demand of the south Wales population (including any growth due to the Vale of Glamorgan RLDP) would not require the use of any additional surface or groundwater sources beyond currently consented limits. Therefore, the RLDP will not lead to adverse effects on the Kenfig SAC regarding impacts on water quantity, level and flow, either alone or in-combination.

## Severn Estuary SAC/SPA/Ramsar

6.64 The Severn Estuary SAC/SPA/Ramsar is an estuarine ecosystem that depends on the complex interplay between freshwater and saltwater input. While tidal flushing is a key dynamic force shaping habitat conditions in any estuary, many freshwater sources (both small and large) will also play a role in habitat dynamics. Natural England's and Natural Resources Wales' joint Regulation 33 advice note highlights several processes related to freshwater supply that may impact upon SPA/Ramsar birds. None of these processes represent direct harmful impacts on the birds themselves, but rather indirect impacts via supporting habitats and prey items that the birds depend upon. Reduced freshwater supply to the estuary could lead to changes in the volume of suspended sediments, increased desiccation, reduced water flow rates, changes in nutrient loading and increased salinity. For example, an increase in salinity within Atlantic saltmarsh would alter the existing zonation of plant communities, with potential knock-on effects on bird species that graze in this habitat (e.g. Bewick's swan, white-fronted goose).

6.65 Negative impacts of reduced freshwater input will be more direct on SAC habitats and species. For example, intertidal sand- and mudflats are often supplied by a network of freshwater bodies, which are influential in determining their characteristic faunal community composition. Changes in the degree of freshwater supply can change the macro-spatial distribution pattern of these communities, affecting the condition of this qualifying habitat. Furthermore, anadromous fish species (e.g. sea lamprey and river lamprey) can be negatively impacted by reduced hydrological flows through a variety of mechanisms, such as impacts on their foraging resources and impedance of migration to their upstream foraging grounds.

6.66 The provision of 7,890 dwellings and 67.8ha of employment land implies that the Vale of Glamorgan RLDP will clearly result in an increased consumption of potable water. Depending on how this additional demand will be met, there is the potential that this would reduce the volume of freshwater available to the environment, including the Severn Estuary SAC/SPA/Ramsar. The exploitation of water resources may also directly impact the estuarine environment, if supply-side options developed by the water company involved desalination plants.

6.67 As discussed in relation to the Kenfig SAC, Welsh Water is the company responsible for the potable water supply across large parts of Wales, including the Vale of Glamorgan. The WRMP published by Welsh Water identifies that a portion of the potable water supplied to its customers originates from lowland reaches of the R. Wye and R. Usk, both of which are in hydrological continuity with the Severn Estuary SAC/SPA/Ramsar. Any resource options that increase abstraction volumes beyond existing consents would, therefore, have the potential to significantly reduce freshwater supply to the estuary.

6.68 The relevant content of the WRMP was extensively discussed in relation to the Kenfig SAC. In summary, the Vale of Glamorgan is covered by two WRZs (SEWCUS and Tywi Gower), both of which are modelled to enter a supply-demand balance deficit in the period to 2050. However, analyses undertaken by Welsh Water have shown that the projected deficit is a consequence of inadequate network connectivity rather than insufficient WAFU. Therefore, the supply-side options that have been taken forward to address the supply-demand deficit solely improve network connectivity. The WRMP does **not** propose any increase in abstraction volumes at existing sources or the development of new sources (including desalination plants).

6.69 Overall, therefore, adverse effects of the Vale of Glamorgan RLDP on the Severn Estuary SAC/SPA/Ramsar regarding impacts on water quantity, level and flow can be excluded. No additional policy wording is required in relation to this impact pathway.

## In-Combination Assessment

6.70 WRMPs and the options delivered to ensure adequate water supply to all emerging residential and industrial developments, inherently have an in-combination scope. In this instance, it was shown that the growth allocated in the Vale of Glamorgan has no potential for the drawdown of freshwater resources in the Kenfig SAC and Severn Estuary SAC/SPA/Ramsar. Given that there is no negative impact potential associated with the Vale of Glamorgan RLDP regarding water quantity, level and flow, there is no possibility of in-combination effects to arise.

# Loss of Functionally Linked Habitat

## Severn Estuary SPA / Ramsar

6.71 As identified in the Screening for LSEs chapter, the mobile qualifying species in the Severn Estuary SPA / Ramsar likely routinely travel beyond the designated site boundary for foraging and / or roosting. Off-site habitat parcels differ considerably in their importance to the qualifying species of the Severn Estuary SPA / Ramsar. For example, wooded or scrubby habitat parcels are not considered to hold much ecological value, while improved / wet grassland and agricultural fields may be routinely visited. Whether or not a specific habitat parcel is concluded to be functionally linked to a Habitats Site also depends on various other parameters. Habitats are considered to be functionally linked where they support a meaningful proportion of the designated population (typically taken to be 1% of the qualifying population of a given species). Functional linkage also becomes more evident if the site regularly exceeds this critical population threshold, rather than qualifying birds being present only on a single occasion.

6.72 The dependence of a species on land outside a Habitats Site boundary is predominantly dictated by its foraging ecology, as a consequence of which there is considerable variation in the degree of dependence between SPA / Ramsar species. Many overwintering swan and goose species have strong associations with habitats outside Habitats Sites, particularly with low-lying wet pasture and agricultural stubble, where they feed on plant material including tubers, shoots and leaves. For example, white-fronted goose forage on a wide range of plant material, grasses, clover, spilt grain, winter wheat and potatoes. While this species also forages in peat bogs, dune grassland and saltmarsh, its use of agricultural grasslands and stubble has been increasing in recent years. In contrast, the dependence of waders is often less pervasive, with most habitat use being limited to intertidal mudflats and rocky shores. For example, dunlin preferentially feed on marine invertebrates in intertidal muds (e.g. ragworms, *hydrobia* snails). Only if severe storms impact these primary habitats do some birds revert to foraging on inland fields, where they target earthworms and other soil invertebrates. Redshank primarily winter in close proximity to the coast, favouring *Hydrobia* and *Corophium* spp. in mudflats, estuaries and muddy river channels. Smaller numbers (likely below 1% of qualifying populations will occur near inland lakes and large rivers. In reality, the off-site habitats predominantly utilised by waders (i.e., intertidal habitats, rocky shores and inland waterbodies) are unlikely to be lost as a result of RLDP growth. Most residential and industrial development that is allocated in strategic plans will avoid these habitats for deliverability reasons. Table 7 provides a full assessment of supporting habitat requirements of the qualifying species in the Severn Estuary SPA / Ramsar.

**Table 7: Qualifying individual species in the Severn Estuary SPA / Ramsar and their dependence on functionally linked habitats outside the designated site boundary.**

| Species | Description of foraging and / or roosting habits | Overall dependence on functionally linked habitats |
|---|---|---|
| Bewick's swan *Cygnus columbianus bewickii* | Key supporting habitats are intertidal sand- and mudflats, and saltmarsh (feed on the | High |

| Species | Description of foraging and / or roosting habits | Overall dependence on functionally linked habitats |
|---|---|---|
| | transition between saltmarsh and coastal grazing marsh.<br><br>This species grazes on a range of 'soft' meadow grasses (e.g. *Agrostis stolonifera*, *Alopecurus geniculatus*) in wet meadows outside the designated site boundary. | |
| White-fronted goose *Anser albifrons albifrons* | Roost on estuarine sandbanks at night and typically fly up to 10km to daytime feeding grounds.<br><br>Graze on a range of saltmarsh grasses and herbs, such as common saltmarsh grass *Puccinellia maritima* and sea barley *Hordeum marinum*. Mainly in the transition between saltmarsh and coastal grazing marsh in front of sea defences in the upper estuary (The Dumbles).<br><br>Supporting habitats outside the designated site boundary may include permanently wet herb-rich fen pasture fields as well as agricultural fields (e.g. barley stubble). | High |
| Dunlin *Calidris alpina alpina* | Distributed widely throughout the estuary, where they feed on marine polychaete worms. Crustaceans and molluscs (e.g. Baltic tellin *Macoma balthica*)<br><br>Foraging / roosting in supporting habitats, such as freshwater coastal grazing marsh, improved grassland and open standing waters (particularly at high tide and on the English side of the estuary) – most supporting habitats are included in the SPA designation | Low |
| Redshank *Tringa totanus* | Distributed widely throughout the estuary, where they feed on marine polychaete worms. Crustaceans and molluscs (e.g. Baltic tellin *Macoma balthica*) | Low |

| Species | Description of foraging and / or roosting habits | Overall dependence on functionally linked habitats |
|---|---|---|
| | Foraging / roosting in supporting habitats, such as freshwater coastal grazing marsh, improved grassland and open standing waters (particularly at high tide and on the English side of the estuary) – most supporting habitats are included in the SPA designation | |
| Shelduck *Tadorna tadorna* | Shelduck primarily forage on the rich invertebrate assemblages in intertidal mudflats (*Hydrobia* spp., *Mytilus edulis* and the common shore crab *Carcinus maenas*)<br><br>Roosting and moulting habitats also in the estuary, such as in Bridgwater Bay | Medium |
| Gadwall *Anas strepera* | Forage in intertidal areas that receive freshwater inflow from streams and pills. Taking animal material including aquatic insects, molluscs, annelids, small fish and amphibians.<br><br>However, as freshwater plant feeders, they are expected to forage in freshwater bodies (including areas outside the designated site boundary). | Medium |

6.73 The likelihood that a greenfield site represents functionally linked habitat reduces with distance from designated site boundaries. Generally, the further a site lies from the important roosts, the fewer individuals will undertake that 'commute' and lower proportion of a qualifying population will be supported. Government organisations for environmental protection in other countries have published guidance on the potential impact distance associated with different types of development. For example, Natural England have provided guidance on the extent of functionally linked habitat used by designated bird populations and identified Impact Risk Zones (IRZs) for different bird groups[107]. Wintering waders in Bird Group 3 have a maximum foraging distance of 2km, which implies that redshank and dunlin would be restricted to a relatively narrow band north-west of the Severn Estuary. White-fronted goose and Bewick's swan in Bird Group 6 have maximum foraging distances of 10km, which is based on GIS distribution records, WeBS data and BirdTrack information. Scottish Natural Heritage (SNH) have provided core foraging ranges for various designated species in Scotland[108], including dunlin (500m) and white-fronted goose

[107] Knight M. (March 2019). Impact Risk Zones Guidance Summary – Sites of Special Scientific Interest Notified for Birds. Version 1.1. 8pp.
[108] Scottish Natural Heritage. (June 2016). Assessing Connectivity with Special Protection Areas (SPAs) – Guidance. 4pp. Available at: https://www.nature.scot/sites/default/files/2022-12/Assessing%20connectivity%20with%20special%20protection%20areas.pdf [Accessed on the 17/04/2023]

(5-8km). It is to be noted that these ranges should only act as a rough starting point for assessment, rather than for setting specific bird survey requirements.

6.74 The Vale of Glamorgan RLDP allocates several Key Sites and Major Employment Allocations delivering substantial growth in the authority. All Key Sites and Major Employment Allocations are much larger than 2ha (the reasonable minimum plot size required to realistically support 1% of a qualifying population taking into account the effects of encroaching hedgerows and other features on smaller plots in reducing sightlines) and comprise at least some arable land and/or grassland. Given these general features, there is clearly the potential that at least some of these allocations **could** be functionally linked to the Severn Estuary SPA / Ramsar. Table 8 assesses the characteristics of all Key Sites and Major Employment Allocations included in the RLDP in more detail and provides an overall conclusion on their likely suitability as functionally linked habitat to the qualifying species in the SPA / Ramsar.

**Table 8: Summary of Key Sites and Major Employment Allocations included in the Vale of Glamorgan RLDP and important parameters for establishing potential functional linkage to the Severn Estuary SPA / Ramsar.**

| Key Site Name | Site ID | Areal extent (ha) | Distance to Severn Estuary SPA / Ramsar (km) | Habitats present on site | Other characteristics | Potential for functional linkage to Severn Estuary SPA / Ramsar |
|---|---|---|---|---|---|---|
| North of Dinas Powys, off Cardiff Road | KS2 | 44 | 2.6 | Improved / semi-improved grazing land and arable fields | Sight- and flightlines from / to the SPA / Ramsar interrupted by development (Penarth).<br><br>Relatively poor sightlines for early threat detection due to treelines separating individual arable plots. | Medium – High |
| Land at North West Barry | KS1 | 18.6 | 6.8 | Improved / semi-improved grazing land and arable fields | Sight- and flightlines from / to the SPA / Ramsar interrupted by development (Barry, Sully). Situated directly adjacent to development.<br><br>Relatively clear sightlines for early threat detection, although short hedgerows separating individual arable / grazing plots are present. | Medium – High |

| | | | | | | |
|---|---|---|---|---|---|---|
| Land at Readers Way | KS3 | 29.4 | 10.4 | Arable fields | Sight- and flightlines from / to the SPA / Ramsar interrupted by development (Barry).<br><br>Relatively clear sightlines for early threat detection within the site itself, although short hedgerows separating individual arable plots are present.<br><br>Directly adjoining existing housing and Cardiff Airport, suggesting that disturbance due to noise and visual stimuli is high. | Medium[109] |
| Land at Church Farm | KS4 | 8.5 | 14.4 | Improved / semi-improved grazing land | Sight- and flightlines from / to the SPA / Ramsar interrupted by development (Rhoose, Cardiff Airport, Barry).<br><br>Relatively clear sightlines for early threat detection within the site itself, although short hedgerows separating individual arable plots are present. | Low |
| Land to the West of St Athan | KS5 | 28.1 | 14.9 | Improved / semi-improved grazing land | Sight- and flightlines from / to the SPA / Ramsar interrupted by development (Rhoose, Cardiff Airport, Barry).<br><br>Habitat parcel is surrounded by development in the form of housing, road | Low |

[109] Classified as 'Medium' due to it lying just beyond the core foraging ranges for Bewick's swan and white-fronted goose.

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | infrastructure and train track. | |
| Land east of Cardiff Airport, Rhoose | Major Employment Allocation | 37 | 8.7 | Arable fields, scrub and existing brownfield development | Sight- and flightlines from / to the SPA / Ramsar interrupted by development (Barry).<br><br>Relatively poor sightlines for early threat detection due to treelines separating individual habitat parcels.<br><br>Habitat parcel is adjoined by industrial developments, Cardiff Airport and road infrastructure. | Low – Medium |
| Land south of Port Road (Model Farm), Rhoose | Major Employment Allocation | 93.1 | 7.7 | Arable fields, semi-improved grassland, scrub and tree clusters | Sight- and flightlines from / to the SPA / Ramsar interrupted by development (Barry).<br><br>Relatively clear sightlines for early threat detection within parts of the site itself, although short hedgerows separating individual plots are present.<br><br>Habitat parcel is adjoined by industrial developments, Cardiff Airport and road infrastructure to its west. However, natural habitats (e.g. Porthkerry Country Park and coastline) to its south-east. | Medium |
| Bro Tathan Aerospace | Major Employment Allocation | 311.2 | 14.9 | Predominantly comprises existing industrial | Sight- and flightlines from / to the SPA / Ramsar interrupted by | Low |

| | | | | | |
|---|---|---|---|---|---|
| and Business Park | | | | brownfield development; some small parcels of grassland and arable land | development (Barry). |
| Land to the South of Junction 34 of the M4, Hensol | Major Employment Allocation | 67.3 | 14.4 | Predominantly covered by woodland parcels; small individual parcels of arable fields and semi-improved grassland | Sight- and flightlines from / to the SPA / Ramsar interrupted by development (Penarth, Cardiff). | Low |

6.75 It is to be noted that the Vale of Glamorgan seeks to deliver some of its projected growth on rolled forward LDP sites and large sites with extant planning permission. This is positive because both sets of sites would have been previously assessed for their importance as supporting habitats for birds and it reduces the land requirements of the RLDP. However, while the RLDP seeks to re-use previously developed brownfield land wherever possible, all allocated Key Sites comprise previously undeveloped greenfield sites. Furthermore, the distribution of additional site allocations and greenfield sites, and associated land requirements are not yet known.

6.76 To minimise the potential for the emerging RLDP to result in the loss of functionally linked habitat, it is recommended that the following text (or similar) is inserted to an appropriate policy of the Deposit Plan in line with the same approach taken to functionally linked land in Monmouthshire Deposit Plan: '***Development proposals that would result in an increase in visitor pressure on features of the Severn Estuary SAC, SPA, Ramsar site, or loss of Functionally Linked Land will not be supported unless it can be demonstrated that no adverse impact on the integrity of the European Marine Site will occur.***' That policy was also accompanied by the supporting text that 'Any development proposal that could have a significant effect on the integrity of a SAC, SPA or Ramsar site will not be in accordance with the development plan. This also applies to Functionally Linked Land, which is defined as habitat outside the designated site boundary that is fundamental to the ability of the designations to reach their Conservation Objectives. The parameters for this being specific to each designated site'.

6.77 With the inclusion of this policy wording in the RLDP, it is concluded that the Vale of Glamorgan RLDP does not result in adverse effects on the integrity of the Severn Estuary SPA / Ramsar regarding the loss of functionally linked habitat. It is noted that some growth over the RLDP period will be delivered on windfall sites. By their nature, the precise distribution and characteristics of windfall development will not be known prior to the adoption of the RLDP (although these sites are likely to be small in extent). However, including policy wording that requires developers to provide the necessary evidence of functional linkage (or absence thereof), sets up an adequate mechanism for ensuring that the integrity of the Severn Estuary SPA / Ramsar is safeguarded in any event.

## In-Combination Assessment

6.78 The magnitude of functionally linked habitat loss associated with the Vale of Glamorgan RLDP could be exacerbated by development allocated in other authorities adjoining the Severn Estuary SPA / Ramsar. There is increasing pressure from development on greenfield sites with supporting foraging / roosting function adjoining the estuary. However, the preceding sections highlight that adverse effects could arise from the Vale of Glamorgan RLDP 'alone' and the policy wording recommended above would entirely mitigate potential impacts from the RLDP. Similar protective policy mechanisms will be required for other strategic development plans with the potential to affect habitats that are functionally linked to the Severn Estuary SPA / Ramsar. Overall, provided that the above policy wording is included in the Deposit RLDP, it will not result in the loss of functionally linked habitat in-combination with other plans and projects.

# Visual and Noise Disturbance (During Construction)

## Severn Estuary SPA / Ramsar

6.79 The Severn Estuary SPA / Ramsar is designated for several waterfowl and wader species that are sensitive to visual and noise disturbance. LSEs of the Vale of Glamorgan RLDP could not be excluded at the screening stage of HRA. Disturbance may result from both visual and aural stimuli, although it is well recognised that there is a paucity of response data particularly in relation to avifaunal responses to construction noise. For the noisiest types of construction activities (e.g. piling, which generates approx. 120dB at source) and considering an acceptable noise level of 70dB at birds, it is generally assumed that non-disturbing sound levels will be reached by about 100m, and certainly by 200m. This is based on field observations of behavioural responses to noise disturbance events, adopting a standard distance decay rate for noise across open areas. However, both the source of noise and bird species involved are important considerations in identifying potential noise disturbance impacts. For example, sudden irregular noise events may evoke bird responses at lower sound levels (approx. 60dB) than more prolonged noise events. Table 9 presents data on the sensitivity of qualifying SPA / Ramsar species to visual and noise disturbance stimuli. It also provides an overall summary of disturbance sensitivity for each of the species.

**Table 9: Assessment of qualifying species in the Severn Estuary SPA / Ramsar[110] to visual and noise disturbance stimuli.**

| Qualifying Species | Sensitivity to Visual Stimuli | Sensitivity to Aural Stimuli | Overall Likelihood of Disturbance |
|---|---|---|---|
| Bewick's swan[111] | Large waterfowl species are highly sensitive to visual stimuli, with minimum approach distance no less than 100m.<br><br>Sensitivity increases when roosting or loafing, with first behavioural reactions shown at approx. 200m distance. | High sensitivity to noise stimuli, particularly overflying aircraft.<br><br>Generally, assuming that waterfowl tolerate the visual presence of workers up to approx. 100m, this would require construction works of between 110-115dB at source to result in noise disturbance. | Overall sensitivity rating:<br><br>High |
| White-fronted goose | Large waterfowl species are highly sensitive to visual stimuli, with minimum approach distance no less than 100m.<br><br>Sensitivity increases when roosting or loafing, with first behavioural reactions shown at approx. 200m distance. | High sensitivity to noise stimuli, particularly overflying aircraft.<br><br>Generally, assuming that waterfowl tolerate the visual presence of workers up to approx. 100m, this would require construction works of between 110-115dB at source to result in noise disturbance. | Overall sensitivity rating:<br><br>High |
| Dunlin | Displays behavioural responses to stimuli at 150m distance (during foraging), increasing to 300m for roost sites (mass flight) | Moderate sensitivity to noise disturbance, moving away from sources of high disturbance. | Overall sensitivity rating:<br><br>Low |

[110] The visual and noise disturbance sensitivity assessment presented here focuses on individual qualifying species rather than component species of the qualifying overwintering waterbird assemblage.
[111] No visual and noise disturbance data are available for Bewick's swan and white-fronted goose. Therefore, IECS disturbance data on Brent goose is summarised here as a proxy for larger waterfowl.

| | | | |
|---|---|---|---|
| | | Some birds may react to individual construction events (e.g. moving trucks), with others foraging within 20m of works following habituation. | |
| Redshank | Relatively tolerant species to visual stimuli, allowing people / workers to approach within 70-115m before flushing. | High sensitivity to noise disturbance, so caution should be applied when exposing birds to noise above 55dB | Overall sensitivity rating:<br><br>High |
| Shelduck | High sensitivity to visual disturbance with individuals not approaching construction works to more than 300m.<br><br>Visual disturbance impacts from individual sources up to 500m away from source. | Reactions to sudden noise above 60dB and any noise above 70dB in about 30% of all exposure events. | Overall sensitivity rating:<br><br>High |
| Gadwall | Flight initiation distances (FID) to visual stimuli from pedestrians along the shoreline were between 50-60m. | FIDs to motorised (motorboat) and non-motorised watercraft reported to be 65m and 64.5m respectively.<br><br>A buffer zone of 200m surrounding commercial vehicle / machine construction activities has been recommended. | Overall sensitivity rating:<br><br>Medium |
| Wigeon | Alert distances (ADs) to visual stimuli from pedestrians along the shoreline were between 30-125m. Median FID for the presence of pedestrians was 75.5m. | FID to motorised watercraft was 250m in nearshore waters off Denmark.<br><br>A buffer zone of 200m surrounding commercial vehicle / machine construction activities has been recommended. | Overall sensitivity rating:<br><br>High |

6.80 Generally, visual stimuli will typically result in a measurable disturbance effect before associated noise begins to have an impact. For example, Cutts et al. (2013) report that most species will show a flight response when approached to within 100-150m in intertidal sand- or mudflats. Generally, disturbance associated with visual stimuli will be highest where workers operate outside of equipment, large plant is involved, and works are undertaken at high speeds and close to birds. Behavioural responses to visual stimuli are not necessarily straightforward to predict due to a range of confounding factors, such as conspicuousness, visibility conditions and degree of habituation. For example, a lone worker in open habitat may trigger a major flight response at further distances than the operation of large plant. However, despite inter-specific variation, it is now commonly accepted that there are likely to be minimal visual disturbance impacts beyond a 300m distance away from the source.

6.81 Most bird species show a degree of habituation to disturbance stimuli due to repeated exposure in their natural habitats. As a result, some seemingly very high noise levels may cause little to no disturbance in areas with existing loud soundscapes. Using absolute noise thresholds may greatly overestimate the threat that construction noise poses in some areas and place undue burdens on developers. An alternative impact assessment methodology has been developed that compares the absolute change in noise level between the pre-construction and construction

phases[112]. This comparison is enabled by undertaking pre-construction baseline noise measurements at receptor locations and contrasting these with noise models informed by construction parameters (e.g. location, type and duration of construction methods). Comparative noise impact assessments provide a valuable alternative and, potentially, more meaningful approach to evaluating construction noise impacts to SPA / Ramsar birds. A comparative approach is likely to be adequate in industrialised south Wales. Generally, the intertidal habitats along the Vale of Glamorgan coastline (and the rest of the Severn Estuary SPA / Ramsar) are situated in a highly developed context and it is considered that the baseline noise and visual disturbance level experienced by qualifying birds is relatively high.

6.82 Overall, it is assumed that a precautionary 300m buffer from the SPA / Ramsar site boundary captures the area within which construction works due to the Vale of Glamorgan RLDP may lead to material visual and noise disturbance to qualifying birds. While the RLDP does not allocate any Key Sites or employment allocations within this disturbance buffer zone, there is the potential that windfall development, the precise location of which will be unknown in advance, will occur in the wider area around Penarth. To ensure that the qualifying species in the Severn Estuary SPA / Ramsar are protected from disturbance and adequate mitigation measures will be delivered at planning application level, it is recommended that a policy mechanism to this effect is included in the RLDP.

6.83 The following recommendations are made for the RLDP and have been added to the supporting text of Policy SP20:

- To minimise the potential for visual and noise disturbance, it is recommended that any construction works within 300m of the Severn Estuary SPA / Ramsar are undertaken in the summer months, when qualifying populations in the site will not be present.
- If construction works cannot be timed to avoid the non-breeding season (i.e. passage and winter periods), noise impact assessments will need to be undertaken to ensure that noise levels at sensitive receptors will remain non-disturbing. HRAs accompanying relevant planning applications would need to demonstrate this by either (a) using an absolute threshold of 60dB[113] or (b) comparing construction noise levels to the pre-development baseline (likely to better apply to an urbanised context, which may already exceed the established 60dB disturbance threshold). Where construction-phase noise levels are shown to be disturbing, mitigation measures (e.g. noise screens, selection of less noisy construction techniques, damping / noise shielding of equipment, avoidance of lighting) are likely to be required.
- Construction works within 300m of any established high-tide roosts or key foraging areas within or outside the SPA / Ramsar should have appropriate screening in place to minimise visual disturbance.

6.84 An important secondary aspect to visual and noise disturbance are potential impacts to off-site supporting habitats used by significant numbers of SPA/Ramsar birds; i.e. functionally linked habitats. As discussed in the previous section, Bewick's swan and white-fronted goose may travel up to 10km from the SPA/Ramsar to suitable foraging habitats (e.g. wet grassland, pasture and arable fields). Where construction projects are undertaken within a potential disturbance zone from such habitats, there is the potential for impeding the foraging ability of the birds. Where development is to take place adjoining suitable foraging habitats, the following is recommended in addition to the points listed above:

- Non-breeding bird surveys of adjoining undeveloped land parcels should be undertaken to establish whether these are functionally linked to the SPA/Ramsar. Where this is deemed to be the case, the previously listed mitigation measures should be deployed

[112] It is to be noted that this approach to noise impact assessment is now preferred by Natural England for some development projects.
[113] It is noted that this deviates from the 69dB threshold advised in the Preferred Strategy HRA. This change is based on the assumption that no disturbance to birds is likely to occur at 55dB and a 3dB increase is the minimum change in noise that is likely to be perceptible to birds. In practice, for various construction projects, this has led to an agreement with Natural England that an absolute noise threshold of 60dB is adequate for indicating potential disturbance to birds.

(e.g. noise and visual screens, noise-dampening equipment and/or avoidance of the passage/wintering periods).

6.85 Noting that the RLDP currently does not allocate any sites within 300m of the Severn Estuary SPA/Ramsar, these recommendations would ensure that the SPA/Ramsar is protected against disturbance impacts from any type of development (including unpredictable windfall), both within the site boundary and where SPA/Ramsar birds rely on the usage of functionally linked habitat. Following the inclusion of these recommendations in the RLDP, there will be no adverse effects on the Severn Estuary SPA/Ramsar regarding visual and noise disturbance from construction.

### In-Combination Assessment

6.86 The magnitude of visual and noise disturbance associated with the Vale of Glamorgan RLDP could be exacerbated by development allocated in other authorities adjoining the Severn Estuary SPA / Ramsar. For example, multiple construction projects across several authorities adjoining the Severn Estuary SPA / Ramsar would have the potential to render considerable stretches of designated intertidal habitats and functionally linked habitats temporarily unsuitable for SPA / Ramsar birds. However, the preceding sections set out policy recommendations that will adequately mitigate potential adverse effects of the Vale of Glamorgan RLDP regarding visual and noise disturbance. Similar protective policy mechanisms will be required for other strategic development plans with the potential to result in visual and noise disturbance to the qualifying species in the Severn Estuary SPA / Ramsar. Overall, provided that the above policy wording is included in the Deposit RLDP, it will not result in visual and noise disturbance in-combination with other plans and projects.

# Atmospheric Pollution

## Cardiff Beech Woods SAC

6.87 LSEs of the Vale of Glamorgan RLDP on the Cardiff Beech Woods SAC could not be excluded in the previous chapter. This conclusion was based on the fact that the Vale of Glamorgan is connected to the authority of Rhondda Cynon Taf via the A470, a potential major commuting artery used by new residents, as well as residents travelling from Rhondda Cynon Taf to new employment opportunities delivered through the RLDP.

6.88 While no bespoke air quality modelling was undertaken for the Vale of Glamorgan RLDP, such air quality impact assessment was completed for the emerging Cardiff RLDP. Two transects into beech woodland adjoining the A470 were modelled (part of the Castell Coch Woodlands and Road Section SSSI component part). NOx were not identified as a concern since the Critical Level for the general protection of vegetation (30$\mu gm^{-3}$) was not exceeded at any distances from the road for either transect. Since this threshold will not be exceeded regardless of traffic growth, no adverse effect on site integrity will arise in-combination.

6.89 Total $NH_3$ concentrations were 2.3 $\mu gm^{-3}$ and, therefore, above the 1 $\mu gm^{-3}$ Critical Level for woodland with a lichen interest at 10m from the road. The worst-case in-combination effect was modelled to be 0.15 $\mu gm^{-3}$ (15% of the lower Critical Level or 5% of the upper Critical Level). Generally, the upper Critical Level of 3$\mu gm^{-3}$ applies to beech woodland if no particular lichen interest is present. The Castell Coch Woodlands and Road Section SSSI is not mentioned as an important lichen SSSI in published research[114]. Moreover, the Core Management Plan for the SAC[115] makes no mention of lichens or lower plants in its vision or performance indicators for the SAC, and it mentions that the woodland is subject to low light levels, which would not generally be conducive to high lichen diversity. Therefore, the Cardiff RLDP HRA concluded that there would be no adverse effects, both alone and in-combination, on the SAC regarding elevated $NH_3$ levels.

6.90 Being a maximum of 1.32 kg N/ha/yr at the closest point to the roadside at transect E03, in-combination nitrogen deposition exceeds 1% of the lower Critical Load (10.32%). Therefore,

[114] https://naturalresources.wales/media/695442/nrw-evidence-report-369-a-review-of-non-vascular-plant-and-fungal-sssi-features-in-wales-lichens-accessible.pdf

[115] https://naturalresources.wales/media/672066/FINAL%20Cdf%20Beech%20Woods%20SAC%20Man%20Plan.pdf

growth in the relevant adjoining authorities (including the Vale of Glamorgan) will clearly contribute to additional nitrogen deposition onto sensitive beech woodland. However, the aforementioned guidance states that '*the extent to which additional increments from plans and projects would undermine a conservation objective to 'restore' will involve further consideration of whether there is credible evidence that the emissions represent a real risk that the ability of other national or local measures and initiatives to otherwise reduce background levels will be compromised in a meaningful manner.*' At transect E03, a net improvement in nitrogen deposition of 7.68 kg N/ha/yr is forecast at the closest point to the road by 2036 in the modelling scenario with no growth, equating to an average reduction of 0.64 kg N/ha/yr. This implies that the in-combination traffic growth will delay the forecast improvement by roughly two years, which is very unlikely to compromise the ability of other measures to improve nitrogen deposition rates.

6.91 It must also be noted that the Core Management Plan for the Cardiff Beech Woods SAC does not highlight air quality to represent a significant issue for the site. It states that there are '*no limits set. There is no evidence to date that this has had an adverse impact on the features but this may need to be addressed in more detail in the future.*' Considering that air quality will be improving as the transition towards the electrification of the vehicle fleet is progressed and no specific air quality impacts within the SAC have been identified, the Cardiff RLDP HRA concluded that no adverse effects on the Cardiff Beech Woods SAC regarding atmospheric pollution will arise in-combination. Given that this conclusion was reached for the authority of Cardiff (which will make a much higher contribution to vehicle flows past the SAC than the Vale of Glamorgan), a conclusion of no adverse effect on the integrity of the Cardiff Beech Woods SAC is also made for the Vale of Glamorgan RLDP.

# Coastal Squeeze

## Severn Estuary SAC/SPA/Ramsar

6.92 Climate change is causing rising sea levels, which in turn inundate designated intertidal and terrestrial habitats, including mudflats and saltmarsh (qualifying features of the Severn Estuary SAC and supporting habitats for SPA / Ramsar species). Where urban development is proposed immediately adjoining intertidal habitats, this prevents their landward migration and will result in their loss long-term. Any loss of qualifying and supporting habitat due to coastal squeeze would threaten the Conservation Objectives of relevant European sites and should be prevented.

6.93 Importantly, however, while RLDPs allocate development sites, the strategic approaches towards managing coastal flood and erosion risk along entire sections of coastlines are set out in Shoreline Management Plans (SMPs). Management approaches specified in SMPs include No Active Intervention (NAI; coastal processes are allowed to evolve naturally and, where present, existing defences are permitted to fail), Managed Realignment (MR; hard defences are set back inland to allow nature the space to retreat inland) and Hold the Line (HTL; hard defences along the coastline are constructed / maintained to prevent damage to critical infrastructure). Under their duty to provide for sustainable development, Local Authorities should not propose housing or employment development in areas that are subject to NAI or MR; in other words locations at high risk of current or future flooding / erosion. Therefore, it is generally expected that RLDPs will be in accordance with management approaches set out in the relevant overarching SMP. While SMPs are non-statutory documents, they are subject to HRA to ensure that their objectives are not in conflict with Conservation Objectives of European sites.

6.94 The Severn Estuary Coastal Group has developed the SMP2, which also covers the eastern coastline of the Vale of Glamorgan between Penarth Head and Lavernock Point along the SAC / SPA / Ramsar. The key policy drivers for this Theme Area are the international nature conservation sites and residential development in Penarth. For Policy Unit PEN1 (Lavernock Point to the shore south of Forest Road), the SMP proposes a preferred policy of NAI across all three epochs to 2105. While some development is present in this policy unit, this is situated on a soft cliff of Triassic mudstone showing evidence of very slow erosion rates. Therefore, it is assumed that the current management practice of allowing the cliff face to evolve naturally can continue into the future.

6.95 In Policy Unit PEN2 (the shore south of Forest Road to Penarth Head), the SMP adopts a policy of HTL across all three epochs. This is due to residential development in Penarth being under limited risk from erosion and flooding due to future sea level rise. The Esplanade and Pier are under threat from wave overtopping. However, the SMP also states that '*where there are currently no defences, HTL is not intended to enable new defences to be built. Other ways of helping businesses and residents cope with any overtopping due to sea level rise should also be investigated.*' By its nature, HTL will inevitably lead to the loss of intertidal habitats where these are impacted by coastal squeeze. Regarding the topic of nature conservation, the SMP specifies that '*works should take account of possible environmental impacts and the need for an EIA. HTL should allow natural processes to dominate in undefended areas, protecting the integrity of the Penarth Coast SSSI and allowing habitats to roll back so intertidal habitats and features will be maintained. Hard geology and existing developments will restrict the amount of roll back.*' Therefore, clearly HTL will not be implemented along the entire frontage of PEN2, but will be complemented by sections of MR.

6.96 The Vale of Glamorgan coastline within Policy Unit PEN2 is already highly developed, with housing directly adjoining the Esplanade. Therefore, it is unlikely that the Vale of Glamorgan RLDP will allocate many developments on greenfield sites adjoining the estuary. Furthermore, as discussed above, the overall management approach of HTL is under the remit of the strategic SMP for the Severn Estuary. Prior to its adoption, the SMP would have undergone HRA to assess whether it would result in adverse effects on the Severn Estuary SAC/SPA/Ramsar regarding coastal squeeze. Any coastal strategies for which adverse effects on intertidal habitats cannot be excluded, the Regional Habitat Compensation Programme (RHCP) is in place to deliver habitat compensation through MR schemes.

6.97 Overall, there will be no adverse effects of the Vale of Glamorgan RLDP on the Severn Estuary SAC/SPA/Ramsar regarding coastal squeeze. This is due to any HTL policy approaches being identified, assessed and compensated for at the SMP level.

## In-Combination Assessment

6.98 The potential loss of designated habitat due to coastal squeeze is an impact pathway that inherently involves all authorities adjoining the European site in question. Therefore, intertidal habitat loss is likely to be more significant when considered at the strategic level. However, as discussed in the preceding sections, approaches to coastal management across the estuary are not within the remit of RLDPs, but are identified in overarching SMPs. As highlighted in relation to the Vale of Glamorgan RLDP, the appraisal of adverse effects and potential compensation requirements are undertaken at the strategic SMP level. This will ensure that where in-combination adverse effects regarding coastal squeeze are predicted to occur, adequate compensation will be delivered in all authorities involved.

# 7. Conclusions & Recommendations

7.1 The HRA of the Vale of Glamorgan RLDP examined impacts on the following Habitats Sites:

- Severn Estuary SAC/SPA/Ramsar;
- Dunraven Bay SAC;
- Kenfig SAC;
- Cardiff Beech Woods SAC;
- Cefn Cribwr Grasslands SAC; and,
- Blackmill Woodlands SAC.

7.2 The following impact pathways were considered:

- Recreational pressure
- Water quality
- Water quantity, level and flow
- Atmospheric pollution
- Loss of functionally linked habitat
- Noise and visual disturbance; and
- Coastal squeeze.

7.3 For most combinations of Habitats Sites and impact pathways it was possible to conclude that there would be no likely significant effect, or adverse effect on integrity, either alone or in combination with other projects and plans. The exceptions were the following:

- Recreational pressure regarding the Severn Estuary SPA/SAC/Ramsar;
- Loss of functionally-linked habitat regarding the Severn Estuary SPA/Ramsar; and
- Visual and noise disturbance during construction regarding the Severn Estuary SPA/Ramsar.

7.4 To mitigate these impact pathways and avoid adverse effects on the integrity of these Habitats Sites, the following recommendations are made:

## Recreational Pressure – Severn Estuary SAC/SPA/Ramsar

7.5 It is likely that any housing development in the 12.6km core recreational catchment will increase the visitor pressure in the Severn Estuary SAC/SPA/Ramsar, with potential adverse effects on overwintering birds and qualifying habitats. In line with the broad Interim Impact Avoidance Strategy established for Stroud and as has been recommended for other Welsh authorities, it is advised that a range of avoidance and mitigation measures are considered for the authority:

- Delivery of Suitable Alternative Greenspaces (SANGs) or smaller scale recreational greenspaces, where possible in close proximity to emerging housing sites (although it is noted that it will be difficult to replicate the feel and attractiveness of the estuary);
- On-site Strategic Access Management and Monitoring (SAMM) measures around key themes of wardening, signage, information boards, education and awareness, zoning

and bylaws (e.g. controls on dogs), parking provision, path improvements, dog waste bins, benches/seating and off-site training facilities for dogs[116];

- Collaboration with key stakeholders (e.g. Natural Resources Wales, adjoining authorities and Parish councils) to achieve a coordinated, integrated, sustainable and long-term outcome; and

- Future monitoring of recreation levels to assess changing recreation patterns and abundances / distributions of overwintering birds to assess the effectiveness of mitigation measures.

7.6 Engagement with Natural Resources Wales and the Vale of Glamorgan Council ecologist should follow to identify those measures best suited for the stretch of the estuary adjoining the authority. From an initial appraisal of the estuary adjoining the Vale of Glamorgan, the following potential SAMM measures could be deployed along the Vale of Glamorgan estuarine shoreline:

- The initial footpath from Lavernock to Cosmeston runs at an elevation and is shielded off from the estuary by dense shrubs – opportunities for footpath improvements and dog waste bins;

- The Clifftop Walk along Cosmeston provides no direct access onto the foreshore and is unlikely to pose disturbance risk to SPA/Ramsar birds. Furthermore, it is noted that planning permission has been granted for an active travel route between Cosmeston and Sully, which will provide an alternative travel route for visitors and has the potential to route some visitors further away from the SAC/SPA/Ramsar – opportunities for information boards and waste receptacles; and

- The Esplanade within Penarth is situated amidst dense urban development with high recreational disturbance potential and offers ample opportunities for accessing the foreshore – opportunities for wardening, dog-on-lead zones, etc.

7.7 To protect the integrity of the Severn Estuary SAC/SPA/Ramsar it was recommended that policy wording (see main body of text) is included in the RLDP to ensure that adequate mitigation is delivered over the RLDP period. This has now been included in the Deposit Plan.

# Loss of Functionally Linked Habitat – Severn Estuary SPA/Ramsar

7.8 The RLDP allocates several Key Sites and Major Employment Allocations that fall within the core foraging ranges of and comprise suitable foraging habitat for Bewick's swan and white-fronted goose, both qualifying species of the Severn Estuary SPA/Ramsar. To minimise the potential for the emerging RLDP to result in the loss of functionally linked habitat, it is recommended that the following text (or similar) is inserted to an appropriate policy of the RLDP in line with the same approach taken to functionally linked land in Monmouthshire Deposit Plan: '***Development proposals that would result in an increase in visitor pressure on features of the Severn Estuary SAC, SPA, Ramsar site, or loss of Functionally Linked Land will not be supported unless it can be demonstrated that no adverse impact on the integrity of the European Marine Site will occur.***' That policy was also accompanied by the supporting text that 'Any development proposal that could have a significant effect on the integrity of a SAC, SPA or Ramsar site will not be in accordance with the development plan. This also applies to Functionally Linked Land, which is defined as habitat outside the designated site boundary that is fundamental to the ability of the designations to reach their Conservation Objectives. The parameters for this being specific to each designated site'.

[116] Note that this is a list of measures typically requested by visitors interviewed in Habitat Sites and/or delivered in SAMM programmes elsewhere.

# Visual and Noise Disturbance – Severn Estuary SPA/Ramsar

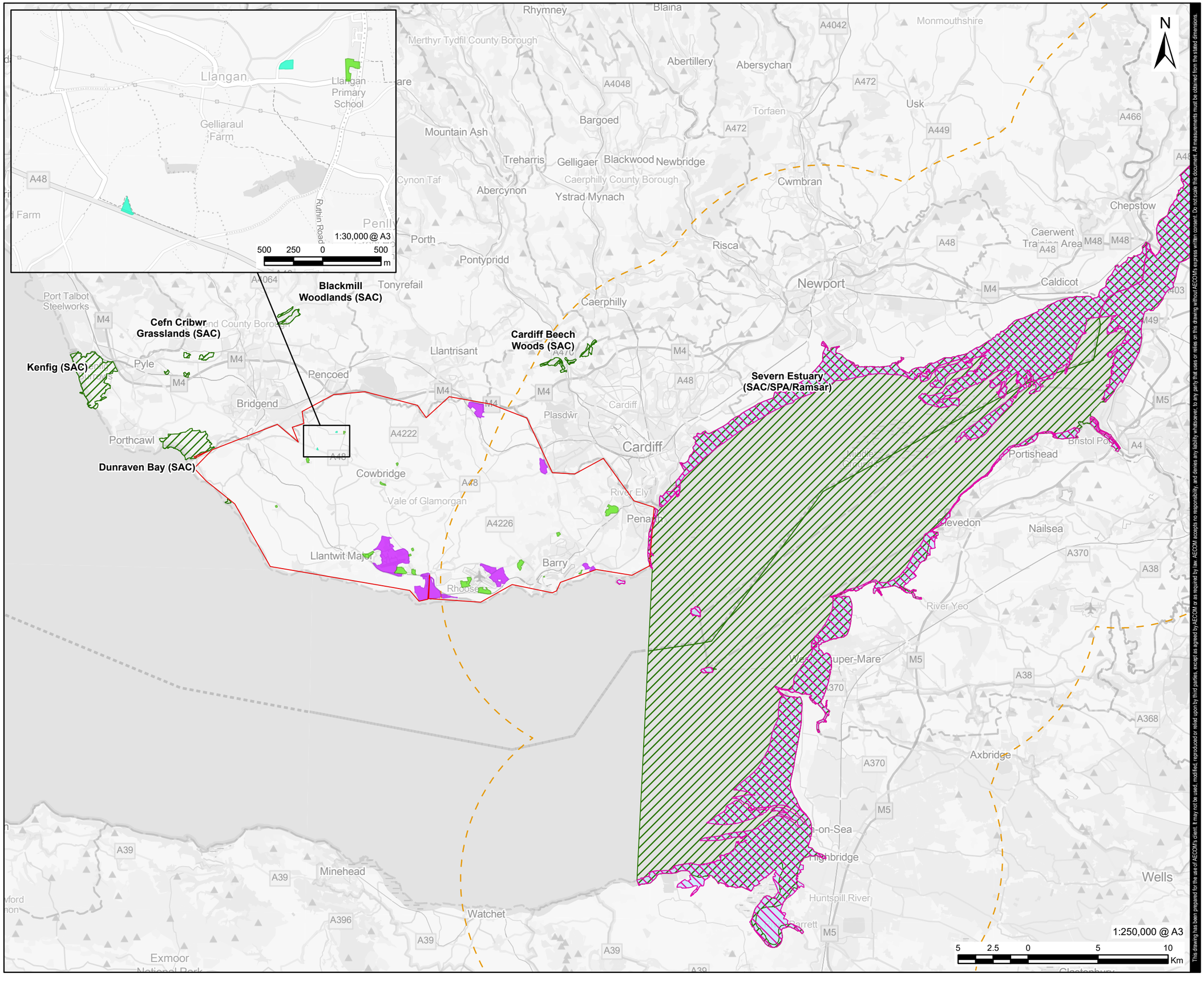
7.9 While no residential or employment sites are allocated within a 300m disturbance buffer from the Severn Estuary SPA/Ramsar, there is the potential that windfall development will come forward over the RLDP period within this distance. Various RLDP site allocations adjoin greenfield sites that may constitute functionally linked habitat for SPA/Ramsar species. Where adjoining habitat parcels constitute functionally linked habitat, construction works could lead to visual and noise disturbance, hindering the ability of SPA/Ramsar to forage adequately. The following recommendations have been included in the supporting text of Policy SP20:

- To minimise the potential for visual and noise disturbance, it is recommended that any construction works within 300m of the Severn Estuary SPA/Ramsar are undertaken in the summer months, when qualifying populations in the site will not be present.
- If construction works cannot be timed to avoid the non-breeding season (i.e. passage and winter periods), noise impact assessments will need to be undertaken to ensure that noise levels at sensitive receptors will remain non-disturbing. HRAs accompanying relevant planning applications would need to demonstrate this by either (a) using an absolute threshold of 69dB or (b) comparing construction noise levels to the pre-development baseline. Where construction-phase noise levels are shown to be disturbing, mitigation measures (e.g. noise screens, selection of less noisy construction techniques, damping / noise shielding of equipment, avoidance of lighting) are likely to be required.
- Construction works within 300m of any established high-tide roosts or key foraging areas within or outside the SPA/Ramsar should have appropriate screening in place to minimise visual disturbance.
- Non-breeding bird surveys of land parcels adjoining development sites should be undertaken to establish whether these are functionally linked to the SPA/Ramsar. Where this is deemed to be the case, the previously listed mitigation measures should be deployed (e.g. noise and visual screens, noise-dampening equipment and/or avoidance of the passage/wintering periods).

7.10 Noting that the RLDP does not allocate any sites within 300m of the Severn Estuary SPA/Ramsar, this policy text would ensure that the site is protected against disturbance impacts from any windfall development. Following the inclusion of this policy recommendation in the RLDP, there will be no adverse effects on the Severn Estuary SPA/Ramsar regarding visual and noise disturbance from construction.

# Appendix A Maps

**Figure 4: Sites allocated in the Vale of Glamorgan RLDP in relation to the HRA-relevant Habitats Sites.**




This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.

Revision: 0 Drawn: JA Checked: BM Approved: DW Date: 2025-10-20

Filename: \\na.aecomnet.com\ils\EMEA\Bristol-UKBRI2\Legacy\UKBRI2FP001\VOL 1\E\Projects\Environmental\General\GIS\Projects\Vale of Glamorgan SA\02_Maps\Vale of Glamorgan_HRA.aprx

AECOM

**PROJECT**

Vale of Glamorgan RLDP HRA

**CLIENT**

Vale of Glamorgan Council

**CONSULTANT**

AECOM Limited
6th Floor, 3 Rivergate
Redcliffe, Bristol,
BS1 6EW
www.aecom.com

**LEGEND**

- Authority Boundary

Sites

- Residential Sites
- Gypsy & Traveller Sites
- Employment Sites

Designated Sites

- Special Protection Area
- Special Area of Conservation
- Ramsar
- Core Recreational Catchment - 12.6km

**NOTES**

1: Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri
2: Contains both Ordnance Survey and ONS Intellectual Property Rights.
3: Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number AC0000849444. Crown Copyright and Database Right

**ISSUE PURPOSE**

FOR INFORMATION

**PROJECT NUMBER**

60676814

**FIGURE TITLE**

Sites allocated in the Vale of Glamorgan RLDP in relation to the relevant Habitats Sites

**FIGURE NUMBER**

Figure 4

# Appendix B Screening for Likely Significant Effects (LSEs)

**Table 10: LSEs screening[117] of policies contained in the Vale of Glamorgan RLDP Deposit Plan.**

| Policy Number/Name | Policy Content | Likely Significant Effects Screening Outcome |
|---|---|---|
| Spatial Strategy | | |
| Policy SP1: Sustainable Growth Strategy | To deliver the Sustainable Growth Strategy for the Vale of Glamorgan between 2021 and 2036, the Plan will make provision for the following:<br><br><u>Housing</u><br><br>The delivery of 7,890 dwellings by 2036, including a minimum of 3,070 affordable homes. The primary focus of housing growth within the Vale shall be within the Strategic Growth Area as identified on the Key Diagram. New housing developments will be concentrated in the following locations, which are served by existing public transport routes and provide the opportunity to enhance sustainable transport connectivity:<br>• Barry<br>• Penarth<br>• Llantwit Major<br>• Cowbridge<br>• Dinas Powys<br>• Rhoose<br>• St Athan | Likely Significant Effects (LSEs) of Policy SP1 on Habitats Sites cannot be excluded.<br><br>Policy SP1 sets out the Sustainable Growth Strategy for the Vale of Glamorgan in the period between 2021 and 2036, which includes the delivery of 7,890 dwellings and 67.8ha of employment land. It also specifies the settlements within which development will be concentrated.<br><br>As such, the policy sets out quanta and locations of residential and employment development, key parameters in determining the magnitude of |

[117] Where the Screening Outcome column is shaded green, the policy is concluded not to result in LSEs on any Habitats Sites. Where it is shaded orange, LSEs of the policy on Habitats Sites cannot be excluded and it is screened in for AA.

| | | |
|---|---|---|
| | • Llandough<br>• Sully<br><br>Outside of the Strategic Growth Area, the allocation of new sites will be limited to small-scale affordable housing led sites in appropriate primary and Minor Rural Settlements.<br><br><u>Employment</u><br><br>Employment sites to deliver the identified employment land requirement of 67.8ha and the delivery of up to 5,388 jobs. New employment development will be focussed on existing Major and Local Employment Sites and Employment Regeneration Opportunity Areas as identified on the Key Diagram.<br><br><u>Infrastructure</u><br><br>Additional infrastructure will be identified to support the scale of growth where required. | potential impact pathways linking to Habitats Sites.<br><br>The following impact pathways may be associated with Policy SP1:<br>• Recreational pressure<br>• Atmospheric pollution<br>• Loss of functionally linked habitat<br>• Water quality<br>• Hydrology<br>• Coastal squeeze<br><br>Overall, due to its impact potential, Policy SP1 is screened in for AA. |
| Policy SP2: Settlement Hierarchy | The broad distribution of development within the Strategic Growth Area will be shaped by the following hierarchy of settlements, reflecting the role and function of places, and directing growth to locations that will provide the greatest opportunities for delivering housing to meet affordable needs, community infrastructure and enhanced sustainable transport provision.<br><br>**Strategic Growth Area Settlement Hierarchy:**<br><br>**Key Settlement: Barry**. | LSEs of Policy SP2 on Habitats Sites cannot be excluded.<br><br>Policy SP2 specifies the settlement hierarchy to be adopted for the Vale of Glamorgan. It identifies that the focus of development will be in Barry (Key Settlement), Cowbridge, Llantwit Major, |

Barry will remain the focus of future development within the Vale of Glamorgan. As the largest town within the Vale, future growth will support its role as the main administrative town providing good transport connectivity, services, employment and retail and leisure for its residents and wider area.

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

These are important settlements that offer a range of services and facilities. Serving the needs of their residents, they also act as important hubs for those living in nearby smaller settlements. Future growth will support this role where the level of development will meet local needs of the area.

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

Development within these settlements will reflect the complimentary role they have in relation to the Key and Service Centre Settlements, transport connectivity and areas of employment.

**Areas Outside the Strategic Growth Area:**

**Primary Settlements:** Wenvoe, Wick, Culverhouse Cross

**Minor Rural Settlements**: Aberthaw, Aberthin, Bonvilston, Colwinston, Corntown, Ewenny, Fferm Goch, Graig Penllyn, Llancarfan, Llandow, Llanmaes, Llysworney, Ogmore- by-Sea, Pendoylan, Penllyn, Peterston-Super-Ely, Sigingstone, St Brides Major, St Nicholas, Treoes, Ystradowen.

The character of the settlements, including their relationship to and setting within the surrounding countryside, will be protected and where possible enhanced. Development in the Primary Settlements that are outside of the Strategic Growth Area as well as the Minor Rural Settlements identified will be limited to the efficient and sustainable use of existing buildings, infill opportunities, small-scale affordable housing led schemes, and rural enterprise/ agricultural related developments.

For the purposes of this policy small scale affordable housing led developments are defined as providing a minimum of 50% affordable housing on sites of up to 25 dwellings in Minor Rural Settlements or up to 50 dwellings in Primary Settlements. The type, scale and mix of affordable housing will be expected to reflect the latest evidence, including specialist older person housing. Proposals which do not meet the minimum 50% affordable housing provision will not be supported.

Penarth (all Service Centre Settlements), Rhoose, St Athan, Sully, Llandough (Penarth) and Dinas Powys (all Primary Settlements).

While no growth quanta are provided, the distribution of growth plays a key role in determining impact pathways, such as by shaping broad recreation patterns, preferred commuter routes and strategic water distribution.

The following impact pathways may be associated with Policy SP2:

- Recreational pressure
- Atmospheric pollution
- Loss of functionally linked habitat
- Water quality
- Hydrology
- Coastal squeeze

| | | |
|---|---|---|
| | All settlements listed in the hierarchies, both within and outside the Strategic Growth Area, will be afforded a settlement boundary. All other areas, including smaller rural villages and hamlets, outside of these defined settlement boundaries are regarded as 'countryside' unless specifically identified for other uses in the plan. | Overall, due to its impact potential, Policy SP2 is screened in for AA. |
| Development in the Countryside | | |
| Policy SP3: Development in the Countryside | Areas outside settlement boundaries that are not allocated or protected for a specific use will be defined as countryside. In countryside locations, development will only be permitted for the following uses:<br><br>1 Agriculture or Forestry related development;<br>2 Affordable Housing Exceptions Sites (Policy HG5);<br>3 Gypsy and Traveller Accommodation (Policy GT1);<br>4 Tourism, recreation and leisure that are suitable in countryside locations (Policy SP15);<br>5 Rural Diversification and small-scale employment uses suitable for rural locations (Policy EMP5);<br>6 Conversion of and renovation of existing rural buildings (Policy HG8);<br>7 The redevelopment or extension of existing dwellings (Policy HG9);<br>8 Low carbon and renewable energy generation (Policy CC5);<br>9 The winning and working of minerals (Policies MIN4);<br>10 The provision of waste management facilities (Policy WA1); or<br>11 Essential infrastructure and utility provision where a countryside location is necessary. | There will be no LSEs of Policy SP3 on Habitats Sites.<br><br>This is a development management policy that protects areas designated as countryside from being developed, unless specific uses are being proposed.<br><br>However, no quanta or locations of such uses are allocated.<br><br>Overall, therefore, Policy SP3 is screened out from AA. |
| Settlement Boundaries | | |
| Policy SSC1: Development within Settlement Boundaries | Settlement boundaries have been defined around those settlements identified within the LDP settlement hierarchy as detailed under Policy SP2. Proposals for new development within these defined settlement boundaries will be permitted where the following criteria are satisfied:<br><br>1 The proposal is of a scale that is appropriate to the size of the settlement and accords with its role and function; | There will be no LSEs of Policy SSC1 on Habitats Sites.<br><br>This is a development management policy that identifies the criteria needed to be met by development |

| | | |
|---|---|---|
| | 2 It is compatible with the layout, density, and appearance of the existing settlement in terms of size, form and its immediate setting and the wider surroundings;<br>3 It is demonstrated that the proposal provides opportunities for sustainable modes of transport, including the provision of safe, convenient and accessible Active Travel provision;<br>4 It would not prejudice the delivery of an allocated development site;<br>5 It would make efficient use of land or existing buildings;<br>6 It would prioritise the use of previously developed or underutilised land where possible;<br>7 It would not result in the unacceptable loss of public open space, community or tourism buildings or facilities;<br>8 It would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting;<br>9 It would not unacceptably impact upon the amenity and character of the locality by way of noise, pollution, traffic congestion and parking,<br>10 The proposal benefits from existing infrastructure provision or, where necessary, makes provision for new infrastructure without any unacceptable effect on the natural or built environment. | proposals within defined settlement boundaries.<br><br>However, no quanta or locations of such development is allocated.<br><br>Overall, therefore, Policy SSC1 is screened out from AA. |
| Placemaking and Good Design | | |
| Policy SP4: Placemaking | Successful Placemaking can add social, economic, environmental and cultural value to new development. Development will be required to follow Placemaking principles by:<br><br>1 Ensuring high quality sustainable design that reflects local distinctiveness, character, and cultural identity;<br>2 Prioritising the determinants of health and well-being during the design process;<br>3 Creating a diverse mix of uses and multi-functional spaces;<br>4 Contributing to a vibrant, safe and inclusive public realm that encourages Active Travel, supports public transport use and reduces car dependency;<br>5 Strategically integrating Green Infrastructure networks and open space into development, delivering social, environmental and ecological benefits;<br>6 Providing a range of housing types and tenure;<br>7 Locating development appropriately where homes, local services and facilities are accessible and well connected and integrated with existing communities;<br>8 Developing high densities where appropriate, making the most efficient use of land and supporting mixed uses; and | There will be no LSEs of Policy SP4 on Habitats Sites.<br><br>This is a development management policy that requires new development proposals to complete Placemaking Statements. The requirements include the integration of Green Infrastructure networks and open space, which are likely to have positive environmental impacts (e.g. by encouraging local recreational use). |

| | | |
|---|---|---|
| | 9 Protecting or enhancing the Historic Environment and its setting.<br><br>Placemaking Statements will be required for all major developments setting out how the proposal accords with Placemaking Principles. In the towns of Barry, Cowbridge, Llantwit Major and Penarth Placemaking Statements should also have regard to the adopted Placemaking Plans for the area. | The policy does not allocate any quanta or locations of housing or employment development.<br><br>Overall, therefore, Policy SP4 is screened out from AA. |
| Policy PGD1: Creating Well Designed and Inclusive Places | All development must achieve a high quality of design that promotes healthy and inclusive sustainable places which foster a positive sense of place. Development must demonstrate that the following principles have been considered:<br><br>1 Creating safe, accessible, integrated, inclusive and active environments that make efficient use of land and promote opportunities for Active Travel, and promote sustainable transport choices;<br>2 Maximising opportunities to reduce the causes of ill health, improving health and reducing health inequalities by providing a healthy living environment supporting both mental and physical health;<br>3 Incorporating sustainable design and construction solutions to maximise energy efficiency and positively contributing towards climate change resilience and adaptation;<br>4 Making a positive contribution to the character of the area, responding to the local context and character through building forms and scale; materials and features, mix of uses, landscape, density, and connectivity of streets and spaces to create and/or enhance locally distinctive design and character;<br>5 Providing high quality multi-functional green open spaces which can provide a choice and range of activities, including play, that also deliver enhanced biodiversity and flood mitigation and are designed to be resilient to climate change and adaptable overtime;<br>6 Demonstrating that traffic movements to and from the development can be accommodated, resolved, or mitigated to an acceptable degree, and where car parking is provided this must be sensitively integrated into the development so that they do not dominate the layout of the development;<br>7 Safeguard public and residential amenity, particularly regarding privacy, overbearing, security, noise and disturbance;<br>8 Ensuring that public open space, private amenity space and cycle and car parking in accordance with the Council's standards;<br>9 Provide appropriately sited and designed facilities and spaces for the collection, composting and recycling of waste materials. | There will be no LSEs of Policy PGD1 on Habitats Sites.<br><br>This is a development management policy that requires high quality of design and sustainable places. Its principles include the promotion of active travel and provision of multi-functional greenspaces, which are likely to have positive environmental impacts (e.g. by encouraging local recreational use or reducing atmospheric pollution).<br><br>The policy does not allocate any quanta or locations of housing or employment development.<br><br>Overall, therefore, Policy PGD1 is screened out from AA. |

Residential Development Densities

| | | |
|---|---|---|
| Policy PGD2: Residential Development Densities | On sites of 0.5 Ha or above, residential development proposals within the Key, Service Centre and Primary Settlements will be permitted where the residential density is a minimum of 35 dwellings per net hectare. In Minor Rural Settlements, a minimum residential density of 30 dwellings per net hectare will be required.<br><br>Higher net densities will be supported where the development is in a location served by regular public transport and Active Travel routes, or near to services and facilities.<br><br>Lower density levels will only be permitted where it can be demonstrated that:<br><br>1 Development at the prescribed densities would have an unacceptable impact on the character of the surrounding area,<br>2 Reduced densities are required due to significant site constraints or to preserve a natural or historic feature that would contribute to existing or future local amenity; or<br>3 The proposal is for a mixed-use development where a residential use is the subordinate element of the proposal. | There will be no LSEs of Policy PGD2 on Habitats Sites.<br><br>This is a development management policy that sets the density of residential developments on sites of 0.5ha and above at 35 dwellings per hectare. Generally, having minimum density requirements is positive for the environment as this may reduce the loss of greenfield sites (and potential habitat for vulnerable species).<br><br>The policy does not allocate any quanta or locations of housing or employment development.<br><br>Overall, therefore, Policy PGD2 is screened out from AA. |

Creating Healthy and Inclusive Places and Spaces

| | | |
|---|---|---|
| Policy SP5: Creating Healthy and Inclusive Places and Spaces | All development should seek to create healthy and inclusive places that reduce health inequities and improve social cohesion. This will be achieved by:<br>• Ensuring development proposals are designed to facilitate accessible healthy environments to address relevant determinants of health positively, particularly in response to local health needs;<br>• Ensuring that all places and developments are as inclusive as possible, capable of adapting to a broad range of changing needs and delivering a high quality of life; | There will be no LSEs of Policy SP5 on Habitats Sites.<br><br>This is a development management policy that seeks to |

- Enabling opportunities for access to a healthy food environment;
- Supporting the provision of new and enhanced community and healthcare facilities;
- Protecting and enhancing existing public health and well-being.

To the achieve this, developers are required undertake a screening assessment of their proposal at the preapplication stage to identify the potential health impacts of their development as set out below:

| Development Type | Major Developments - Healthy Placemaking Checklist | Significant Developments - Rapid HIA |
|---|---|---|
| **Residential** | Between 10 and 99 Dwellings or an Area of 0.5 hectare to 2 hectares | 100 Dwellings or greater or greater than 2 hectares |
| **Employment/Other Commercial/Leisure** | Built Floor Space of 1,000m2 to 4,000 m2 | Built Floor Space Greater than 4,000 m2 |

Proposals will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of the assessment.

create healthy and inclusive spaces. However, this aim has no bearing on the protection of Habitats Sites.

The policy does not allocate any quanta or locations of housing or employment development.

Overall, therefore, Policy SP5 is screened out from AA.

Housing Growth and Supply

Policy SP6: Housing Requirement

To meet the identified housing requirement of 7,890 dwellings, provision will be made for the delivery of 8,660 homes in the Plan Period 2021 to 2036. This will be delivered by:

- 3,837 dwellings from the existing land supply
- 3,520 dwellings on allocated sites
- 1,303 dwellings from large and small windfall developments

Likely Significant Effects (LSEs) of Policy SP6 on Habitats Sites cannot be excluded.

Policy SP6 identifies that 7,890 net new dwellings will be delivered in the Plan period between 2021 and 2036.

An increase in the local population may lead to additional pressures on Habitats Sites, such as through an increased

| | | |
|---|---|---|
| | | demand for recreational space, consumption of potable water and driving of private motor vehicles.<br><br>The following impact pathways may be associated with Policy SP6:<br>• Recreational pressure<br>• Atmospheric pollution<br>• Loss of functionally linked habitat<br>• Water quality<br>• Hydrology<br>• Coastal squeeze<br><br>Overall, due to its impact potential, Policy SP6 is screened in for AA. |
| Housing Delivery | | |
| Policy HG1: Housing Allocations | To deliver the plan's strategic growth and contribute to meeting the identified housing requirement set out in SP6, land is allocated for housing at the following locations:<br><br>**A. KEY SITES (POLICY HG1 KS1-5)** | Likely Significant Effects (LSEs) of Policy HG1 on Habitats Sites cannot be excluded.<br><br>Policy HG1 allocates specific sites within the Vale of |

| Site Reference | Settlement | Site Name | Number of units |
|---|---|---|---|
| KS1 | Barry | Land at North West Barry | 376 |
| KS2 | Dinas Powys | North of Dinas Powys, off Cardiff Road | 250 |
| KS3 | Rhoose | Land at Readers Way | 520 |
| KS4 | St Athan | Land at Church Farm | 532 |
| KS5 | St Athan | Land to the West of St Athan | 600 |
| **Dwelling Contribution** | | | **2,278** |

**B. HOUSING ALLOCATIONS**

| Site Reference | Settlement | Site Name | Number of units |
|---|---|---|---|
| HG1 (1) | Barry | Land to the west of Pencoedtre Lane | 135 |
| HG1 (2) | Barry | Land at the Mole | 65 |
| HG1 (3) | Barry | Land at Hayes Lane | 70 |
| HG1 (4) | Barry | Land at Neptune Road | 40 |
| HG1 (5) | Llantwit Major | Land between the Northern Access Road and Eglwys Brewis Road (Site C - Central Parcel) | 235 |
| HG1 (6) | Cowbridge | Land adjoining St Athan Road | 105 |
| HG1 (7) | St Athan | Former Stadium Site, adjacent to Burley Place | 80 |
| HG1 (8) | St Athan | Clive Road, St Athan | 51 |
| HG1 (9) | Rhoose | Land north of the Railway Line (East) | 339 |

Glamorgan for housing development, including Key Sites, Housing Allocations, Major Land Bank Sites and Rural Affordable Housing Led Sites.

An increase in the local population may lead to additional pressures on Habitats Sites, such as through an increased demand for recreational space, consumption of potable water and driving of private motor vehicles. Furthermore, the geographic element of the policy will determine whether allocations fall within the core recreational catchment of Habitats Sites, specific Water Resource Zones (WRZs) of water supply companies and other aspects.

The following impact pathways may be associated with Policy HG1:

- Recreational pressure
- Atmospheric pollution
- Loss of functionally linked habitat

| | |
|---|---|
| **Dwelling Contribution** | **1,120** |

**C. MAJOR LAND BANK SITES**

| Site Reference | Settlement | Site Name | Number of units |
|---|---|---|---|
| HG1 (10) | Penarth | Land at Upper Cosmeston Farm | 576 |
| HG1 (11) | Llantwit Major | Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western Parcel) | 140 |
| HG1 (12) | Llantwit Major | Land between the Northern Access Road and Eglwys Brewis Road (Site B - Eastern Parcel) | 100 |
| HG1 (13) | Llandough | Land south of Llandough Hill / Penarth Road | 133 |
| HG1 (14) | Sully | Land West of Swanbridge Road (Phase 2) | 175 |
| **Dwelling Contribution** | | | **1124** |

**D. RURAL AFFORDABLE HOUSING LED SITES (POLICY HG4)**

| Site Reference | Settlement | Site Name | Number of units |
|---|---|---|---|
| HG4 (1) | Colwinston | Land to the East of Colwinston, | 25 |
| HG4 (2) | Aberthin | Land west of Maendy Road | 25 |
| HG4 (3) | Wick | Land at Heol Fain | 50 |
| HG4 (4) | Fferm Goch | Land north of West Winds Business Park | 22 |
| **Dwelling Contribution** | | | **122** |

- Water quality
- Hydrology
- Coastal squeeze

Overall, due to its impact potential, Policy HG1 is screened in for AA.

Key Housing Sites

| | | |
|---|---|---|
| Policy HG1 KS1: Land at North West Barry | Land at North West Barry, as shown on the Proposals Map, is allocated as a key housing site. The 18.7 Ha site will deliver up to 376 homes over the plan period.<br>The development of the site must adhere to the Placemaking Principles set out in Policy SP4 Placemaking and the criteria in Policy PGD1 Creating Well Designed Places. In addition, the site must comply with the following requirements:<br><br><u>Affordable Housing</u><br>• The provision of a minimum of 113 affordable housing units (30%) with a unit mix reflecting the requirements of the latest Local Housing Market Assessment and the Council's waiting list data. In order to deliver a greater social mix, the affordable units should be dispersed across the site in clusters of no more than 10 units, with their delivery being phased across the development trajectory.<br><br><u>Sustainable Transport and Highways</u><br>• The delivery of an Active Travel route across the frontage of the site along the A4226 Port Road West as part of the Weycock Cross to Cardiff Airport Active Travel route, as identified in Policy TR1.<br>• Creation of a new signalised junction on to the A4226 Port Road West, which will need to accommodate controlled pedestrian/cycle crossing facilities.<br>• A contribution towards off-site improvements to the capacity and flow of Weycock Cross roundabout.<br>• A contribution towards off-site sustainable transport measures in the area<br>• Connection to the public right of way to Porthkerry Country Park via Cwm Ciddy Lane.<br><br><u>Heritage</u><br>• The development should consider and respond positively to the setting of the four grade II listed buildings at Cwm-Ciddy Farm, which are in close proximity to the site boundary.<br><br><u>Community Infrastructure</u><br>• An off-site financial contribution towards the delivery of additional school places in accordance with capacity requirements within the catchment area.<br>• An off-site financial contribution towards the provision or enhancement of community facilities in the area. | Likely Significant Effects (LSEs) of Policy HG1 KS1 on Habitats Sites cannot be excluded.<br><br>Policy HG1 SK1 allocates a 18.7ha large site for up to 376 dwellings over the RLDP period. Furthermore, the policy sets various other requirements with which the development will need to comply.<br><br>This includes the provision of a minimum of 2.3ha of open space and a financial contribution towards the management of Porthkerry Country Park, which is positive for Habitats Sites that are sensitive to recreational pressure (e.g. the Severn Estuary SAC/SPA/Ramsar). Further important requirements are the provision of an Active Travel route and the implementation of sustainable drainage systems (SuDS).<br><br>The following impact pathways may be associated with Policy HG1 KS1: |

| | | |
|---|---|---|
| | Green Infrastructure, Recreation Spaces and Biodiversity<br><br>• The provision of a key area of open space (minimum 2.3 ha) to the south of the site adjoining Porthkerry Country Park which will serve as a buffer to the adjoining SINC at Mill Wood and offer opportunities for significant biodiversity enhancements. The ownership of this area should be transferred to the Vale of Glamorgan Council, together with an appropriate financial contribution, for management as part of Porthkerry Country Park.<br>• In addition, the site must include a number of other well-designed areas of useable open space, including informal and equipped play spaces, with appropriate green infrastructure connections between them. Where the requirements cannot be met fully on site, an off-site contribution will be required.<br>• Hedgerows and other green infrastructure assets on the site boundary and within the site should be retained and included as part of green infrastructure corridors through the site wherever possible. Where this cannot be achieved, for example at the entrance to the site, appropriate compensatory planting will be required.<br>• The enhancement of existing planting will be required along the boundary with Nant Talwg Way, St James Crescent and Pontypridd Road to reduce the impact of the development.<br><br>Flood Risk and Sustainable Drainage<br>• The site must incorporate appropriate high quality sustainable drainage systems (SuDS) which integrate the surface water drainage function with open space and provide opportunities to deliver biodiversity.<br>• No built development will be permitted within the central east-west corridor of the site, which is within a surface water and small watercourses flood zone. This area should be retained as a wetland park, which will incorporate appropriate sustainable drainage features to serve the site. | • Recreational pressure<br>• Atmospheric pollution<br>• Loss of functionally linked habitat<br>• Water quality<br>• Hydrology<br>• Coastal squeeze<br><br>Overall, due to its impact potential, Policy HG1 KS1 is screened in for AA. |
| Policy HG1 KS2: Land to the North of Dinas Powys | Land North of Dinas Powys, as shown on the Proposals Map, is allocated as a key housing site. The 13.3 Ha site will deliver up to 250 homes over the plan period.<br><br>The development of the site must adhere to the Placemaking Principles set out in Policy SP4 Placemaking and the criteria in Policy PGD1 Creating Well Designed Places. In addition, the site must comply with the following requirements:<br><br>Affordable Housing | Likely Significant Effects (LSEs) of Policy HG1 KS2 on Habitats Sites cannot be excluded.<br><br>Policy HG1 SK1 allocates a 13.3ha large site for up to 250 dwellings over the RLDP period. Furthermore, the policy sets various other requirements with |

- The provision of a minimum of 100 affordable housing units (40%) with a unit mix reflecting the requirements of the latest Local Housing Market Assessment and the Council's waiting list data. In order to deliver a greater social mix, the affordable units should be dispersed across the site in clusters of no more than 10 units, with their delivery being phased across the development trajectory.

Sustainable Transport and Highways

- A contribution towards off-site improvements to the capacity and flow of key junctions in the area.
- The inclusion of walking and cycling links between the development and Seel Park and George's Row.
- Creation of a new signalised junction on to the A4055 Cardiff Road to serve as the primary access with a secondary access closer for emergencies as well as pedestrians and cycling.
- A contribution towards off-site sustainable transport measures in the area.

Community Infrastructure

- An off-site financial contribution towards the delivery of additional school places in accordance with capacity requirements within the catchment area.
- An off-site financial contribution towards the provision or enhancement of community facilities in the area.

Green Infrastructure, Recreation Spaces and Biodiversity

- The provision of a key area of open space at the entrance to the site fronting Cardiff Road and a linear green park across the northern edge of the site boundary.
- In addition, the site must include a number of other well-designed areas of useable open space, including informal and equipped play spaces, with appropriate green infrastructure connections between them. Where the requirements cannot be met fully on site, an off-site contribution will be required.
- Hedgerows and other green infrastructure assets on the site boundary and within the site should be retained and included as part of green infrastructure corridors through the site wherever

which the development will need to comply.

This includes the provision of open space, which is positive for Habitats Sites that are sensitive to recreational pressure (e.g. the Severn Estuary SAC/SPA/Ramsar). Further important requirements are the provision of walking/cycling links and the implementation of SuDS.

The following impact pathways may be associated with Policy HG1 KS2:

- Recreational pressure
- Atmospheric pollution
- Loss of functionally linked habitat
- Water quality
- Hydrology
- Coastal squeeze

Overall, due to its impact potential, Policy HG1 KS2 is screened in for AA.

| | | |
|---|---|---|
| | possible. Where this cannot be achieved, for example at the entrance to the site, appropriate compensatory planting will be required.<br>• The enhancement of existing planting will be required along the boundary with Highfield Close<br><br><u>Flood Risk and Sustainable Drainage</u><br><br>• The site must incorporate appropriate high quality sustainable drainage systems (SuDS) which integrate the surface water drainage function with open space and provide opportunities to deliver biodiversity.<br>• No built development will be permitted within 8m of the watercourses that cross the site. | |
| Policy HG1 KS3: Land at Readers Way Rhoose | Land at Readers Way, as shown on the Proposals Map, is allocated as a key housing site. The 29.2 Ha site will deliver up to 520 homes over the plan period.<br><br>The development of the site must adhere to the Placemaking Principles set out in Policy SP4 Placemaking and the criteria in Policy PGD1 Creating Well Designed Places. In addition, the site must comply with the following requirements:<br><br><u>Affordable Housing</u><br>• The provision of a minimum of 182 affordable housing units (30%) with a unit mix reflecting the requirements of the latest Local Housing Market Assessment and the Council's waiting list data. In order to deliver a greater social mix, the affordable units should be dispersed across the site in clusters of no more than 10 units, with their delivery being phased across the development trajectory.<br><br><u>Sustainable Transport and Highways</u><br>• A contribution towards off-site improvements to the capacity and flow of junctions on the strategic highway network as informed by the Strategic Transport Assessment and site-specific Transport Assessment.<br>• A contribution towards off-site sustainable transport measures in the area, including improving Active Travel links to Rhoose station and along Fontygary Road and Fonmon Road.<br><br><u>Community Infrastructure</u> | Likely Significant Effects (LSEs) of Policy HG1 KS3 on Habitats Sites cannot be excluded.<br><br>Policy HG1 SK3 allocates a 29.2ha large site for up to 500 dwellings over the RLDP period. Furthermore, the policy sets various other requirements with which the development will need to comply.<br><br>This includes the provision of an area of open space (of which at least 1.89ha is for outdoor sports provision), which is positive for Habitats Sites that are sensitive to recreational pressure (e.g. the Severn Estuary SAC/SPA/Ramsar). Further important requirements are the provision of off-site sustainable |

| | | |
|---|---|---|
| | • An off-site financial contribution towards the delivery of additional school places in accordance with capacity requirements within the catchment area.<br>• The provision of a community building on site or an off-site financial contribution towards the provision and enhancement of community facilities in the area.<br>• Delivery of a commercial unit (A1 or A3) on site to increase the mixed use offer on the site.<br><br><u>Green Infrastructure, Recreation Spaces and Biodiversity</u><br>• The provision of a key area of open space to the east of the site which will serve as a buffer to the adjoining Cardiff airport site. This open space must include a minimum of 1.89 Ha of outdoor sports provision, community allotments and amenity greenspace, together with areas for biodiversity enhancements.<br>• In addition, the site must include a number of other well-designed areas of useable open space, including informal and equipped play spaces, with appropriate green infrastructure connections between them.<br>• Hedgerows and other green infrastructure assets on the site boundary and within the site should be retained and included as part of green infrastructure corridors through the site wherever possible. Where this cannot be achieved, appropriate compensatory planting will be required.<br>• The provision of a pond that holds water and connected green infrastructure close to Readers Way Pond is required to provide an appropriate habitat for great crested newts.<br><br><u>Flood Risk and Sustainable Drainage</u><br>• The site must incorporate appropriate high quality sustainable drainage systems (SuDS) which integrate the surface water drainage function with open space and provide opportunities to deliver biodiversity. | transport measures and the implementation of SuDS.<br><br>The following impact pathways may be associated with Policy HG1 KS3:<br>• Recreational pressure<br>• Atmospheric pollution<br>• Loss of functionally linked habitat<br>• Water quality<br>• Hydrology<br>• Coastal squeeze<br><br>Overall, due to its impact potential, Policy HG1 KS3 is screened in for AA. |
| Policy HG1 KS4: Land at Church Farm, St Athan | Land at Church Farm, as shown on the Proposals Map, is allocated as a key housing-led site. The 24.1 Ha site will deliver 532 homes over the plan period and a class A1 retail foodstore of up to 20,000 sq ft (1,858 sq m) with associated car parking.<br><br>The development of the site must adhere to the Placemaking Principles set out in Policy SP4 Placemaking and the criteria in Policy PGD1 Creating Well Designed Places. In addition, the site must comply with the following requirements: | Likely Significant Effects (LSEs) of Policy HG1 KS4 on Habitats Sites cannot be excluded.<br><br>Policy HG1 SK4 allocates a 24.1ha large site for up to 532 dwellings over the RLDP period. Furthermore, the policy sets |

Affordable Housing

- The provision of a minimum of 81 affordable housing units on phase 1 and 105 affordable units on phase 2 (35%) with a unit mix reflecting the requirements of the latest Local Housing Market Assessment and the Council's waiting list data. In order to deliver a greater social mix, the affordable units should be dispersed across the site in clusters of no more than 10 units, with their delivery being phased across the development trajectory.

Sustainable Transport and Highways

- A contribution towards off-site improvements to the capacity and flow of junctions on the strategic highway network as informed by the Strategic Transport Assessment and site-specific Transport Assessment.
- The provision of an access point off Gileston Road to serve Phase 1 of the development and the foodstore. Gileston Road will require widening with the provision of an Active Travel route along the boundary of the site fronting Gileston Road and the B4265.
- The junction of Gileston Road and the B4265 must be upgraded to a signalised junction with controlled pedestrian/cycle crossing facilities.
- Phase 2 will require the provision of a suitably designed priority junction on to the B4265, which must connect via a spine link road through to Phase 1 of the development.
- A new access to St Athan Primary through the site to replace the existing sub-standard access to the school from Rock Road.
- The bus stop at the Gileston Road/B4265 junction must be upgraded.

Heritage

- The development and associated off site highway improvements must respect the setting of the Grade II war memorial located to the south of the site.

Community Infrastructure

- The transfer of land to the south of St Athan Primary to the Vale of Glamorgan Council as part of Phase 1 to allow for the redevelopment and expansion of St Athan Primary.
- In addition, an off-site contribution towards the delivery of additional school places in accordance with capacity requirements within the catchment area.
- A contribution towards the provision and enhancement of community facilities in the area.

various other requirements with which the development will need to comply.

This includes the provision of several open spaces, which is positive for Habitats Sites that are sensitive to recreational pressure (e.g. the Severn Estuary SAC/SPA/Ramsar). Further important requirements are the provision of an Active ravel route and the implementation of SuDS.

The following impact pathways may be associated with Policy HG1 KS4:

- Recreational pressure
- Atmospheric pollution
- Loss of functionally linked habitat
- Water quality
- Hydrology
- Coastal squeeze

Overall, due to its impact potential, Policy HG1 KS4 is screened in for AA.

| | | |
|---|---|---|
| | • A contribution towards training and development for the commercial element of the development on Phase 1.<br><br><u>Green Infrastructure, Recreation Spaces and Biodiversity</u><br><br>• In accordance with the requirements of Policy CI1, the site must include a number of well-designed areas of useable open space, including informal and equipped play spaces, with appropriate green infrastructure connections between them. A playing pitch will be required as part of the outdoor sports provision requirement on Phase 2 of the development. It is expected that the open space will be delivered proportionately across the two phases of development. Where the requirements cannot be met fully on site, an off-site contribution will be required.<br>• Hedgerows and other green infrastructure assets on the site boundary and within the site should be retained and included as part of green infrastructure corridors through the site wherever possible. Where this cannot be achieved, for example at the entrance to the site, appropriate compensatory planting will be required.<br><br><u>Flood Risk and Sustainable Drainage</u><br>• The site must incorporate appropriate high quality sustainable drainage systems (SuDS) which integrate the surface water drainage function with open space and provide opportunities to deliver biodiversity. | |
| Policy HG1 KS5: Land to the West of St Athan | Land west of St Athan, as shown on the Proposals Map, is allocated as a key mixed use site. The 29.6 Ha site comprises two parcels of land that collectively will deliver 600 homes over the plan period, alongside new community and commercial facilities and land safeguarded for the provision of a new station and bus/train interchange at St Athan.<br>The development of the site must adhere to the Placemaking Principles set out in Policy SP4 Placemaking and the criteria in Policy PGD1 Creating Well Designed Places. In addition, the site must comply with the following requirements:<br><u>Affordable Housing</u><br>• The provision of a minimum of 210 affordable housing units (35%) with a unit mix reflecting the requirements of the latest Local Housing Market Assessment and the Council's waiting list data. In order to deliver a greater social mix, the affordable units should be dispersed across the site in clusters of no more than 10 units, with their delivery being phased across the development trajectory.<br><br><u>Sustainable Transport and Highways</u> | Likely Significant Effects (LSEs) of Policy HG1 KS5 on Habitats Sites cannot be excluded.<br><br>Policy HG1 KS5 allocates a 29.6ha large site for up to 600 dwellings over the RLDP period. Furthermore, the policy sets various other requirements with which the development will need to comply.<br><br>This includes the extension of St Athan Recreation Ground and |

- The provision of an Active Travel route along the B4265 between the site entrance and the Gileston Road junction to the east.
- A contribution towards an Active Travel route between St Athan and Llantwit Major
- The delivery of a signalised junction on to the B4265 with Active Travel crossing points providing access into both parcels within the site allocation.
- Safeguarding of land within the smaller parcel to allow for the delivery of a new rail station at St Athan including appropriate car parking to support the use of the site as a bus/rail interchange.
- A contribution towards off-site improvements to the capacity and flow of junctions on the strategic highway network as informed by the Strategic Transport Assessment and site-specific Transport Assessment.
- Safeguarding of land within the site boundary of the larger site to allow for the provision of a pedestrian and cycle bridge to serve a new education facility on land to the south as identified in Policy CI3 (2) Land south of the railway, St Athan.
- The road layout and width should be of a sufficient width and design to allow for the provision of a loop road to facilitate a bus connection.
- The provision of pedestrian/cycle links to Llantwit Road and pedestrian footway improvements along Llantwit Road.

Community Infrastructure

- An off-site contribution towards the delivery of additional school places in accordance with capacity requirements within the catchment area.
- The provision of an on-site community building to serve the development**.**

Green Infrastructure, Recreation Spaces and Biodiversity

- The extension of St Athan Recreation Ground including the provision of an additional sports pitch, areas of equipped play and community allotments.
- In addition, the site must include a number of other well-designed areas of useable open space, including informal and equipped play spaces, with appropriate green infrastructure connections between them**.**
- Hedgerows and other green infrastructure assets on the site boundary and within the site should be retained and included as part of green infrastructure corridors through the site wherever possible. Where this cannot be achieved, appropriate compensatory planting will be required.

the provision of several open spaces, which is positive for Habitats Sites that are sensitive to recreational pressure (e.g. the Severn Estuary SAC/SPA/Ramsar). Further important requirements are the provision of an Active ravel route and the implementation of SuDS.

The following impact pathways may be associated with Policy HG1 KS5:

- Recreational pressure
- Atmospheric pollution
- Loss of functionally linked habitat
- Water quality
- Hydrology
- Coastal squeeze

Overall, due to its impact potential, Policy HG1 KS5 is screened in for AA.

| | | |
|---|---|---|
| | Flood Risk and Sustainable Drainage<br><br>• The site must incorporate appropriate high quality sustainable drainage systems (SuDS) which integrate the surface water drainage function with open space and provide opportunities to deliver biodiversity.<br>• Built development should avoid the small area of Zone 3 surface water and small watercourses flooding on the eastern periphery of the site. | |
| Policy HG3: Housing Led Redevelopment Opportunity | The following site is identified as a long-term redevelopment opportunity:<br><br>Site Reference: HG3 (1) — Settlement: Llantwit Major — Site Name: Former Eagleswell Primary School | There will be no LSEs of Policy HG3 on Habitats Sites.<br><br>This policy identifies the Former Eagleswell Primary School as a long-term redevelopment opportunity. However, it does not provide any certainty that such development will take place, nor does it indicate any quantum of dwellings.<br><br>Overall, therefore, Policy HG3 is screened out from AA. |
| Policy SP7: Affordable Housing Provision | The residential requirement identified in Policy SP6 is expected to contribute to the established community housing needs of the Vale of Glamorgan by delivering a minimum of 3,070 affordable residential units over the plan period.<br><br>In meeting this target, a mix of affordable housing will be required, informed by the Local Housing Market Assessment LHMA, waiting list data and the Older Persons Housing Strategy. This should include a range of tenures, types and sizes of homes, as well as an appropriate balance of general needs and specialist accommodation. | There will be no LSEs of Policy SP7 on Habitats Sites.<br><br>Policy SP7 pertains to the delivery of affordable housing in the Vale of Glamorgan, specifying 3,070 affordable |

| | | |
|---|---|---|
| | | residential units over the RLDP period.<br><br>However, the fact that a proportion of the total housing is to be delivered as affordable has no bearing on Habitats Sites. The overall quantum of residential development is adequately assessed under Policy SP6.<br><br>Overall, therefore, Policy SP7 is screened out from AA. |
| Affordable Housing Requirements | | |
| Policy SP8: Affordable Housing Requirements | Residential developments (including mixed use schemes) will be required to contribute to addressing affordable housing need and should meet the levels of affordable housing set out below:<br><br>**Settlements** / **Affordable Housing Requirement %** / **Policy Threshold**<br>Barry / 30% / 5 dwellings net gain<br>Rhoose, St Athan, Llantwit Major / 35% / 5 dwellings net gain<br>Penarth, Dinas Powys, Llandough, Sully, Cowbridge / 40% / 1 dwelling net gain new build. 2 dwelling net gain for conversions of existing buildings | There will be no LSEs of Policy SP8 on Habitats Sites.<br><br>This development management policy stipulates how the affordable housing delivery will be spread across the Vale of Glamorgan.<br><br>However, the distribution of affordable housing across the authority has no bearing on Habitats Sites.<br><br>Overall, therefore, Policy SP8 is screened out from AA. |

| | | |
|---|---|---|
| Primary and Minor Rural Settlements outside the strategic growth area | 40% | 1 dwelling net gain new build. 2 dwelling net gain for conversions of existing buildings |
| Affordable housing led allocations | 50% | As per allocation |

The provision of affordable housing will be negotiated on a site-by-site basis considering the evidenced viability of the development.

On sites of 5 dwellings and above, the Council shall require the provision of affordable housing to be provided on site, unless exceptional circumstances are demonstrated, with the requirement being rounded up to the nearest whole number, with the residual amount being provided as an equivalent financial contribution.

In circumstance where an off-site financial contribution is made, the monies received will be used to deliver alternative affordable housing in the Vale of Glamorgan.

Where developers claim that the target is unviable, a detailed viability assessment must be submitted and independently reviewed.

The exact mix of affordable housing required will be considered on a case-by-case basis having regard to the Council's latest needs evidence at the time of the application.

Rural Affordable Housing Led Sites

Policy HG4: Rural Affordable Housing Led Sites

The following sites are allocated as affordable housing led sites where there will be a requirement for the provision of a minimum 50% affordable housing to meet the affordable housing needs of the local community. In addition, the Council will require developers to provide a mix of market housing that will contribute to specific housing market needs of the community.

| Site Reference | Settlement | Site Name | Total Number of units |
|---|---|---|---|
| HG4 (1) | Colwinston | Land to the East of Colwinston | 25 |
| HG4 (2) | Aberthin | Land west of Maendy Road | 25 |
| HG4 (3) | Wick | Land at Heol Fain | 50 |
| HG4 (4) | Fferm Goch | Land north of West Winds Business Park | 22 |
| | | | **122** |

Applicants will need to demonstrate how both the market and affordable housing provides for the local housing needs of community in terms of tenure, type and size of dwellings so that a range of housing is delivered to meet the needs of different groups in the local community.

There will be no LSEs of Policy HG4 on Habitats Sites.

This development management policy sets affordable housing targets for rural sites.

However, the fact that a proportion of the total housing within these sites is to be delivered as affordable has no bearing on Habitats Sites. The overall quantum of residential development is adequately assessed under Policy SP6.

Overall, therefore, Policy HG4 is screened out from AA.

Affordable Housing Exceptions

Policy HG5: Affordable Housing Exception Sites

Proposals for 100% small scale affordable housing developments will be permitted outside settlement boundaries where:

1 The proposal has a distinct physical or visual relationship with a defined settlement outside of the Strategic Growth Area as set out in Policy SP2 on Settlement Hierarchy.
2 The proposal meets an identified local need which cannot be satisfied within identified settlement boundaries;

There will be no LSEs of Policy HG5 on Habitats Sites.

This is a development management policy that pertains the delivery of affordable housing exception sites outside

| | | |
|---|---|---|
| | 3 The proposal site would represent a logical extension of the settlement and would not require arbitrary subdivision of a larger site;<br>4 The development is of a scale that is compatible with the layout, density, fabric and appearance of the existing settlement;<br>5 The proposed dwelling(s) will be of a size, tenure and design which is commensurate with the identified affordable housing need, taking account of the affordable housing already planned in the housing market area;<br>6 There is no loss of land with significant recreational, amenity, agricultural or natural heritage value; and<br>7 Secure mechanisms are in place to ensure the property shall remain affordable in perpetuity and made available in accordance with the Council's local lettings policy. | settlement boundaries. However, the policy content has no bearing on the protection of Habitats Sites.<br><br>The policy does not allocate any quanta or locations of housing or employment development.<br><br>Overall, therefore, Policy HG5 is screened out from AA. |
| Specialist Housing | | |
| Policy HG6: Provision of Specialist Accommodation | The Council will support the development of specialist accommodation to meet the diverse housing needs of the Vale of Glamorgan's population. Proposals for specialist housing will be supported where:<br>1 The development responds to an identified local need, as evidenced by the latest Local Housing Market Assessment (LHMA), the Older Persons Housing Strategy, or other relevant needs assessments;<br>2 The accommodation is appropriately designed to meet the specific needs of the intended residents, including older people, people with disabilities, those with mental health needs, and other vulnerable groups;<br>3 The development is located in an accessible and sustainable location, with good access to public transport, community facilities, health services, and local amenities;<br>4 The development ensures integration with the wider community and promotes inclusive, mixed communities; and<br>5 It includes appropriate levels of care and support, where required, either on-site or through established local services. | There will be no LSEs of Policy HG6 on Habitats Sites.<br><br>This is a development management policy that pertains the delivery of specialist accommodation. However, the policy content has no bearing on the protection of Habitats Sites.<br><br>The policy does not allocate any quanta or locations of housing or employment development. |

| | | |
|---|---|---|
| | | Overall, therefore, Policy HG6 is screened out from AA. |
| Houses in Multiple Occupation | | |
| Policy HG7: Houses in Multiple Occupation (HMOs) | Proposals for the change of use from Use Class C3 (dwelling house) to C4 (Houses in Multiple Occupation (HMO)) or Sui Generis (a large HMO with more than six people), or the intensification of the use from C4 to Sui Generis, or the development of a new build HMO will only be permitted where:<br>1 HMO properties would not represent 10% or more of residential properties within a 50-metre radius of the application property, or the application property tips the concentration to 10% or more;<br>2 It would not result in any residential property (C3 use) being 'sandwiched' between two HMOs;<br>3 On small streets, proposals will not be supported where it would create a disproportionate over concentration of HMOs;<br>4 The scale and intensity of use would be compatible with the existing building and adjoining and nearby uses.<br>HMO proposals that exceed the thresholds above will only be permitted where there are exceptional circumstances or other material considerations that demonstrably outweigh any concerns over HMO concentrations. | There will be no LSEs of Policy HG7 on Habitats Sites.<br>This is a development management policy that sets the conditions for the provision of Houses in Multiple Occupation. However, the policy content has no bearing on the protection of Habitats Sites.<br>The policy does not allocate any quanta or locations of housing or employment development.<br>Overall, therefore, Policy HG7 is screened out from AA. |
| Conversion and Renovation of Rural Buildings | | |
| Policy HG8: Conversion and Renovation of Rural Buildings | Proposals for the conversion or renovation of existing rural buildings for rural enterprise, tourism, community or residential use will be acceptable where:<br>1 Conversion of an existing rural building would not give rise to the need for a replacement building; and<br>2 Reuse can be achieved without substantial reconstruction, extension or alteration that unacceptably affects the appearance and rural character of the building or its setting<br>Proposals for the residential conversion or renovation of existing rural buildings will only be permitted where: | There will be no LSEs of Policy HG8 on Habitats Sites.<br>This is a development management policy that sets the requirements needed to be met |

| | | |
|---|---|---|
| | 3 The building has been appropriately marketed for other alternative uses such as farm diversification, business, community, tourism, or recreational uses and it has been demonstrated that such alternative uses are not viable;<br>4 The building is accessible by regular public transport, and safe Active Travel routes; and<br>5 The location of the building is sustainable in terms of access to local services and community facilities.<br><br>To ensure that that the character and appearance of the building is preserved in the long term, the Council may seek to withdraw permitted development rights to restrict future extensions or alterations to the property. | for the conversion and renovation of rural buildings. However, the policy content has no bearing on the protection of Habitats Sites.<br><br>The policy does not allocate any quanta or locations of housing or employment development.<br><br>Overall, therefore, Policy HG8 is screened out from AA. |
| Replacement Dwellings, Residential Extensions and Annexes in the Countryside | | |
| Policy HG9: Replacement Dwellings, Residential Extensions and Annexes in the Countryside | Proposals for the replacement of an existing dwelling in the countryside will be permitted where:<br><br>1 The proposal would comply with the requirements of Policy CC2 - Presumption Against Demolition;<br>2 The dwelling has an established lawful residential use;<br>3 It would not result in the loss of a dwelling which contributes significantly to the rural character of the area, unless it can first be demonstrated that the building is structurally unsound, and repairs are economically unviable;<br>4 The proposal would, by reason of its scale, siting, design, materials, landscaping and external appearance, be compatible with the surrounding built and natural environment and have no materially greater impact on the landscape; and<br>5 The proposed dwelling is within the existing curtilage of the original dwellinghouse and does not necessitate an unacceptable extension to the existing residential curtilage.<br><br>Extensions to dwellings in the countryside will be permitted if the proposed extension:<br>6 Is not disproportionate in size to the original dwelling;<br>7 Would not unacceptably affect the character of the existing dwelling or its contribution to rural character; and<br>8 Would have no materially greater impact on the landscape. | There will be no LSEs of Policy HG9 on Habitats Sites.<br><br>This is a development management policy that addresses the replacement and extension of dwellings in the countryside. However, the policy content has no bearing on the protection of Habitats Sites.<br><br>The policy does not allocate any quanta or locations of housing or employment development. |

| | | |
|---|---|---|
| | Proposals for residential annexes will be permitted where the annexe:<br><br>9 Is reliant in part on the main dwelling for facilities;<br>10 Would be capable of reverting to part of the main dwelling once the need for the annexe has ceased;<br>11 Is acceptable in size and scale and clearly ancillary and visually subordinate to the main dwelling;<br>12 Is located within the existing curtilage of the main dwelling and no separate garden area, vehicle access, or segregated car parking area is proposed; and<br>13 Is within the same ownership as the main property with future occupancy tied to the beneficial ownership of the main dwelling by means of a condition, S106 agreement or Unilateral Undertaking. | Overall, therefore, Policy HG9 is screened out from AA. |
| Gypsy and Traveller Accommodation (GT) | | |
| Policy SP9: Gypsy and Traveller Site Provision | To meet the identified need for Gypsy and Traveller Accommodation and to allow for the potential future expansion of Gypsy and Traveller households the following Local Authority site is allocated for the provision of 7 pitches:<br><br>SP9.1 Land at Llangan | Likely Significant Effects (LSEs) of Policy SP9 on Habitats Sites cannot be excluded.<br><br>Policy SP9 identifies that seven traveller pitches on Land at Llangan will be delivered in the Plan period between 2021 and 2036.<br><br>The allocation of gypsy and traveller pitches contributes to an increase in the local population, which may lead to additional pressures on Habitats Sites, such as through an increased demand for recreational space, consumption of potable water and driving of private motor vehicles. |

| | | |
|---|---|---|
| | | The following impact pathways may be associated with Policy SP9:<br>• Recreational pressure<br>• Atmospheric pollution<br>• Loss of functionally linked habitat<br>• Water quality<br>• Hydrology<br>• Coastal squeeze<br><br>Overall, due to its impact potential, Policy SP9 is screened in for AA. |
| Policy GT1: Gypsy and Traveller Accommodation | Proposals for the provision of new or extensions to existing Gypsy and Traveller Sites will be supported where they comply with the following criteria:<br><br>1 The site is reasonably accessible to essential services and facilities such as healthcare, education, employment, and public transport.<br>2 Safe and appropriate vehicular access can be provided from the highway network, and the site layout affords adequate provision for parking, turning, servicing and emergency vehicles.<br>3 The site is designed in accordance with the relevant Welsh Government Guidance and Circulars.<br>4 The scale of the of the site is proportionate to the evidenced needs of the applicant and to the local surroundings and settings.<br>5 The development would not have adverse impacts on either the amenity of local settled communities or residents of the site. | There will be no LSEs of Policy GT1 on Habitats Sites.<br><br>This is a development management policy that permits the provision of new or extensions to existing Gypsy and Traveller Sites, provided that various conditions are met. |

| | | |
|---|---|---|
| | 6 Adequate on-site services for water supply, drainage, sewage, power and waste disposal are available on-site or can be suitably provided without causing unacceptable environmental impacts.<br>7 The development will not have an unacceptable impact on the character and appearance of the landscape and is sensitively designed to mitigate any impact on its surroundings.<br><br>Planning conditions will be used to control the nature and level of non-residential uses on the site. | However, the policy does not allocate any quanta or locations of such development.<br><br>Overall, therefore, Policy GT1 is screened out from AA. |
| Transport | | |
| Policy SP10: Sustainable Transport | To help address the RLDP Vision and Objectives, the Plan encourages a modal shift towards sustainable forms of transport and increasing Active Travel opportunities. New development must support an enhanced transport network that increases the proportion of journeys being undertaken by sustainable travel modes.<br><br>This will be achieved through:<br><br>1 Siting new developments in sustainable and accessible locations where a range of services and facilities are within walking and cycling distance.<br>2 Ensuring that new development is integrated with existing Active Travel Routes that provide a safe, inclusive, pleasant travelling experience, contributes to their expansion and improves connectivity within and between towns, villages and surrounding rural settlements.<br>3 Ensuring that new developments are designed to encourage walking, cycling and public transport use as alternatives to private car use, as well as encouraging options such as mobility hubs and shared car use.<br>4 Adopting appropriate levels of car and bicycle parking provision, reflecting the plans objectives for reducing car borne journeys in accordance with the Council's adopted parking standards<br>5 Improving accessibility for all and connectivity to sustainable transport facilities.<br>6 Providing new or enhanced transport services and facilities where appropriate.<br>7 Supporting and facilitating the delivery of the South Wales Metro and Regional Transport Plan<br>8 Safeguarding former railway lines for potential reinstatement of services or alternative Active Travel routes.<br>9 Providing the necessary infrastructure for Ultra Low Emission Vehicles in appropriate locations. | There will be no LSEs of Policy SP10 on Habitats Sites.<br><br>This Strategic Policy relates to the broad transport objectives of the RLDP, which strongly encourages a modal shift towards more sustainable forms of transport (e.g. Active Travel modes).<br><br>Putting these objectives into effect is likely to have a positive impact on Habitats Sites that are sensitive to atmospheric pollution, such as through decreasing vehicular flows within 200m of sensitive receptors.<br><br>The policy does not propose specific schemes, the construction of which could be associated with negative impacts to ecological receptors. |

| | | |
|---|---|---|
| | As appropriate, new development proposals will be required to provide Transport Statements, Transport Assessments and Travel Plans to ensure the delivery of travel choice and sustainable opportunities for travel.<br><br>New developments that are forecast to have an adverse impact on the transport network will be expected to contribute towards capacity and mitigation measures. Proposals that require new transport infrastructure will be required to make a proportionate financial contribution. | Overall, therefore, Policy SP10 is screened out from AA. |
| Policy TR1: Transport Proposals | To protect proposed major transport schemes from development that would prevent their implementation, land is safeguarded for the following strategic transport proposals:<br><br>**Active Travel Routes**<br>1 Barry to Dinas Powys.<br>2 Sully to Cosmeston.<br>3 Weycock Cross to Cardiff Airport.<br><br>**Public Transport Schemes**<br>4 St Athan New Rail Station and Interchange.<br>5 Cogan Station Interchange enhancements.<br><br>Development on safeguarded land will only be permitted if it would not prejudice the provision and expansion of facilities.<br><br>**Highways Improvements**<br>To mitigate the impact of development on the highway network, the following strategic highway improvement have been identified<br>6 Weycock Cross roundabout, Barry.<br>7 Gileston Road junction, St Athan.<br><br>All highway improvements must also deliver demonstrable enhancements to walking and cycling as part of any scheme.<br><br>Other highways mitigation work in the form of corridor or junctions may also be required on a site-specific basis. | There will be no LSEs of Policy TR1 on Habitats Sites.<br><br>Policy TR1 safeguards land in particular geographic locations for the future implementation of major transport schemes.<br><br>While the respective schemes may be progressed in the future, the mere safeguarding of land is not associated with any risk to Habitats Sites. Furthermore, no detail is available as to how these schemes may be constructed, such that HRA assessment is not possible.<br><br>Any major travel scheme coming forward in the future will need to undergo project-level HRA to ensure that the integrity of relevant Habitats Sites is protected.<br><br>Overall, therefore, Policy TR1 is screened out from AA. |

Retail, Commercial and Service Centres (RCS)

| | | |
|---|---|---|
| Policy SP11: Retail, Commercial and Service Centre Hierarchy | The hierarchy of Retail, Commercial and Service Centres within the Vale of Glamorgan is as follows:<br><br>**Town Centres -** Barry (Holton Road), Penarth, Cowbridge<br><br>**District Centres** - Barry High Street, Llantwit Major<br><br>**Local Centres**<br>Barry: Main Street, Cadoxton; Vere Street, Cadoxton; Park Crescent; Barry Road, nr. Cadoxton; Upper Holton Road<br>Dinas Powys: Cardiff Road; Dinas Powys Village Centre<br>Penarth: Cornerswell Road<br>Rhoose: Fontygary Road<br>St Athan: The Square<br><br>**Neighbourhood Centres -** Barry: Bron-y-Mor; Cwm Talwg; Gibbonsdown Centre; Park Road, Boverton<br>Dinas Powys: Camms Corner; Castle Court/The Parade<br>Llantwit Major: Crawshay Drive<br>Penarth: Pill Street; Tennyson Road<br><br>The centres identified above are the preferred locations for a range of uses, including retail, leisure, office, visitor accommodation and appropriate residential and community facilities. Development proposals must be in keeping with the defined role of each centre.<br><br>New development within the Retail, Commercial and Service Centres should accord with the defined role of each centre within the hierarchy and support the vitality and viability and increase footfall within the centres. | There will be no LSEs of Policy SP11 on Habitats Sites.<br><br>This is a development management policy that identifies the retail, commercial and service centre hierarchy across the Vale of Glamorgan. This policy content has no direct relevance to Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy SP11 is screened out from AA. |
| Policy SP12: Retail Floorspace Provision | To ensure the continued vitality, viability and attractiveness of the Vale of Glamorgan's retail, commercial and service centres, the plan will allow for the provision of up to 5,862 sq m (net) of convenience floorspace and up to 679 sq m (net) of comparison floorspace.<br><br>The following allocations will contribute to delivering the convenience floorspace provision:<br>1 Land at Church Farm, St Athan - up to 1,858 sq m<br>2 Land at Bridge House Farm, Llanmaes, Llantwit Major – 1,251 sq m | Likely Significant Effects (LSEs) of Policy SP12 on Habitats Sites cannot be excluded.<br><br>Policy SP12 allocates up to 5,862m$^2$ of convenience and 679m$^2$ of comparison floorspace. |

Any additional convenience and comparison retail floorspace beyond that provided by the identified sites should be directed towards the town and district centres outlined in Policy SP11. The inclusion of retail floorspace as part of a mix of uses on allocated sites will also be supported.

It also specifies two allocations in which the convenience floorspace will be provided.

While this represents only a small portion of the overall employment growth to be delivered in the Vale of Glamorgan over the RLDP period, this provision of retail floorspace will contribute to employment-related impact pathways by shaping preferred commuter routes and strategic water distribution.

The following impact pathways may be associated with Policy SP12:

- Atmospheric pollution
- Loss of functionally linked habitat
- Water quality
- Hydrology
- Coastal squeeze

Overall, due to its impact potential, Policy SP12 is screened in for AA.

| | | |
|---|---|---|
| Policy RCS1: Resilient Retail, Commercial and Service Centres | Development proposals, including those identified through Placemaking Plans, that enhance the vitality, vibrancy, and attractiveness of Retail, Commercial, and Service Centres will be supported.<br>Proposals involving the change of use at ground floor level uses from A1 retail use will permitted where the proposal would:<br><br>1 Support the vitality and vibrancy of the town centre by generating footfall and economic activity;<br>2 Be compatible with surrounding uses and the commercial character of the centre;<br>3 Not result in adverse amenity impacts;<br>4 Provide an active frontage; and<br>5 Avoid an over-concentration of non-retail centre uses that would undermine the retail function of the centre.<br><br>Proposals for A3 Hot Food Takeaways must also comply with Policy RCS3.<br>Residential and other complementary town centre uses above ground floor level will be supported, provided they do not result in unacceptable impacts on the operation of ground floor uses or the amenity of existing and/or proposed occupiers. | There will be no LSEs of Policy RCS1 on Habitats Sites.<br><br>This is a development management policy that supports the resilience of retail, commercial and service centres, such as by permitting change of use at ground floor level. This policy content has no direct relevance to Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy RCS1 is screened out from AA. |
| Policy RCS2: Edge of Centre and Out of Town Retailing | Existing edge of centre and out of town retail areas have been identified at the following locations:<br><br>Edge of Centre:<br>1 Barry Waterfront, Barry;<br>2 Dockside, Barry;<br>3 Palmerston, Barry;<br>4 Pencoedtre, Barry;<br>5 Highlight Park, Barry;<br>6 Terra Nova Way, Penarth;<br><br>Out of Town: | There will be no LSEs of Policy RCS2 on Habitats Sites.<br><br>This is a development management policy that identifies existing edge of centre and out of town retail areas. It also sets the conditions under which new sites in these locations can be delivered. This |

| | | |
|---|---|---|
| | 7 Culverhouse Retail Park, Culverhouse Cross<br>8 Brooklands Terrace Retail Park, Culverhouse Cross<br>9 Valegate Retail Park Culverhouse Cross<br>10 Penarth Road Retail Park<br><br>Proposals for new A1, A2 or A3 uses on new sites or existing retail areas in edge of centre and out of town locations, including changes of use, extensions, the merger or subdivision of existing units or amendments to existing planning conditions relating to the sale of goods will only be permitted where:<br><br>1 It can be demonstrated that there is an additional need for the proposal which cannot be provided within an existing retail, commercial and service centre; and<br>2 The proposal would not either individually or cumulatively with other recent or proposed consented developments have an unacceptable impact on the trade, turnover, vitality and viability of the retail, commercial and service centres.<br>3 The proposal would serve local needs in a neighbourhood or rural village. | policy content has no direct relevance to Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy RCS2 is screened out from AA. |
| Hot Food Takeaways | | |
| Policy RCS3: Hot Food Takeaways | To promote healthier communities and protect the viability and attractiveness of retail, commercial and service centres and local neighbourhoods, proposals for new A3 Hot Food Takeaways will only be permitted where:<br><br>1 The proposal is within a defined retail, commercial and service centre, edge of centre or out of centre retail park and does not cause or exacerbate an over-concentration of A3 hot food takeaway uses in that centre. An over-concentration is defined as exceeding the specific proportion of units that will be permitted as hot food takeaways in each defined retail centre as follows:<br><br>• Town and District Centres – 6%<br>• All other retail centre types with over 20 total units– 10%<br>• All other retail centre types with between 10 - 20 total units – 20%<br>• All other retail centre types with under 10 total units – 30%<br><br>2 The proposal does not result in the unacceptable clustering of hot food takeaways, defined as no more than two adjacent takeaway units and at least 3 non A3 takeaway units separating clusters. | There will be no LSEs of Policy RCS3 on Habitats Sites.<br><br>This is a development management policy that identifies the criteria under which the provision of hot food takeaways will be permitted. This policy content has no direct relevance to Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development. |

| | | |
|---|---|---|
| | 3 The proposal does not harm the amenity, character, viability or attractiveness of the surrounding area and neighbourhood.<br><br>Proposals for new A3 Hot Food Takeaways outside of the above defined retail areas will not be acceptable. | Overall, therefore, Policy RCS3 is screened out from AA. |
| Community Infrastructure | | |
| Policy SP13: Community Infrastructure and Planning Obligations | Where appropriate and having regard to development viability, the Council will secure new and improved community infrastructure, facilities, and services appropriate to the scale, type, and location of proposed developments using planning obligations. Community infrastructure may include the provision, improvement and long-term maintenance of:<br><br>• Affordable and specialist housing.<br>• Educational provision, including Welsh language facilities<br>• Transport infrastructure and facilities for pedestrians, cyclists, public transport, and vehicular traffic.<br>• Public open space.<br>• Community Growing Spaces such as allotments<br>• Green infrastructure.<br>• Public art.<br>• Leisure, sport, and recreational facilities.<br>• Biodiversity Enhancement.<br>• Community facilities.<br>• Healthcare facilities.<br>• Service and utilities infrastructure, including digital infrastructure.<br>• Environmental protection and enhancement such as flood prevention, town centre regeneration, pollution management or historic renovation.<br>• Recycling and waste management facilities; and<br>• Employment opportunities and complementary facilities including training and working hubs.<br><br>The delivery of new or improved infrastructure must be undertaken in a timely and coordinated manner to meet the needs of existing and planned communities prior to, or from the commencement of, the relevant phases of development. | There will be no LSEs of Policy SP13 on Habitats Sites.<br><br>This is a development management policy that supports the delivery of new and improved community infrastructure, such as public open space and green infrastructure. The provision of open spaces for recreation is likely to benefit Habitats Sites that are sensitive to recreational pressure, such as by absorbing recreational demand locally.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy SP13 is screened out from AA. |

Open Space and Recreation

| | | |
|---|---|---|
| Policy CI1: Open Space Provision | All new residential development with a net gain of 10 or more dwellings will be required to provide well-designed accessible useable open space provision in accordance with the following benchmark open space minimum standards per 1000 population:<br><br>• 0.55 Ha of play space (12.4m2 per dwelling)<br>• 2.2 Ha of additional open space including community growing spaces, outdoor sports and informal open space provision (49.8m2 per dwelling)<br><br>For major commercial developments (1ha or more or a floorspace of 1,000m2), provision should be made of 6m2 per full time equivalent employee.<br><br>Areas of open space will normally be required to be provided on-site as part of new development proposals. Where it is not practical to make provision on-site, appropriate off-site provision or financial contributions for improvements to existing facilities will be required in lieu of on-site play, outdoor sports provision or amenity greenspace.<br><br>An Open Space Strategy will be required to be submitted for all housing and commercial developments that meet the thresholds. | There will be no LSEs of Policy CI1 on Habitats Sites.<br><br>This is a development management policy that sets stringent standards of open space provision for residential developments of 10 or more dwellings. It also identifies that an Open Space Strategy will need to be provided by relevant planning applications.<br><br>The provision of open spaces for recreation is likely to benefit Habitats Sites that are sensitive to recreational pressure, such as by absorbing recreational demand locally. Stipulating specific standards for open space provision is common practice and guarantees that legally binding quanta are delivered.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy CI1 is screened out from AA. |

| | | |
|---|---|---|
| Policy CI2: Protection of Existing Open Spaces | Proposals for development on areas of open space within settlements will only be permitted where:<br>1 The amount of open space remaining in the neighbourhood would still be adequate to serve local needs; and<br>2 The site has no significant value as a recreational resource, an area of visual amenity a green infrastructure asset. | There will be no LSEs of Policy CI2 on Habitats Sites.<br><br>This is a development management policy that protects existing open spaces from being lost to new developments.<br><br>This is positive for Habitats Sites because this policy approach safeguards an adequate inventory of openly accessible greenspaces close to home.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy CI2 is screened out from AA. |
| Community Facilities | | |
| Policy CI3: New Community Facilities | Land is allocated for the development of new community facilities at:<br>1 Land at Clare Gardens, Cowbridge (Education)<br>2 St Athan Primary School, St Athan (Education)<br>3 St Richard Gwyn Catholic School, Barry (Education)<br>4 Lower Cosmeston Farm, Penarth (Education)<br>5 Upper Cosmeston Farm, Penarth (Education, Community Space)<br><br>In addition, land is safeguarded for potential community use at the following site: | There will be no LSEs of Policy CI3 on Habitats Sites.<br><br>This is a development management policy that allocates land for the development of new community facilities. |

| | | |
|---|---|---|
| | 6 Land south of the railway, St Athan | While specific locations for the development of community facilities are identified,<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy CI3 is screened out from AA. |
| Policy CI4: Protecting and Enhancing Existing Community Facilities | Proposals for new community facilities or proposals which seek to retain, enhance or maintain existing community facilities will be supported. This includes the provision of multi-use community facilities, including the co- location of healthcare, school, library, leisure facilities.<br><br>Proposals that would result in the loss of community facilities (including sites last used for such activities) will only be permitted if it is demonstrated that:<br><br>1 The facility is surplus to the needs of the community; or<br>2 An alternative facility of at least equal quality and scale to meet community needs will be provided within the local area; or<br>3 It is no longer economically viable, feasible or practicable to retain the building or site for alternative community uses; and<br>4 All reasonable efforts have been made to retain the facility, including evidence to confirm that the property or site has been actively and positively marketed for a minimum 12-month period with reasonable commercial terms, and that there is no realistic interest in its retention for the current use or an alternative community use.<br><br>Proposals that seek to retain, improve, or re-use community facilities and services, including appropriate supporting development which may make such provision economically viable, will be supported. | There will be no LSEs of Policy CI4 on Habitats Sites.<br><br>This is a development management policy that protects and enhances existing community facilities. However, the policy content has no bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy CI4 is screened out from AA. |

| | | |
|---|---|---|
| Policy CI5: Cemetery and Crematorium Provision | Land is safeguarded for the extension of Porthkerry Cemetery, Barry, as shown on the Proposals Map.<br><br>Proposals for the provision of additional burial land or crematoriums will be supported where:<br><br>1 There is a proven need for additional facilities within the town or community council area.<br>2 The site is located close to public transport routes and provides sufficient on-site car parking to meet peak demand.<br>3 It is demonstrated that the proposal would not adversely affect ground water sources or flood risk and that any potential sources of contamination can be mitigated.<br>4 The proposal does not have an unacceptable adverse impact on the Best and Most Versatile agricultural land (Grades 1, 2 and 3a), or on areas of importance for biodiversity, landscape, archaeology and geology; and<br>5 The proposal would not have an adverse effect on the amenities of neighbouring occupiers by reason of noise, pollution, privacy and visual obtrusiveness, and would not impact on highway safety.<br><br>Proposals for a new crematorium will be expected to meet the requirements of Section 5 the Cremation Act 1902 with regards to the siting of the crematorium. | There will be no LSEs of Policy CI5 on Habitats Sites.<br><br>This is a development management policy that safeguards land for the Porthkerry Cemetery, Barry. Proposals for further burial land and crematoriums will be supported, provided that certain conditions are met.<br><br>However, the mere safeguarding of land for development is not associated with negative impacts to Habitats Sites. No additional proposals are allocated.<br><br>Overall, therefore, Policy CI5 is screened out from AA. |
| Economic Growth and Employment | | |
| Policy SP14: Employment Growth | To support job growth and economic prosperity across the Vale of Glamorgan over the plan period and to meet the projected employment land needs of 67.8 hectares of employment land, and the delivery of up to 5,338 jobs, provision of 182 net hectares of employment land for B1 (Office and Light Industry), B2 (General Industries) and B8 (Distribution and Storage) employment uses is provided at the following major and local employment locations:<br><br>Major Employment Allocations*:<br>1. Land east of Cardiff Airport, Rhoose (16.3 ha net)<br>2. Land south of Port Road (Model Farm), Rhoose (44.75 ha net)<br>3. Bro Tathan Aerospace and Business Park (55.22 ha net) | Likely Significant Effects (LSEs) of Policy SP14 on Habitats Sites cannot be excluded.<br><br>Policy SP14 allocates up to 182ha of employment land to enable the delivery of 5,338 jobs over the RLDP period. This includes the allocation of Major Employment Allocations, Local |

| | | |
|---|---|---|
| | 4. Land to the South of Junction 34 of the M4, Hensol (29.59 ha net)<br><br>Local Employment Allocations:<br>5. Atlantic Trading Estate, Barry (1.59 ha net)<br>6. Windmill Park, Hayes Road, Barry (3.6 ha net)<br>7. Vale Business Park, Llandow (12.4 ha net)<br>8. Land to the South of Junction 34 M4 Hensol (Area D 6.64 ha net)<br>9. Hayes Wood, Barry (1.9ha net)<br><br>Employment Regeneration Opportunity Areas:<br><br>Proposals for redevelopment and enhancement of existing land and premises for B1, B2 and B8 and Low and Zero Carbon related employment and infrastructure proposals will be supported at:<br><br>10. Former Aberthaw Power Station<br>11. Land at the Port of Barry<br><br>*Complimentary ancillary non-B uses maybe permissible where these would provide supporting services for existing and future businesses and employees. | Employment Allocations and Employment Regeneration Opportunity Areas.<br><br>The provision of employment development will contribute to impact pathways by shaping factors such as preferred commuter routes and strategic water distribution.<br><br>The following impact pathways may be associated with Policy SP14:<br>• Atmospheric pollution<br>• Loss of functionally linked habitat<br>• Water quality<br>• Hydrology<br>• Coastal squeeze<br><br>Overall, due to its impact potential, Policy SP14 is screened in for AA. |
| Policy EMP1: MOD St Athan | New development within or adjoining MOD St Athan that is demonstrated to be required for operational defence and security purposes, and helps enhance or sustain their operational capability, will be supported in principle.<br><br>Proposals for non-military or non-defence related development within or in the areas around the MOD site will not be supported where it would adversely affect military operations or capability, unless it can be demonstrated that there is no longer a defence or military need for the site. | There will be no LSEs of Policy EMP1 on Habitats Sites.<br><br>This is a development management policy that relates to the provision of employment |

| | | |
|---|---|---|
| | | development within or adjoining MoD St Athan. However, the policy content has no bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy EMP1 is screened out from AA. |
| Policy EMP2: Protection of Existing Employment Sites and Premises | The following hierarchy of existing employment sites are safeguarded for B1, B2 and B8 employment uses, and will be protected from development which would compromise their role and function.<br><br>**Major Employment Sites**<br>1 Operational Port, Barry Docks, Barry<br>2 The Chemical Complex, Barry<br>3 Cardiff Airport Business Park, Rhoose<br>4 Bro Tathan Aerospace Business Park, St Athan<br>5 Aberthaw Cement Works<br>6 Renishaw, Junction 34, M4<br><br>**Secondary Employment Sites**<br>7 Atlantic Trading Estate, Barry<br>8 Ty Verlon Industrial Estate, Barry<br>9 Llandough Trading Estate, Llandough (Penarth)<br>10 West Point Industrial Estate, Llandough (Penarth)<br>11 Vale Business Park, Llandow<br><br>**Key Local Employment Sites**<br>12 Palmerston Trading Estate, Barry<br>13 Sully Moors Road Industrial Estate, Barry | There will be no LSEs of Policy EMP2 on Habitats Sites.<br><br>This is a development management policy that protects the role of existing employment sites and premises from development. However, the policy content has no bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy EMP2 is screened out from AA. |

| | | |
|---|---|---|
| | 14 Cardiff Road Business Park, Barry<br>15 St Hilary Court, Culverhouse Cross<br>16 Heritage Business Park, Llantwit Major<br>17 Llandow Trading Estate, Llandow<br>18 Dyffryn Business Park, Llandow<br>19 West Winds Industrial Estate, Llangan<br>20 Llandow South, Llandow<br>21 Hayes Lane, Barry<br><br>**Neighbourhood Employment Sites**<br>22 Vale Enterprise Centre, Barry | |
| Policy EMP3: Non-Employment Proposals on Existing Employment Areas and Premises | Development proposals on existing employment sites and premises identified in Policy EMP2 will be subject to the following restrictions:<br><br>**On Major Employment Sites:**<br>Non B1, B2 and B8 uses will be restricted to ancillary services or facilities associated with an existing or proposed employment use that would serve employees on the wider employment site where:<br>1 It can be clearly demonstrated that the proposed use is ancillary to the main operations of an existing or proposed business; or<br>2 The use would be complimentary to neighbouring uses, the role and functioning of the employment site, and is of a scale that would support the existing businesses/ location;<br>3 The proposal would not have an unacceptable impact on amenity or the environment; and<br>4 The scale or type of ancillary use will not affect the vitality or viability of existing town centres.<br><br>**On Secondary, Key and Neighbourhood Employment Sites and Other Sites and Premises in Employment Use:**<br>Proposals for non B1, B2 and B8 employment uses will only be supported in circumstances where all of the following criteria can be satisfied:<br>5 The proposal is for an ancillary or sui generis use and satisfies criteria A1- A4 above, or<br>6 It is evidenced that there is no reasonable or realistic demand for the retention of the existing land or premises for B1, B2 and B8 employment uses; or<br>7 There will be a significant community benefit which outweighs the loss of the employment site/premises, for example through improved amenity to neighbouring uses or environmental enhancements, and | There will be no LSEs of Policy EMP3 on Habitats Sites.<br><br>This is a development management policy that specifies the restrictions for development proposals on existing employment areas and premises. However, the policy content has no bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy EMP3 is screened out from AA. |

| | | |
|---|---|---|
| | 8 The proposal would not singular or cumulatively lead to a material change in the nature of the employment site, or prejudice the operations of existing or neighbouring uses, and would not have an unacceptable impact on amenity or the environment. | |
| Policy EMP4: New Employment Proposals Within Settlements | Proposals for new employment uses outside of allocated or existing employment areas identified in Policy EMP2 will only be permitted where:<br>1 The proposal is within an existing settlement and type of employment use is complementary to its location and neighbouring uses;<br>2 The proposed development cannot be accommodated on an allocated or existing employment site;<br>3 There are no significant adverse impacts on the surrounding area, highway network and residential amenity.<br><br>Proposals for office related development within an existing retail, commercial or service centre identified in Policy SP11 will be supported where the development accords with Policy RCS1. | There will be no LSEs of Policy EMP4 on Habitats Sites.<br><br>This is a development management policy that pertains the delivery of new employment proposals within settlements. However, the policy content has no bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy EMP4 is screened out from AA. |
| Rural Employment and Diversification | | |
| Policy EMP5: New Rural Diversification and Employment Uses in the Countryside | Proposals for new rural diversification, including tourism facilities, and B1, B2 and B8 employment uses within the countryside outside of defined settlement boundaries or employment areas identified in Policy EMP2 may be appropriate where the proposal is for:<br>• The re-use or adaptation of an existing rural building in association with a rural enterprise or farm diversification scheme;<br>• Small scale new building employment premises that are well related to a rural settlement, or lie within or immediately adjacent to an existing farm building complex;<br>• Employment uses where a countryside location is essential for the operational requirements that cannot be met on an existing employment area; | There will be no LSEs of Policy EMP5 on Habitats Sites.<br><br>This is a development management policy that supports certain rural diversification and employment uses in the countryside, provided that certain conditions are met. However, the |

| | | |
|---|---|---|
| | • Sustainable low impact tourism and leisure proposals.<br><br>Proposals for the above uses will only be permitted where:<br>1 There is a proven need for the development in a rural location;<br>2 The proposal is at an appropriate scale for the setting;<br>3 The proposal would not harm the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design, and appearance) or prejudice highway safety either on its own or cumulatively with other developments; and<br>4 The design of any new building for employment purposes must be appropriate to its intended function. | policy content has no bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy EMP5 is screened out from AA. |
| Tourism | | |
| Policy SP15: Sustainable Tourism | Proposals which promote the Vale of Glamorgan as a destination for Sustainable Tourism will be favoured. Development proposals should contribute to the positive image of the Vale as an attractive and sustainable tourist destination by:<br><br>1 Promoting opportunities for visitors to engage in forms of tourism that have a low impact on the environment;<br>2 Protecting and enhancing existing tourism attractions and leisure facilities;<br>3 Enhancing the visitor economy, attracting local investment, providing local employment opportunities and contributing to rural diversification;<br>4 Recognising and protecting the Vale's distinct local identity, built and natural environment as assets to tourism;<br>5 Providing a variety of tourism opportunities, particularly through all year-round facilities and a range of appropriately located visitor accommodation; and<br>6 Encouraging tourism visits to be made by active and sustainable transport modes. | There will be no LSEs of Policy SP15 on Habitats Sites.<br><br>This is a development management policy that provides general support to sustainable tourism development across the Vale of Glamorgan. While an increase in tourism can exacerbate certain impacts (e.g. recreational pressure), the policy makes no formal allocations of tourism development.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development. |

| | | |
|---|---|---|
| | | Overall, therefore, Policy SP15 is screened out from AA. |
| Climate Change and Transition Towards Net Zero | | |
| Policy SP16: Climate Change Mitigation and Adaptation | All development proposals should address the causes of climate change by:<br>1 Contributing to decarbonisation and the efficient use of land in their siting, design, construction, mix of uses and, by following placemaking principles;<br>2 Promoting the principles of a circular economy by prioritising the reuse of existing buildings and the construction of adaptable and durable buildings;<br>3 Maximising resource efficiency and sustainable construction techniques, including sourcing materials locally;<br>4 Employing sustainable building design principles, and in the case of new residential development achieving operational net-zero emissions;<br>5 Maximising the opportunities for carbon sequestration from green infrastructure;<br>6 Maximising the opportunities for renewable energy development, specifically in local search areas;<br>7 Promoting the optimisation of energy supply and distribution options, including the provision of district heat networks;<br>8 Promoting urban shading and cooling through the provision of green infrastructure;<br>9 Maximising water efficiency and minimise adverse impacts upon quality of water resource; and<br>10 Directing development away from areas identified as being at risk of flooding and/or coastal erosion and ensure that new development suitably controls surface water run-off through the application of sustainable drainage systems and nature-based solutions. | There will be no LSEs of Policy SP16 on Habitats Sites.<br><br>This is a development management policy that requires new developments to address the causes of climate change. The policy includes various provisions that are positive for the environment (including Habitats Sites), such as maximising water efficiency, reducing impacts on water quality and directing development proposals away from sources of flooding/erosion risk.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy SP16 is screened out from AA. |
| Net Zero Carbon Developments | | |

| | | |
|---|---|---|
| Policy CC1: Residential Operational Net Zero Carbon Development | Proposals for one or more new dwellings will be required to achieve net-zero carbon operational emissions by:<br><br>1 Following the principles of the Energy Hierarchy for Planning, prioritising a reduction in energy demand and improved energy efficiency.<br><br>2 Achieving the following standards in individual dwellings as calculated using an identified energy performance model:<br>From RLDP adoption to 31st March 2030<br><br>i. Space heating demand less than or equal to 40kWh/$m^2$/year;<br><br>ii. Energy use intensity less than or equal to 75kWh/$m^2$/year; and<br><br>From 1st April 2030 onwards<br><br>i. Space heating demand less than or equal to 15kWh/m2/year;<br>ii. Energy use intensity less than or equal to 40kWh/m2/year; and<br><br>3 Providing on-site renewable electricity generation with an output equivalent to at least the annual energy consumption of the development, as calculated using an energy performance model.<br><br>Where the use of onsite renewable energy generation to match total energy consumption is demonstrated to not be technically feasible the following hierarchy should be followed:<br><br>• Renewable energy generation should be maximised as much as possible; and/or<br><br>• Connection made to an existing or proposed low carbon district energy network (in compliance with Policy CC5); or<br><br>• Where this is not possible the residual energy (the amount by which total energy demand exceeds the renewable energy generation) is to be offset by a contribution to the Council's Project Zero fund as far as economic viability allows.<br><br>Compliance will be evidenced within an Energy Report. | There will be no LSEs of Policy CC1 on Habitats Sites.<br><br>This is a development management policy that requires new residential developments to achieve net-zero carbon operational emissions. However, while positive for the environment more generally, the policy content has no bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy CC1 is screened out from AA. |
| Policy CC2: Presumption Against Demolition | Proposals for the demolition and replacement of a standalone building will only be acceptable where it is demonstrated that: | There will be no LSEs of Policy CC2 on Habitats Sites. |

| | | |
|---|---|---|
| | 1 The building proposed for demolition is structurally unsound to the extent that it is not practical or viable to be repaired, refurbished, re-used, or re-purposed; or<br>2 There are significant public benefits which could not be delivered through repairing, refurbishing, re-using, or re-purposing; or<br>3 Repairing, refurbishing, re-using, or re-purposing the building would likely result in equal or higher newly generated embodied carbon than if the building is demolished and a new building is constructed; or<br>4 Repairing, refurbishing, re-using, or re-purposing the building would create a building with such poor thermal efficiency that on a whole life cycle basis would mean a lower net carbon solution would arise from demolition and re-build.<br><br>Compliance with Criteria 1 and 2 should be justified within a Demolition Statement. Compliance with Criteria 3 and 4 should be justified within the site's Energy Report.<br><br>Where demolition is justified replacement development should recover and reuse waste material from the demolition on sites wherever possible**.** | This is a development management policy that stipulates a presumption against demolition of standalone buildings. However, the policy content has no bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy CC2 is screened out from AA. |
| Renewable and Low Carbon Energy Development | | |
| Policy CC3: Renewable Energy Local Search Areas | Local search areas for solar and wind energy are identified on the Proposals Map. In these areas, proposals for renewable energy generation that fall below the threshold for Developments of National Significance will be permitted subject to compliance with the criterion set out in Policy CC5: Renewable, Low and Zero Carbon Energy Generation. | There will be no LSEs of Policy CC3 on Habitats Sites.<br><br>This is a development management policy that permits renewable energy developments in specified local search areas. However, no such proposals are actually allocated.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development. |

| | | |
|---|---|---|
| | | Overall, therefore, Policy CC3 is screened out from AA. |
| Policy CC4: Renewable, Low and Zero Carbon Energy Generation | Proposals for the generation of non-domestic renewable, low and zero carbon energy, and their associated infrastructure, including energy storage systems, will be permitted where it can be demonstrated that:<br><br>1 A sequential approach to site selection has been followed to demonstrate that any reasonable, less harmful, alternatives have been considered;<br>2 There are no unacceptable cumulative impacts in combination with existing or consented development;<br>3 Proposals make provision for the appropriate restoration and after care of the land for its beneficial future re-use; and<br>4 There are no unacceptable impacts on the interests of:<br>• Best and most versatile agricultural land;<br>• Aviation safeguarding;<br>• Electrical, radio or other communication systems;<br>• Landscape importance;<br>• Natural and cultural heritage;<br>• Nature conservation;<br>• Glamorgan Heritage Coast;<br>• Residential amenity; and<br>• Soil conservation.<br><br>Favourable consideration will be given to proposals that provide opportunities for renewable and low carbon energy and / or heat generation to be utilised within the local community. | There will be no LSEs of Policy CC4 on Habitats Sites.<br><br>This is a development management policy that permits non-domestic renewable, low and zero carbon energy developments and associated infrastructure, provided that various criteria are met (including no acceptable impacts to nature conservation). However, no such proposals are actually allocated.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy CC4 is screened out from AA. |
| Policy CC5: Promoting Heat Networks | The Council is committed to establishing heat networks and development proposals that promote them will be favoured, permitting compliance with wider Plan policy. Where required, heat networks must be considered in accordance with the following criterion.<br><br><u>Supply of Heat</u><br>1 New development that is likely to produce waste heat must consider the feasibility of becoming a heat source for a heat network. | There will be no LSEs of Policy CC5 on Habitats Sites.<br><br>This is a development management policy that promotes heat networks across |

| | | |
|---|---|---|
| | Demand for Heat<br>2 Where heat networks exist, development proposals for any new building must fully consider connection to it. A decision to not connect must be fully justified, communicating the technical feasibility or viability issues that prohibit connection.<br>3 Where heat networks do not exist, development proposals for over 100 dwellings or 10,000sqm must consider the technical feasibility and financial viability of creating a network.<br><br>Futureproofing Priority Area<br>4 Within Barry, sites with a major heat load (for example, schools, colleges, healthcare centres) must futureproof themselves so as not to prejudice any future connection.<br><br>Where required by this Policy, heat networks must be considered within Energy Statements. | the Vale of Glamorgan. However, the policy content has no bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy CC5 is screened out from AA. |
| Policy CC6: Coastal Defences and Shoreline Management | Proposals for new coastal defences, or the maintenance or enhancement of existing coastal defences will be supported where they:<br><br>1 Maintain or improve the structural integrity and performance of existing defences against coastal erosion and flooding;<br>2 Are consistent with the objectives of the relevant Shoreline Management Plan (SMP) and local flood risk management strategies;<br>3 Avoid significant adverse effects on designated habitats, species, and landscape character;<br>4 Use environmentally sensitive techniques and materials where feasible; and<br>5 Incorporate nature-based solutions where appropriate. | There will be no LSEs of Policy CC6 on Habitats Sites.<br><br>This is a development management policy that supports proposals for new coastal defences, as well as the maintenance or enhancement of existing ones. However, no such proposals are allocated by the policy (which in any case would be subject to project-level HRA).<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development. |

| | | |
|---|---|---|
| | | Overall, therefore, Policy CC6 is screened out from AA. |
| Sustainable Waste Management | | |
| Policy SP17: Sustainable Waste Management | The sustainable management of waste will be facilitated by:<br>1 Promoting and supporting additional sustainable waste management facilities, measures, and strategies in accordance with the waste hierarchy and the principles of nearest appropriate installation and self-sufficiency.<br>2 Supporting the circular economy by encouraging the minimisation of the production of waste and the use of reused and recycled materials in the design, construction, and demolition stages of development.<br>3 Ensuring that provision is made for the sustainable management, sorting, storage and collection of waste in all new developments.<br><br>The following locations are considered suitable for the development of in-building waste management solutions:<br>• Atlantic Trading Estate.<br>• The Operational Port of Barry Docks.<br>• Llandow Trading Estate.<br>• On suitable existing and allocated B2 and B8 industrial sites.<br><br>The provision of open-air sustainable waste management facilities on appropriate Class B2 or B8 industrial sites, operational or non-operational mineral working sites, derelict land or buildings or within or adjoining existing farm complexes will also be acceptable where they do not conflict with existing or proposed neighbouring uses. | There will be no LSEs of Policy SP17 on Habitats Sites.<br><br>This is a development management policy that facilitates the sustainable management of waste across the Vale of Glamorgan, such as by supporting the circular economy and delivering in-building waste management solutions. However, this policy content has no direct bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy SP17 is screened out from AA. |
| Policy WA1: Assessment of Waste Management Proposals | Development proposals for waste management facilities will be permitted where:<br>1 The proposal is supported by an appropriate waste planning assessment;<br>2 The proposal has regard to the waste hierarchy and proximity principle;<br>3 It is demonstrated that the development would not result in unacceptable harm to health, the environment or to the amenity of neighbouring land uses; and | There will be no LSEs of Policy WA1 on Habitats Sites.<br><br>This is a development management policy that sets out |

| | | |
|---|---|---|
| | 4 Where the principal road network has adequate capacity, or improvements to ensure adequate capacity can be readily and economically provided, to accommodate the transport movements associated with the proposal.<br><br>Proposals for waste management facilities that accord with the locations set out in Policy SP16 will be favoured. | the assessment of waste management proposals. However, this policy content has no direct bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy WA1 is screened out from AA. |
| Mineral Resources | | |
| Policy SP18: Sustainable Provision of Minerals | The local and regional need for the provision of a continuous supply of minerals will be achieved through:<br><br>1 Maintaining a minimum of 10 years land bank of crushed rock throughout the plan period.<br>2 Favouring proposals which promote the sustainable use of minerals and encourage the use of secondary and alternative resources.<br>3 The safeguarding of known resources of sandstone, limestone, sand and gravel (where these occur outside settlements), from permanent development that would unnecessarily sterilise them or hinder their future extraction; and<br>4 Safeguarding railheads to allow for the potential transportation of minerals by sustainable means and wharf facilities for the landing of marine dredged sand and gravel where appropriate. | There will be no LSEs of Policy SP18 on Habitats Sites.<br><br>This is a development management policy that stipulates how the local and regional need for the continuous supply of minerals will be achieved, such as the safeguarding of known resources and maintaining a minimum of ten years land bank of crushed rock. However, this policy content has no direct bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations |

| | | |
|---|---|---|
| | | of residential and employment development.<br><br>Overall, therefore, Policy SP18 is screened out from AA. |
| Policy MIN1: Development in Minerals Safeguarding Areas | Known mineral resources of sandstone, sand and gravel and limestone are safeguarded on the Proposals Map. New development will only be permitted in an area of known mineral resource where it has first been demonstrated that:<br>1 Any mineral reserves can be economically extracted prior to the commencement of the development; or<br>2 Extraction would have an unacceptable impact on environmental or amenity considerations; or<br>3 The development would have no significant impact on the possible working of the resource by reason of its nature or size; or<br>4 The resource in question is of poor quality / quantity. | There will be no LSEs of Policy MIN1 on Habitats Sites.<br><br>This is a development management policy that protects known resources of sandstone, sand, gravel and limestone from being developed unless certain conditions are met. However, this policy content has no direct bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy MIN1 is screened out from AA. |
| Policy MIN2: Quarry Buffer Zones | Buffer zones have been identified around mineral working sites. Within the identified buffer zones proposals for new development will only be permitted where it is demonstrated that:<br>1 The proposal would not constrain the operations of the mineral site; or<br>2 The proposal is located within an existing built-up area which already encroaches into the buffer zone. | There will be no LSEs of Policy MIN2 on Habitats Sites.<br><br>This is a development management policy that sets |

| | | |
|---|---|---|
| | | development exclusion buffer zones around mineral working sites. However, this policy content has no direct bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy MIN2 is screened out from AA. |
| Policy MIN3: Dormant Mineral Sites | The Council will prevent further mineral extraction at Dormant mineral sites by serving prohibition orders at the following mineral sites where it is satisfied that the resumption of winning and working of minerals or the depositing of mineral waste to any substantial extent is unlikely:<br><br>1 Beaupre (Long Grove) Quarry, St Hilary;<br>2 Cnap Twt Quarry, Castle upon Alun.<br>3 Cosmeston Quarry, Penarth;<br>4 Cross Common Quarry, Dinas Powys;<br>5 Downswood Quarry, Penarth;<br>6 Ely Brickworks (site shared with Cardiff);<br>7 Lavernock Quarry;<br>8 St. Andrews Quarry, St Andrews Major;<br>9 Southerndown Road Quarry.<br><br>As the dormant reserves at Argoed Isha, Llansannor have been assessed as having potential to be reworked in the future, the Council will not seek to serve a prohibition order at this site. | There will be no LSEs of Policy MIN3 on Habitats Sites.<br><br>This is a development management policy that prevents further mineral extraction at dormant mineral sites. However, this policy content has no direct bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy MIN3 is screened out from AA. |

| | | |
|---|---|---|
| Policy MIN4: Sustainable Mineral Working | Proposals which prioritise the use of recycled material and secondary aggregates before new sources of primary materials are developed will be favoured where this does not have an unacceptable effect on amenity or the environment.<br><br>Proposals for the extraction of new primary minerals will only be permitted where there is a proven national, regional or local need for the mineral and where:<br>1 Any adverse impacts on the natural environment are avoided or mitigated to an acceptable level, and proposals include, where appropriate, measures to enhance the natural environment.<br>2 The development would not cause adverse impacts on built and cultural heritage are mitigated to an acceptable level and enhanced wherever possible.<br>3 Impacts on the amenity of residents and local communities are not unacceptable regarding noise, health, air quality, vibration, visual impact, access provision and traffic generation.<br>4 Impacts on geology, hydrology and hydrogeology, including land stability and water supplies, are acceptable.<br>5 There is clear evidence that there will be no unacceptable loss of agricultural land of ALC grade 1, 2, and 3a.<br>6 Minerals are transported by the most sustainable means and the potential for minerals to be transported by means other than by road has been adequately assessed.<br>7 There is provision for the land to be progressively and finally restored to a high standard and to a beneficial and sustainable after-use including long term post-closure management; and<br>8 Where opportunities for the re-use and recycling of mineral waste have been considered and where there are no practicable substitute materials that can be provided at less environmental costs. | There will be no LSEs of Policy MIN4 on Habitats Sites.<br><br>This is a development management policy that prioritises the use of recycled material and secondary aggregates over new primary minerals. However, while this is generally positive for the natural environment, this policy content has no direct bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy MIN4 is screened out from AA. |
| Distinctive and Natural Places | | |
| Policy SP19: Green Infrastructure | Development proposals will incorporate measures that protect and enhance high quality multi-functional green infrastructure provision. To achieve this, development proposals must:<br><br>1 Incorporate existing green infrastructure into design, taking advantage of opportunities that are presented by existing and potential assets, through following the principles of placemaking;<br>2 Protect and enhance connectivity between existing green infrastructure assets.<br>3 Achieve biodiversity net benefit by employing nature-based solutions, including the Building with Nature Standards, where possible;<br>4 Protect landscapes designated for their geological, natural, visual, historic or cultural significance; | There will be no LSEs of Policy SP19 on Habitats Sites.<br><br>This is a development management policy that requires development proposals to protect and enhance high quality multi-functional green infrastructure provision. For |

| | | |
|---|---|---|
| | 5 Provide open spaces, including play spaces, amenity greenspace and natural and semi natural greenspace;<br>6 Facilitate environments that promote mental and physical health and well-being;<br>7 Provide urban cooling and shading;<br>8 Integrate green infrastructure provision with sustainable drainage systems; and<br>9 Support the provision of community growing spaces including allotments and community orchards. | example, this includes enhancing connectivity between existing green infrastructure assets, protecting landscapes that are designated for their natural significance and providing open spaces/amenity greenspaces/natural greenspaces.<br><br>Ensuring that new developments deliver high quality green infrastructure is one of the primary means to reduce the recreational burden in Habitats Sites. This primarily works by absorbing recreational demand locally and reducing the number of residents travelling further afield.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy SP19 is screened out from AA. |
| Nature Conservation and Biodiversity | | |
| Policy SP20: Biodiversity and Ecosystem Resilience | Biodiversity in the Vale of Glamorgan will be protected, maintained and enhanced. Development must provide a net benefit for biodiversity and improve the resilience and connectivity of ecosystems. To achieve this, all developments must: | There will be no LSEs of Policy SP20 on Habitats Sites. |

| | | |
|---|---|---|
| | 1 Demonstrate that there has been an overall net benefit for biodiversity proportionate to the nature and scale of the development.<br>2 Ensure that UK/European protected species and habitats are protected in accordance with statutory requirements.<br>3 Protect the integrity of statutory and non-statutory designated sites ensuring that they are properly protected and managed.<br>4 Be directed away from areas of high ecological value.<br>5 Incorporate green infrastructure at the early stages of design, that protects and enhances existing site features and improves the connectivity of the ecological network.<br>6 Incorporate nature-based solutions within development to support biodiversity and build ecosystem resilience within the site and the wider area.<br><br>Development on or adversely affecting other non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that the need for the development outweighs any harm caused by the development and that net biodiversity benefit measures can be provided. | This is a development management policy that protects, maintains and enhances biodiversity and ecosystem resilience across the Vale of Glamorgan. It is the main policy mechanism that protects UK/European protected species and habitats (i.e. Habitats Sites) in accordance with statutory requirements. Importantly, the policy protects the integrity of statutory designated sites, which aligns with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy SP20 is screened out from AA. |
| Special Landscape Areas | | |
| Policy DNP1: Special Landscape Areas | The following areas are designated as Special Landscape Areas:<br><br>1 Castle Upon Alun;<br>2 Upper & Lower Thaw Valley;<br>3 Ely Valley & ridge slopes;<br>4 Nant Llancarfan;<br>5 Dyffryn Basin & ridge slopes; | There will be no LSEs of Policy DNP1 on Habitats Sites.<br><br>This is a development management policy that protects Special Landscape Areas from |

| | | |
|---|---|---|
| | 6 Cwrt-yr-Ala Basin.<br><br>Within the Special Landscape Areas identified above, development proposals will be permitted where it is demonstrated they would cause no unacceptable harm to the important landscape character of the area. | development. However, this policy content has no direct bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy DNP1 is screened out from AA. |
| Green Wedges | | |
| Policy DNP2: Green Wedges | Green wedges have been identified to prevent the coalescence of settlements and to retain the openness of land at the following locations:<br><br>1 Between Dinas Powys, Penarth and Llandough;<br>2 North West of Sully;<br>3 North of Wenvoe;<br>4 Between Barry and Rhoose;<br>5 South Penarth to Sully; and<br>6 Between Llantwit Major and Llanmaes.<br><br>Within these areas development which prejudices the open nature of the land will not be permitted. | There will be no LSEs of Policy DNP2 on Habitats Sites.<br><br>This is a development management policy that defines Green Wedges to prevent the coalescence of settlements and retain the openness of land. This policy content is positive for Habitats Sites as these Green Wedges may represent important opportunities for recreation outside of sensitive Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development. |

| | | |
|---|---|---|
| | | Overall, therefore, Policy DNP2 is screened out from AA. |
| Glamorgan Heritage Coast | | |
| Policy DNP3: Glamorgan Heritage Coast | The special environmental qualities of the Glamorgan Heritage Coast will be conserved and enhanced. New development will be restricted to:<br><br>1. Development that is necessary for coastal defence as identified within the Lavernock Point to St Ann's Head Shoreline Management Plan 2;<br>2. Development that is essential for agriculture, nature conservation, informal recreation, low impact tourism or coastal access.<br>3. Development within settlement boundaries; or<br>4. Other appropriate and sustainable development that accords with National Policy.<br><br>Development that unacceptably affects the special environmental qualities of the Glamorgan Heritage Coast will not be permitted. | There will be no LSEs of Policy DNP3 on Habitats Sites.<br><br>This is a development management policy that conserves and enhances the special environmental qualities of the Glamorgan Heritage Coast, only allowing development provided that certain criteria are met. This policy content is positive for Habitats Sites as the Glamorgan Heritage Coast may represent important opportunities for recreation outside of sensitive Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy DNP3 is screened out from AA. |
| Historic Environment | | |

| | | |
|---|---|---|
| Policy DNP4: Historic Environment | Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:<br><br>1 Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;<br>2 For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses.<br>3 Within designated landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas.<br>4 For sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings. | There will be no LSEs of Policy DNP4 on Habitats Sites.<br><br>This is a development management policy that protects the built and historic environment of the Vale of Glamorgan from development. However, this policy content has no direct bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy DNP4 is screened out from AA. |
| Policy DNP5: Environmental Protection | Development will not be permitted that will result in an unacceptable impact on people, residential amenity, property and/or the natural environment from:<br><br>1 Pollution of land, surface water, ground water and the air;<br>2 Land contamination;<br>3 Hazardous substances;<br>4 Noise, vibration, odour nuisance and light pollution;<br>5 Flood risk and consequences;<br>6 Coastal erosion or land stability;<br>7 The loss of the best and most versatile agricultural land; or<br>8 Any other identified risk to public health and safety. | There will be no LSEs of Policy DNP5 on Habitats Sites.<br><br>This is a development management policy that protects the environment from land, surface water, groundwater and air pollution. It also provides protection from noise, vibration and light pollution. This policy content is positive for Habitats Sites that depend on good water quality, are sensitive to air quality changes and/or whose qualifying |

| | | |
|---|---|---|
| | Where impacts are identified the Council will require applicants to demonstrate that appropriate measures can be taken to minimise the impact identified to an acceptable level. Planning conditions may be imposed, or legal obligation entered into, to secure any necessary mitigation and monitoring processes.<br><br>In respect of flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of Technical Advice Note 15: Development, Flooding and Coastal Erosion. | species are sensitive to disturbance.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy DNP5 is screened out from AA. |
| Policy DNP6: Quiet Areas | In order to protect areas of tranquillity within urban areas, the following 'Quiet Areas' have been identified on the constraints map:<br>1 Belle Vue Park, Penarth<br>2 Penarth Head Lane, Penarth<br>3 Victoria Playing Fields, Penarth<br>4 Golden Gates, Penarth<br>5 Alexandra Park, Penarth<br><br>All proposals for new noise-generating development (e.g., commercial uses, transport infrastructure, or large-scale residential schemes) that are likely to affect a designated quiet area must be accompanied by a comprehensive Noise Impact Assessment. | There will be no LSEs of Policy DNP6 on Habitats Sites.<br><br>This is a development management policy that delineates Quiet Areas, in which development proposals would need to be accompanied by a Noise Impact Assessment. However, this policy content has no direct bearing on Habitats Sites.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy DNP6 is screened out from AA. |

| | | |
|---|---|---|
| Policy DNP7: Dark Skies | New development that includes proposals for external lighting (including security lighting, amenity lighting, illuminated advertisements and lighting associated with highways, car parks, sports facilities and commercial and industrial operations) will only be permitted where it has been demonstrated that the lighting proposed:<br>1 Is necessary for the proposed development and is proportionate for the purpose for which it is required;<br>2 Has been designed and sited to prevent light pollution into the surrounding environment;<br>3 Has no adverse impacts on biodiversity and ecological connectivity or visual and landscape character;<br>4 Has no adverse impacts on residential amenity and neighbouring land uses;<br>5 Is energy efficient and uses appropriate technologies to ensure that lighting is only active when it is required;<br>8 Avoids any cumulative or in-combination lighting impacts with other developments whether existing or proposed; and<br>9 Is below 2,700 Kelvins (warm light) except where it can be demonstrated that there is an operational need for a higher rating.<br><br>Major developments where extensive external lighting is proposed may be required to submit a lighting plan that follows Welsh Government Guidance as set out in Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales (2025). Small scale developments are unlikely to require a lighting plan but should still follow the basic good practice lighting principles of the guidance. | There will be no LSEs of Policy DNP7 on Habitats Sites.<br><br>This is a development management policy that stipulates that developments proposing new external lighting will only be permitted provided that a range of criteria are met (including no adverse impact on biodiversity and ecological connectivity). While positive for light-sensitive species (e.g. bats and birds), it is noted that there are no Habitats Sites within or near the Vale of Glamorgan that are designated for such species.<br><br>Furthermore, the policy does not allocate any quanta or locations of residential and employment development.<br><br>Overall, therefore, Policy DNP7 is screened out from AA. |