

Meeting of:	Cabinet
Date of Meeting:	Thursday, 24 September 2026
Relevant Scrutiny Committee:	Place Scrutiny Committee
Item which the Chair has decided is urgent (Part I) (If yes, why)	Not Applicable
Urgent Decision Procedure Used (If yes, why)	Not Applicable
Item Type	Part I
Report Title:	Eastern Gateway Project
Portfolio Holder:	Deputy Leader and Cabinet Member for Sustainable Places
Strategic Leadership Team:	Director of Place
Lead Officer:	Major Projects Manager

1.0 What is this report about?

- 1.1 This report provides Cabinet with an update on the Eastern Gateway site, its ownership, current status and strategic importance as a key gateway location into Barry.
- 1.2 The report outlines the background to the acquisition of the sites A and B, and the Welsh Government funding originally secured to support transport-related improvements at Barry Docks.
- 1.3 The report identifies key issues affecting the site, including anti-social behaviour, security concerns, ownership arrangements and funding considerations, and proposes actions to address those matters.
- 1.4 This report seeks Cabinet approval for governance and decision-making arrangements necessary to progress site assembly, planning, procurement and delivery activities.
- 1.5 This report explains how the Eastern Gateway project supports wider regeneration, placemaking and economic development objectives for Barry and aligns with the Barry Placemaking Plan and the Council's Vale 2030 priorities.

- 1.6 The report seeks cabinet endorsement to progress to the next phase of development and maximise the long-term benefit of this strategically important site for residents, visitors and the local economy.
- 1.7 To set out the proposed future use of the Eastern Gateway site and establish departmental ownership and management arrangements necessary to support its development and delivery.

2.0 What are the Recommendations?

	Recommendations	Reasons for Recommendations
2.1	That Cabinet notes the current position in relation to the Eastern Gateway Project and endorses the proposed project objectives (Appendix A – Eastern Gateway project objectives part I) and strategic direction for the future development of the site.	To provide a clear strategic framework for the development of the site and ensure alignment with the Council's regeneration, placemaking and corporate objectives.
2.2	That Cabinet endorses the proposed governance arrangements for the Eastern Gateway Project, as set out in Appendix B (Eastern Gateway Project Governance and Team Structure), including the Director and Chief Officer delegations necessary to facilitate the effective management and delivery of the project, and delegates authority to the Monitoring Officer/Head of Legal and Democratic Services to complete, execute and seal all contracts, licences, agreements and associated legal documentation required to progress and deliver the project.	To ensure the effective governance and delivery of the Eastern Gateway Project through appropriate project management, oversight, decision-making and legal processes, in accordance with the Council's governance arrangements and statutory requirements.
2.3	That delegated authority is granted to the Director of Place, in consultation with the Executive Leader and Cabinet Member for Performance and Resources, Deputy Leader and Cabinet Member for Sustainable Places, Chief Executive, Head of Finance/Section 151 Officer and Monitoring Officer/Head of Legal and Democratic Services, to submit applications for external funding and to accept grant funding where the associated terms and conditions are acceptable to the Council.	To maximise opportunities to secure external investment and enable the timely progression of the project.

	Recommendations	Reasons for Recommendations
2.4	That delegated authority is granted to the Director of Place, in consultation with the Executive Leader and Cabinet Member for Performance and Resources, Deputy Leader and Cabinet Member for Sustainable Places, Chief Executive, Head of Finance/Section 151 Officer and the Monitoring Officer/Head of Legal and Democratic Services to procure and appoint contractors, consultants and suppliers as may be required to progress and deliver the project, subject to the availability of funding.	To enable project delivery activities to progress efficiently and in accordance with the Council's procurement requirements.
2.5	That delegated authority is granted to the Director of Environment and Housing and the Director of Place, in liaison with the Chief Executive, Head of Finance/Section 151 Officer to accept the preferred tender(s) and approve the award of works contract(s) associated with the project, following the completion of the procurement process.	To enable contracts to be awarded in a timely manner and support efficient project delivery.
2.6	That delegated authority is granted to the Director of Environment and Housing and Director of Place, in consultation with the Executive Leader and Cabinet Member for Performance and Resources, Deputy Leader and Cabinet Member for Sustainable Places, Chief Executive, Head of Finance/Section 151 Officer and Monitoring Officer/Head of Legal and Democratic Services, to direct award contracts where appropriate and permissible under the Council's Contract Procedure Rules and applicable procurement legislation.	To provide flexibility in project delivery where specialist services or time-critical requirements make a direct award the most appropriate route to procurement.
2.7	That delegated authority is granted to the Director of Environment and Housing and the Director of Place, to submit planning applications, building regulations applications and any other statutory approvals, licences, permits, consents or regulatory submissions required in connection with the Eastern Gateway Project, including applications made under	To enable the Council to secure all necessary statutory approvals, consents and regulatory permissions required to progress the project and facilitate its timely delivery.

	Recommendations	Reasons for Recommendations
	Regulation 3 or Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended), where required.	
2.8	That delegated authority is granted to the Director of Environment and Housing and the Director of Place, to enter licences, access agreements and any other necessary arrangements with landowners to facilitate surveys, site investigations, ground investigations and other preliminary works required to support the development of the project.	To enable the Council to undertake the necessary due diligence, surveys and technical investigations required to inform design, feasibility and project development.
2.9	That delegated authority is granted to the Director of Place, in consultation with the Deputy Leader and Cabinet Member for Sustainable Places, Chief Executive, Head of Finance/Section 151 Officer and the Monitoring Officer/Head of Legal and Democratic Services, to prepare, approve and submit business cases, funding applications and supporting documentation required to progress the Eastern Gateway Project.	To enable the timely development of project proposals and the submission of funding opportunities as they arise.
2.10	That delegated authority be granted to the Head of Finance/Section 151 Officer, in consultation with the Executive Leader and Cabinet Member for Performance and Resources, Chief Executive, Director of Place and Monitoring Officer/Head of Legal and Democratic Services, to approve additions, deletions or transfers to or from the Capital Programme	To enable the Council to reflect the capital budget accordingly in its financial systems.
2.11	That further detail, contents and recommendations are approved as set out in the Part II Cabinet Report.	To consider the commercially confidential information under Section 12a of the Local Government Act 1972 as set out in the Part II Report and agree recommendations therein.

3.0 What is the background to this report?

- 3.1 In March 2021, the Vale of Glamorgan Council secured funding from the Welsh Government under their Local Transport Fund, Resilient Roads Fund and Ultra Low Emissions Vehicle Transformation Fund Grants which was awarded via Merthyr Tydfil Council.

- 3.2 The funding was allocated for a transport interchange located at Barry Docks with an additional Park and Ride Facility located on the land alongside the railway (Site A and B). The extent of the site is indicated in Appendix C – land area map.
- 3.3 An agreement was negotiated and agreed in October 2022 for the Council to acquire the part of the land to the north of the Railway, (now identified as sites A and B).
- 3.4 Since purchasing the land, the strategic need for a Park and Ride facility has diminished and Council's priorities for the site have evolved. As a result, the site has remained undeveloped pending consideration of alternative uses and future development opportunities.
- 3.5 The Eastern Gateway site occupies a strategically important position at one of the principal entrance points into Barry and forms a key component of the wider regeneration of the Barry Docks and Waterfront area. The site sits adjacent to the recently completed Barry Docks Transport Interchange ([Barry Docks Transport Interchange](#)) and complements the ongoing development of the Barry Docks Office Hub through the Making Waves programme ([Barry Making Waves Levelling Up Fund Update](#)). Together, these investments represent a significant transformation of the area, and the redevelopment of the Eastern Gateway site provides an opportunity to complete the regeneration picture by bringing a prominent and currently underutilised site into productive use. Its redevelopment will help create a high-quality gateway to Barry, supporting improved connectivity, placemaking, economic growth and investment in the town.

Site Package

- 3.6 Site A comprises an extensive parcel of land extending eastwards parallel to the railway corridor. Historically used for railway-related storage and materials handling, the site is predominantly surfaced with stone chippings. The site is bounded by the railway line to the south and a mature, vegetated embankment to the north beneath Dock View Road.
- 3.7 Site B comprises the former Royal Mail sorting office and associated compound area. The site includes a substantial industrial building and benefits from independent access via a lane connecting to Dock View Road.
- 3.8 The Council is currently considering the future regeneration potential of other parcels of land in the wider area, and this is discussed further under the Part II report.

Surveys Undertaken

- 3.9 As part of the due diligence process associated with the original land acquisition of sites A and B, funded by Welsh Government, a comprehensive programme of site investigations and technical surveys was commissioned through AMEY. These surveys provided the Council with a detailed understanding of the physical, environmental and operational constraints and opportunities across the Eastern Gateway site.
- 3.10 The survey work undertaken included a Bat Survey Report, Preliminary Ecological Appraisal Report (PEAR), Arboricultural Survey, Topographical Survey, Reptile Survey, Geotechnical Survey, Structural Survey, Outline Environmental Management Plan, Air

Quality and Noise Assessments, and a Flood Risk Assessment. Together, these studies established a robust evidence base to inform future development proposals for the site.

- 3.11 While these surveys remain a valuable source of information, they were undertaken several years ago and were informed by the original Park and Ride proposals. As the Council's aspirations for the site have evolved, a programme of updated and more detailed surveys will be required to ensure that any future development proposals are supported by current baseline data and reflect the site's intended use.

Proposed Use

- 3.12 The initial proposal for the land, and the rationale underpinning the funding secured from Welsh Government was to assemble and utilise the land package to provide additional Park and Ride capacity in support of the Docks Transport Interchange. Since the original proposal was developed, the strategic context and anticipated transport requirements for the area have evolved. The need for additional Park and Ride capacity, over and above that already incorporated within the initial development, is no longer considered to represent the most effective or strategically beneficial use of the land. In parallel, the Council's priorities for the site have developed, creating an opportunity to consider alternative uses that respond more directly to current strategic objectives and deliver wider benefits from the land package.
- 3.13 Given its prominent location as one of the principal gateways into Barry, the Eastern Gateway site represents a strategically important opportunity for regeneration and investment. Its future development should create a high-quality sense of arrival, enhance the experience of residents, visitors and businesses whilst making a positive contribution to the character and economic vitality of the area.

4.0 What issues are there to be considered?

Grant Clawback and Funding Considerations

- 4.1 Sites A and B were originally acquired using Welsh Government funding secured through the Local Transport Fund, Resilient Roads Fund and Ultra Low Emission Vehicle Transformation Fund. As the Council's aspirations for the site have evolved from the original supplementary Park and Ride proposal, further engagement with Welsh Government will be required to ensure that any revised development proposals remain consistent with funding requirements and to mitigate any potential risk of grant clawback.

Anti-social Behaviour

- 4.2 The site has been subject to persistent incidents of vandalism, trespass and anti-social behaviour. There have also been previous incidents involving attempted arson, creating significant health and safety risks for both site users and the wider public. Despite measures being implemented to secure the site, unauthorised access continues to occur.
- 4.3 The condition of the site has deteriorated over time, with evidence of damage to existing structures and boundary features. This presents ongoing health and safety concerns and detracts from the appearance of this prominent gateway location.

Site Security

- 4.4 Following a significant fire incident involving unauthorised access to the former sorting office building, additional security measures were implemented, including the installation of secure perimeter fencing and the boarding of doors and windows. These measures were intended to discourage trespass and improve public safety.
- 4.5 Whilst these interventions have helped to reduce risk, ongoing incidents of trespass and anti-social behaviour continue to be reported, highlighting the need for a longer-term solution through redevelopment of the site.
- 4.6 The site is also affected by littering and fly-tipping, resulting in environmental and public health concerns, including evidence of rodent activity. This further reinforces the need to bring the site into productive use as part of the Council's wider regeneration ambitions.

Funding

- 4.7 At present, there is no dedicated capital budget available for the comprehensive redevelopment of the site. Delivery of the project will therefore be dependent upon a combination of existing capital resources, external grant funding and business case development for future investment opportunities. However, the strategic need for further Park and Ride provision has diminished and Council's priorities for the site have evolved.

Governance

- 4.8 The project will be led by the Project Management Unit (PMU), with specific workstreams delivered by the relevant service areas and project team representatives. The Project Manager will be responsible for coordinating project delivery and providing regular progress reports to the Major Projects Board. The project will operate on a management-by-exception basis, whereby matters progressing within agreed tolerances for scope, programme, budget and risk will be managed by the project team. Any significant risks, issues, budget pressures, programme variances, land acquisition matters or decisions that fall outside agreed tolerances will be escalated to the Major Projects Board for consideration and direction. These governance arrangements will support effective oversight, accountability and cross-service collaboration, ensuring the project remains aligned with the Council's strategic objectives and approved project outcomes (see Appendix B - Eastern Gateway Project Governance and Team Structure).
- 4.9 The composition of the project team may be amended from time to time to reflect project requirements, organisational changes, specialist resource needs and the progression of the project through its various stages. Any significant changes to project governance, roles and responsibilities will be reported through the established governance arrangements, including the Major Projects Board where appropriate. The Project Manager, in consultation with the Director of Place and relevant service managers, may amend project team membership and working group arrangements as required to ensure the project has access to the appropriate skills, expertise and resources throughout the project lifecycle.

Master planning

- 4.10 The Eastern Gateway site presents a significant regeneration opportunity and should be considered as a comprehensive development site rather than a series of individual land parcels. Following completion of land assembly and feasibility work, a detailed masterplan

will be prepared to establish development options, phasing, design principles and delivery proposals for the site as a whole. A further report will then be presented to Cabinet seeking endorsement of the preferred development approach

Barry Placemaking

- 4.11 The Barry Placemaking Plan ([Barry Placemaking Plan](#)) identifies the importance of strengthening connections between key destinations across Barry and improving the experience of arrival at strategic gateways into the town. The Eastern Gateway site occupies one of the principal points of entry into Barry and represents a significant opportunity to support these objectives through high-quality design, improved connectivity and the delivery of a mixed-use development that complements surrounding regeneration investment.
- 4.12 The project directly supports the aims of the Barry Placemaking Plan by transforming a currently underutilised and visually prominent site into an attractive, sustainable and well-connected gateway destination that strengthens links between Barry Docks, the Waterfront and the wider town centre.

5.0 How evidence has been used to inform the report, including the views of others?

- 5.1 The proposals contained within this report have been informed by previous site investigations, technical surveys, the Barry Placemaking Plan and ongoing discussions with internal Council services, including Housing, Regeneration, Property, Social Services and Transportation. Further feasibility work, site investigations and master planning exercises will be undertaken to inform future development proposals. Community engagement and stakeholder consultation will form a key part of the next stage of project development, particularly in relation to placemaking principles, design quality and the site's role as a gateway into Barry.
- 5.2 Evidence gathered through site management activities, feedback from local stakeholders and reports of anti-social behaviour indicate that the current condition of the site contributes to negative perceptions of the area. Concerns have been raised regarding vandalism, fly-tipping, unauthorised access and the perception of an unsafe environment along an important route between Barry Docks and the town centre. The redevelopment of the site provides an opportunity to address these issues and improve community safety, environmental quality and the visitor experience.
- 5.3 The proposals have also been developed in the context of significant public investment in the surrounding area, including the Barry Docks Transport Interchange and wider regeneration initiatives. The Eastern Gateway project presents an opportunity to build upon these investments and deliver a coordinated approach to regeneration that responds to local needs and supports the long-term aspirations identified through the Barry Placemaking Plan.

6.0 What are the next steps if the recommendations are approved?

- 6.1 The next steps are summarised below:
- Progress with the completion of any necessary legal agreements and due diligence activities.

- Undertake ground investigation, contamination and other site surveys to inform development proposals, site viability and future design requirements.
- Continue discussions with Welsh Government regarding the future development of the Eastern Gateway site to ensure alignment with the objectives of the original funding award, secure support for the revised proposals and mitigate any potential grant clawback implications.
- Develop a comprehensive site masterplan for the Eastern Gateway site, establishing the preferred mix of uses, design principles, placemaking objectives and delivery strategy.
- Engage with key stakeholders, local communities and statutory consultees to inform the development of proposals and ensure alignment with placemaking objectives for Barry.
- Progress a programme of site preparation, clearance, demolition and security works to improve the condition of the site and prepare it for future development, subject to funding.
- Prepare and submit planning applications and any other statutory approvals required to facilitate the redevelopment of the site.
- Identify, pursue and secure funding opportunities to support the delivery of the project and the implementation of the preferred development option.
- Following completion of feasibility, master planning and funding work, submit a further report to Cabinet setting out the preferred development proposals and seeking approval to progress delivery.

7.0 How does this report support the Vale 2030 and Reshaping?

- 7.1 This proposal seeks to deliver Objective 1 in the Council's Vale 2030 strategy, ([Vale 2030 Corporate Plan](#)) by providing and supporting access to high quality recreational facilities.

8.0 How does this support the Five Ways of Working?

- 8.1 The proposals set out in this report have been developed in accordance with the Well-being of Future Generations (Wales) Act 2015 ([The Well-being of Future Generations \(Wales\) Act 2015: Guidance](#)) and demonstrate clear application of the Five Ways of Working: long-term, prevention, integration, collaboration and involvement.

8.2 Long term:

The Eastern Gateway project represents a significant long-term investment in a strategically important gateway site within Barry. The proposals will support the comprehensive regeneration of a currently underutilised area, bringing forward a mixed-use development that aligns with the Council's long-term ambitions for housing delivery, placemaking, sustainability and economic growth. The project will complement recent investment in the Barry Docks Transport Interchange and ongoing development in the surrounding area, helping to create a lasting positive impact for residents, businesses and visitors.

8.3 Prevention:

The project will address several existing challenges associated with the site, including vacancy, vandalism, anti-social behaviour, trespass and environmental degradation. Bringing the site into productive use will improve natural surveillance, enhance community safety and reduce the ongoing costs and risks associated with maintaining vacant land and

buildings. Early intervention through redevelopment will prevent further deterioration of this prominent gateway location.

8.4 Integration:

The project supports a range of Council priorities and strategies, including the Vale 2030 Corporate Plan, the Barry Placemaking Plan and the Council's housing, regeneration and decarbonisation objectives. The proposed mixed-use approach seeks to integrate housing, social care, sustainability and placemaking considerations to deliver wider community benefits and maximise the value of public investment.

8.5 Collaboration:

The development and delivery of the Eastern Gateway project will require collaborative working across several Council service areas, including Housing, Regeneration, Property, Legal, Finance, Social Services and Transportation. The project will also involve engagement with Welsh Government, local stakeholders, landowners, consultants, contractors and statutory consultees to ensure proposals are viable, deliverable and aligned with wider strategic objectives.

8.6 Involvement:

Community and stakeholder engagement will form an important part of the project's development. Consultation activities will be undertaken at appropriate stages of the process to help shape development proposals, particularly in relation to placemaking, design quality, connectivity and the site's role as a key gateway into Barry. The project will also be informed by the emerging Social Services master planning work and engagement with service users, local communities and other key stakeholders.

Resources

9.0 Finance

- 9.1 Funding of £515,000, comprising a purchase price of £450,000 and associated acquisition costs of £65,000, was previously secured through Welsh Government transport grant funding to facilitate the acquisition of Sites A and B. The site was originally acquired to support the delivery of transport infrastructure associated with the Barry Docks Transport Interchange proposals.
- 9.2 There is currently no approved capital budget available to support the wider redevelopment of the Eastern Gateway site. As a result, the progression of the project will be dependent upon the identification and securing of appropriate funding opportunities and the development of robust business cases.
- 9.3 The costs associated with feasibility studies, master planning, technical surveys, ground investigations, planning and design development have not yet been fully established. Funding options, including external grant opportunities and Council capital resources, will be explored and brought forward as part of future project approvals.
- 9.4 Further engagement with Welsh Government will be undertaken to establish the implications of the proposed change in use from the original transport focused scheme and

to determine any funding conditions or potential grant clawback considerations associated with the original funding award.

10.0 Workforce

- 10.1 Internal officer resources are supporting the development and delivery of the project. To date, the scheme has been managed within the Project Management Unit, alongside the Transport and Highways teams, who have led on the initial purchase of the sites, as well as the feasibility work. Project team meetings will be held on a four-weekly basis, with input from relevant Council Officers and specialist advisors as required. In addition, advice will be sought from the Council's Legal and Finance teams where necessary.
- 10.2 Additional specialist support will be procured as required, subject to the availability of grant funding and as the project develops.

11.0 Legal and Equalities

11.1 Does an Equalities Impact Assessment need to be completed? If not, why?

- 11.2 An Equalities Impact Assessment will be undertaken as part of the detailed design and Master planning stage to inform and shape the project to allow for inclusivity of protected groups.
- 11.3 All procurement activity associated with the project shall be undertaken in accordance with the Procurement Act 2023, the Procurement (Wales) Regulations 2024, the Social Partnership and Public Procurement (Wales) Act 2023 and the Council's Contract Procedure Rules and all other relevant legislative and governance requirements. Appropriate contractual arrangements will be required to protect the Council's interests and ensure effective management of project risks.
- 11.4 The development of the site will be subject to the receipt of all necessary planning permissions, building regulations approvals, environmental consents, licences permits and any other statutory approvals required by law. The Council will also be required to comply with its duties under relevant planning, environmental, highways, biodiversity and public law legislation.
- 11.5 The Council, as a public Authority, must continue to have due regard to its obligations under the Equality Act 2010, the Well-being of Future Generations (Wales) Act 2015 and other relevant statutory duties when developing and implementing the project.
- 11.6 The delegations proposed within this report are considered appropriate to facilitate efficient delivery of the project whilst maintaining appropriate governance, financial and legal oversight. The Monitoring Officer/Head of Legal and Democratic Services will continue to provide advice on the legal implications of future decisions and ensure that all necessary legal documentation required to progress the project is prepared, completed, executed and sealed, where appropriate.

12. Key Contacts

12.1 Who are the primary officers to contact with any comments and/or queries on the report?

Lead Officer: Natasha Davies Major Projects Manager natdavies@valeofglamorgan.gov.uk	Democratic Services Officer: Matt Swindell Cabinet and Committee Services Officer. mlswindell@valeofglamorgan.gov.uk
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Appendices

Appendix A – Eastern Gateway Project Objectives (Part I)

Appendix B – Eastern Gateway Project Governance and Team Structure

Appendix C – Eastern Gateway Land Area Map

Background Documents

- [The Pride In Place Programme: Prospectus](#)
- [Cabinet Report for Barry Place Making: Cabinet Meeting Thursday 26th March 2026](#)
- [Barry Place Making Plan](#)
- [The Well-being of Future Generations \(Wales\) Act 2015: Guidance](#)
- [The Vale of Glamorgan Councils Vale 2030 Corporate Plan](#)
- [Welsh Index of Multiple Deprivation \(WIMD\) 2025](#)
- [Barry Docks Transport Interchange](#)
- [Barry Making Waves Levelling Up Fund Update](#)

Project Goals and Objectives - Eastern Gateway Development Project

Overall Project Goal:

To transform a derelict, multi-ownership four parcel site into a consolidated, safe and development-ready asset, supported by updated surveys, clear planning pathways and a robust preferred option capable of attracting external funding.

GOALS

1. Short Term Goals (0-6 months)

- Secure development budget to for security measures and surveys
- Complete site security interventions to address immediate risks
- Review all existing surveys and identify those requiring refresh
- Create initial development scenarios and constraints mapping
- Agree governance, reporting cycles, and project structure

2. Medium Term Goals (6-18 months)

- Finalise updated surveys and technical assessments
- Produce a comprehensive options appraisal and masterplan
- Select a preferred development option and outline business case
- Submit planning and/or change-of-use applications where appropriate
- Secure external funding or begin applications to targeted programmes

3. Long Term Goals (18 months+)

- Achieve planning consent
- Secure confirmed funding for delivery
- Prepare procurement strategy and delivery programme
- Move the project into implementation with clear approvals in place

OBJECTIVES

1. Validate and Update Technical Evidence Base

Specific: Review all previous surveys and commission updated or missing surveys (ecology, structural, contamination, utilities).

Measurable: Survey tracker completed with status, actions, and delivery dates; 100% of required surveys finalised.

Achievable: Survey providers and budgets identified.

Relevant: Accurate technical evidence is necessary for planning, funding and feasibility.

Time-Bound: Ongoing in FY 26/27 and 27/28.

2. Address Immediate Site Safety and Security Risks

Specific: Implement short-term security improvements to prevent unauthorised access and mitigate safety hazards.

Measurable: Tree removal, safety improvements and monthly security inspections logged.

Achievable: Within existing revenue budgets.

Relevant: Reduces risk of injury, liability, reputational harm, and regulatory intervention.

Time-Bound: Ongoing monitoring from April 2026. Tree removal to be investigated in FY 26/27.

3. Develop Viable Whole-site Development Options

Specific: Produce options appraisal for the site, including layouts, uses and constraints.

Measurable: At least three development options produced with assessment criteria.

Achievable: Uses existing survey data, feasibility work, strategy direction, planning guidance, and internal expertise.

Relevant: Required for planning strategy, funding applications and business case.

Time-Bound: Options appraisal completed by FY 27/28 following social care feasibility work and renewable energy considerations.

4. Secure Planning and Funding Route

Specific: Prepare and submit required planning approvals, including any change-of-use applications, and identify suitable funding streams.

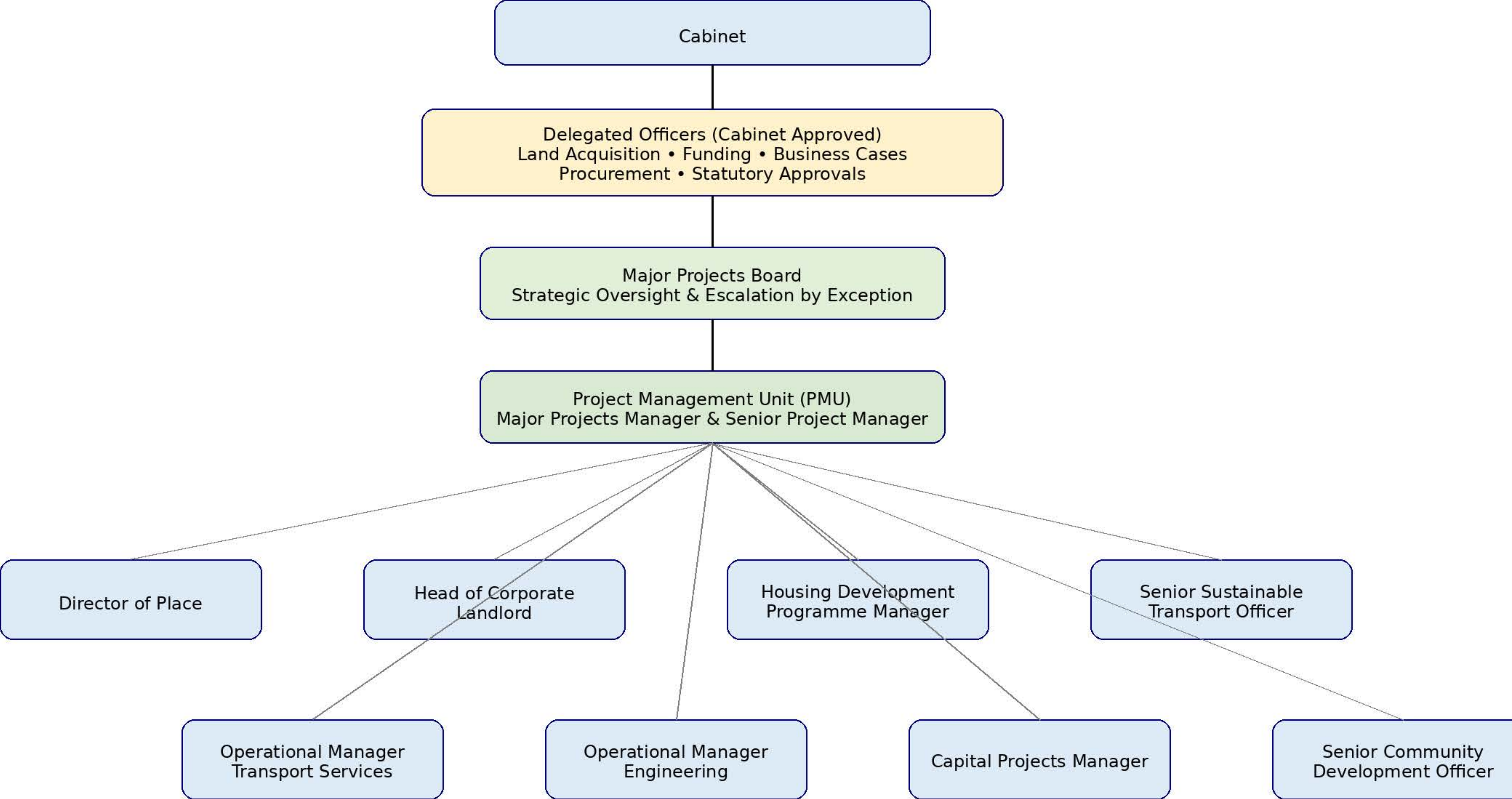
Measurable: Submission of planning application(s); at least one external funding stream explored; at least one funding application submitted.

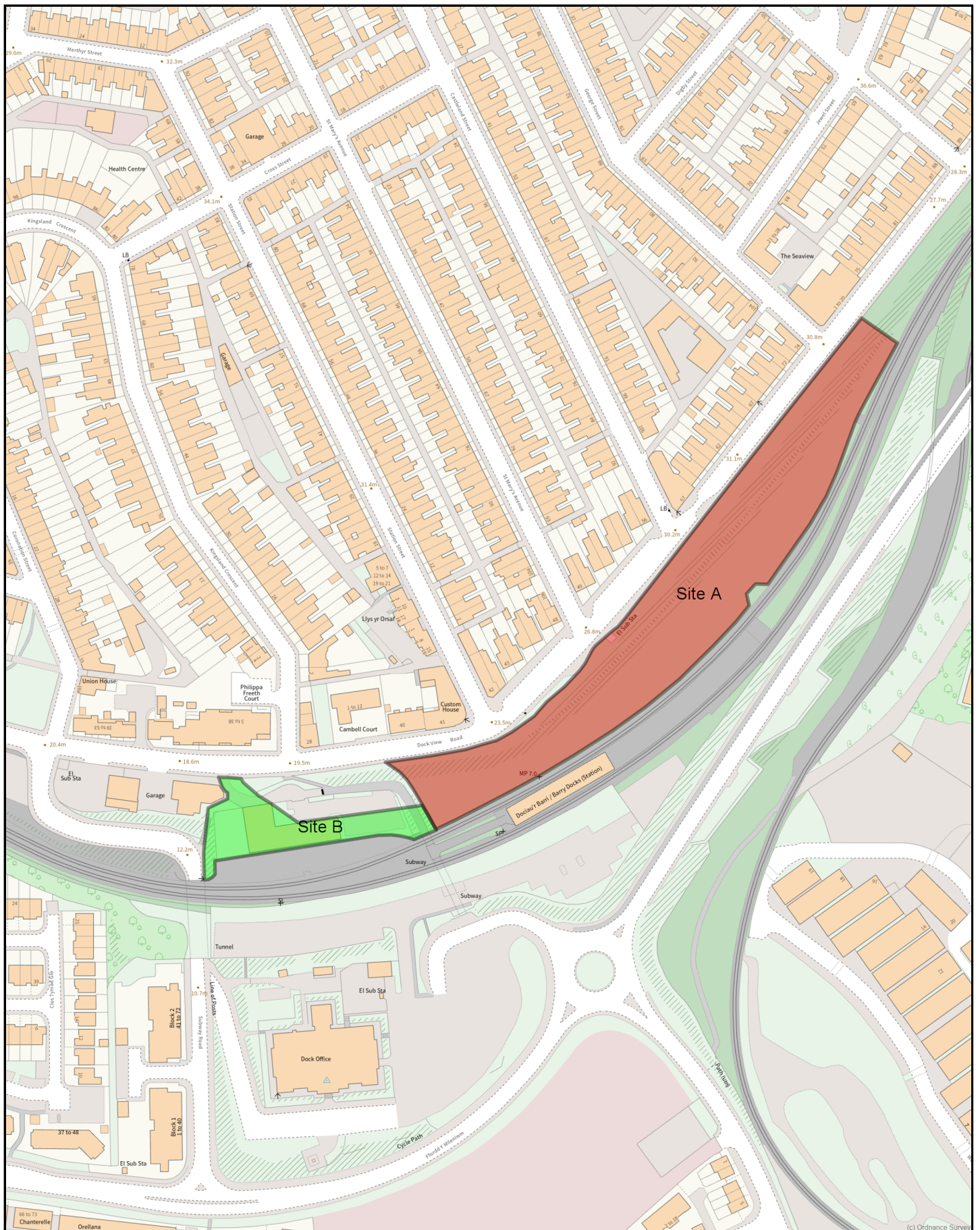
Achievable: Feeds directly from surveys, feasibility work and internal planning advice.

Relevant: Planning approval and funding are prerequisites to delivery.

Time-Bound: Completed in FY 27/28.

Eastern Gateway Project Governance & Team Structure





Eastern Gateway Council Owned Land



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