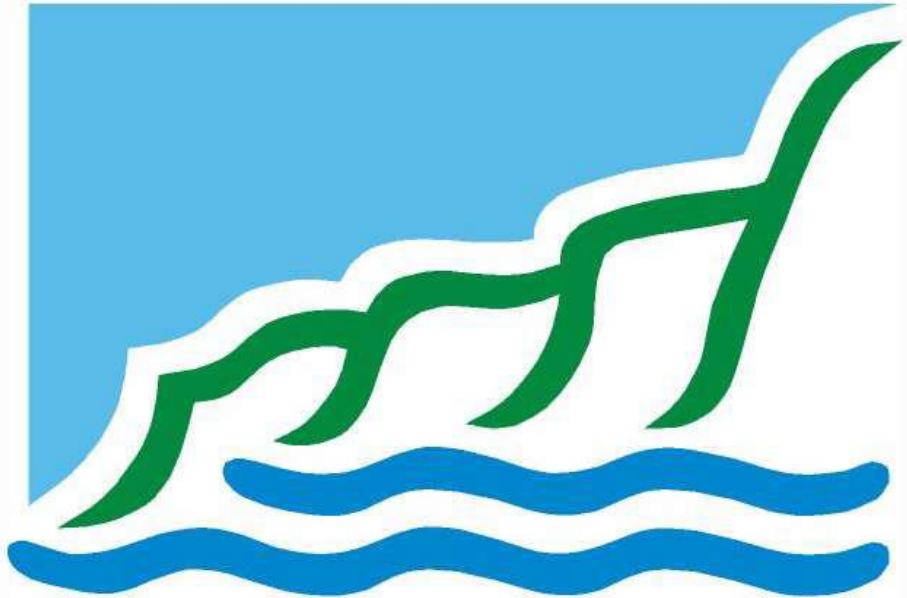


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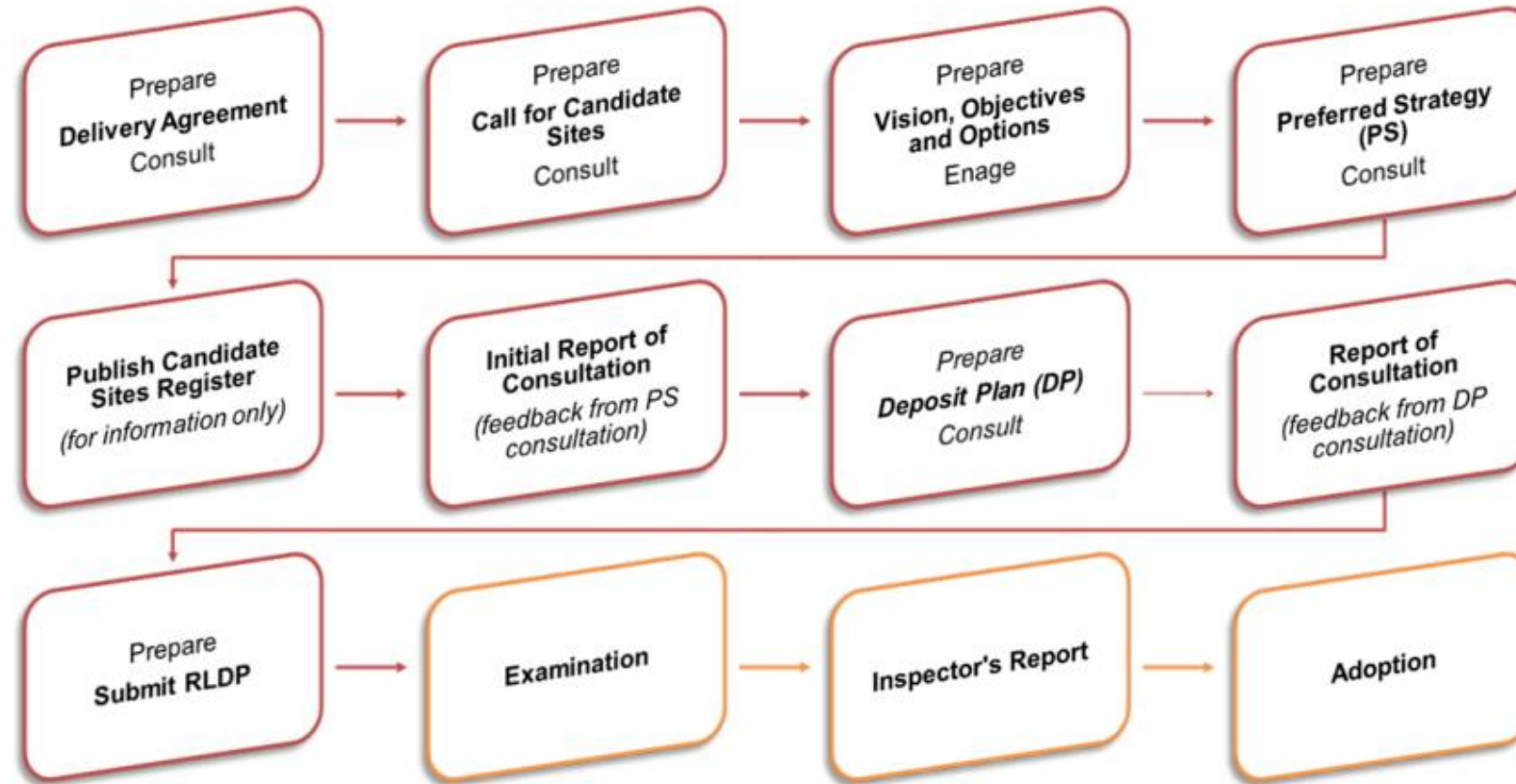


BRO MORGANNWG

**Replacement Local
Development Plan (RLDP)
Preferred Strategy Initial
Consultation Report**

**Environment and
Regeneration Scrutiny
Committee – 16th July 2024**

RLDP Process



Consultation on Preferred Strategy

- 10-week consultation between 6th Dec 2023 and 14th Feb 2024
- Emails/letters send to those registered on RLDP consultation database
- Advertised on Participate Vale with newsletter sent to those who subscribed for updates
- Social media campaign
- Article by Local Democracy Reporter in Wales Online
- Posters and leaflets in local libraries and consultation venues
- Online consultation events held in December 2023
- Public consultation events held in 7 key venues in January 2024
- Specific sessions held with Equalities Consultative Forum, 50+ Forum, elected members and T&CCs
- Shared with Public Participation Network and Internal Placemaking Group

Responses to the consultation

- A total of 857 individuals and organisations made representations on the Preferred Strategy and supporting documents
- Some representors made comments on multiple parts of the Preferred Strategy and supporting documents, so in total 3,188 duly made representations were received:
 - 2,585 representations on Preferred Strategy
 - 312 representations on candidate sites
 - 8 representations on ISA and HRA
 - 15 representations on other supporting documents
- One e-petition received objecting to 2 Key Sites – 244 signatures

Structure of the Report

- Consultation Report explains key raised through the consultation on each section of the plan:
 - WG representation (Appendix 1)
 - Vision, themes and strategic objectives
 - Spatial Strategy
 - Housing and Employment Growth
 - Key Sites
 - Strategic Policies
- Appendix 2 – summaries of representations, response and actions
- Key actions – amendments to wording of elements of Preferred Strategy, further evidence to support Deposit Plan, placemaking workshops to inform layouts

Welsh Government representation

- No objection raised in respect of general conformity with Future Wales – in agreement with the spatial strategy and level and distribution of housing and employment growth.
- A joint statement with Cardiff formed part of the evidence base – WG require further evidence of regional collaboration including with Bridgend and RCT. A regional commission on growth is underway.
- A number of core matters identified that need to be addressed as part of the Deposit Plan - RLDP Settlement Hierarchy, delivery and implementation of Key Sites, Gypsy and Traveller Site Provision, Renewable Energy, Minerals, Best and Most Versatile Agricultural Land and impact on the Welsh Language.

Other statutory consultation bodies

- NRW suggested amendments to wording of the vision, strategic objectives and strategic policies – this will be accommodated where appropriate.
- NRW raised some concerns about two key sites – NE Barry and North of Dinas Powys – to be addressed through masterplanning.
- Comments received from Dwr Cymru Welsh Water on the capacity of infrastructure – no objections to any site but hydraulic modelling assessments required on large sites at planning application stage.

Infrastructure

Infrastructure concerns raised on all key sites

- Health service capacity – working with Health Board on capacity review. Opportunities for health facilities on key sites
- Education – capacity of schools to accommodate new pupils – Education reviewing this – provision on site and s106 contributions
- Traffic – Stage 2 of Strategic Transport Assessment to be undertaken. Key sites are in locations where sustainable transport is an option and aligned to new jobs.
- Capacity and reliability of public transport – engaging with bus service and TfW

North East Barry



Roberts Limbrick

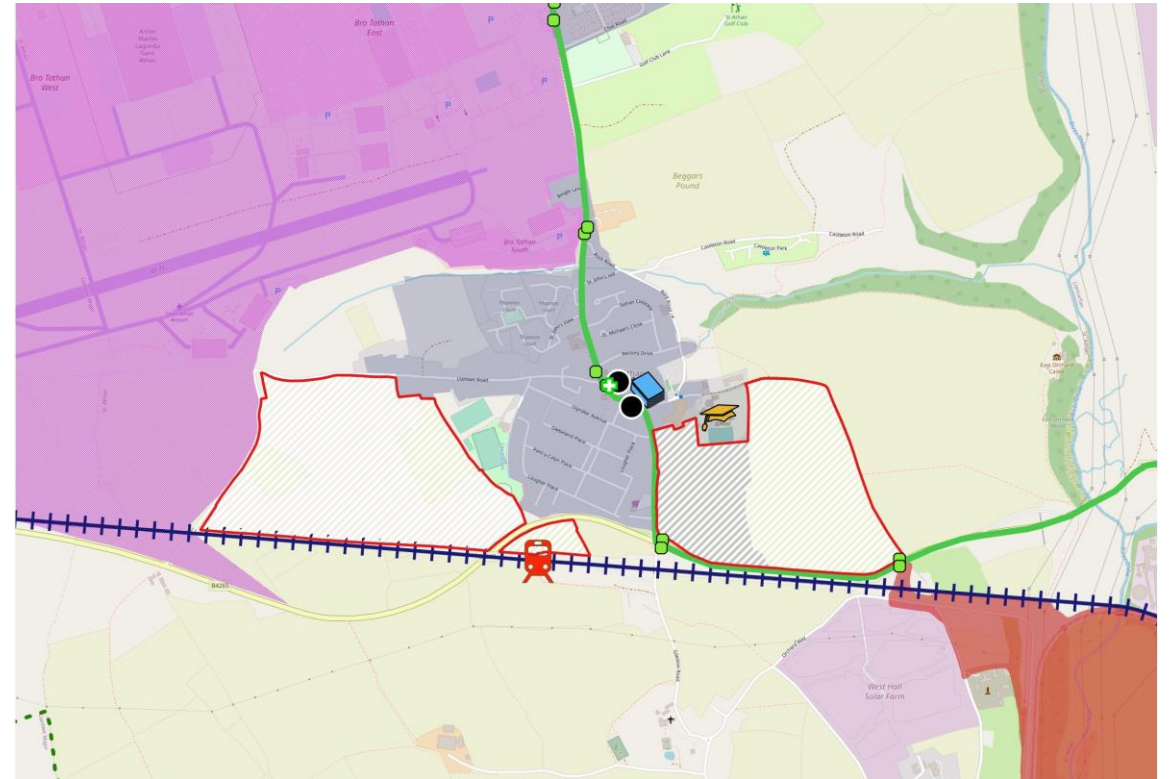
Project
Land East of Barry

Client
Dandara

- 480 representations – majority objections – mostly from Dinas Powys residents, plus petition of 244 signatures
- Key concerns about health, traffic, schools, public transport capacity, flooding
- NRW concern about the impact on the SSSI – changes to site boundary and layout proposed as a result – will affect site capacity. Opportunities for biodiversity enhancement
- Need to demonstrate deliverability – site has a number of landowners – statements of intent to sell from majority
- Further discussions needed on the options for Argae Lane to avoid rat running

St Athan sites

- Each site had approx. 150 objections
- Concerns about lack of public transport and deliverability of station – announcement of funding for development of business case since
- Concern with perceived lack of facilities – working with site promoters on a mix of uses – retail, education, community facilities

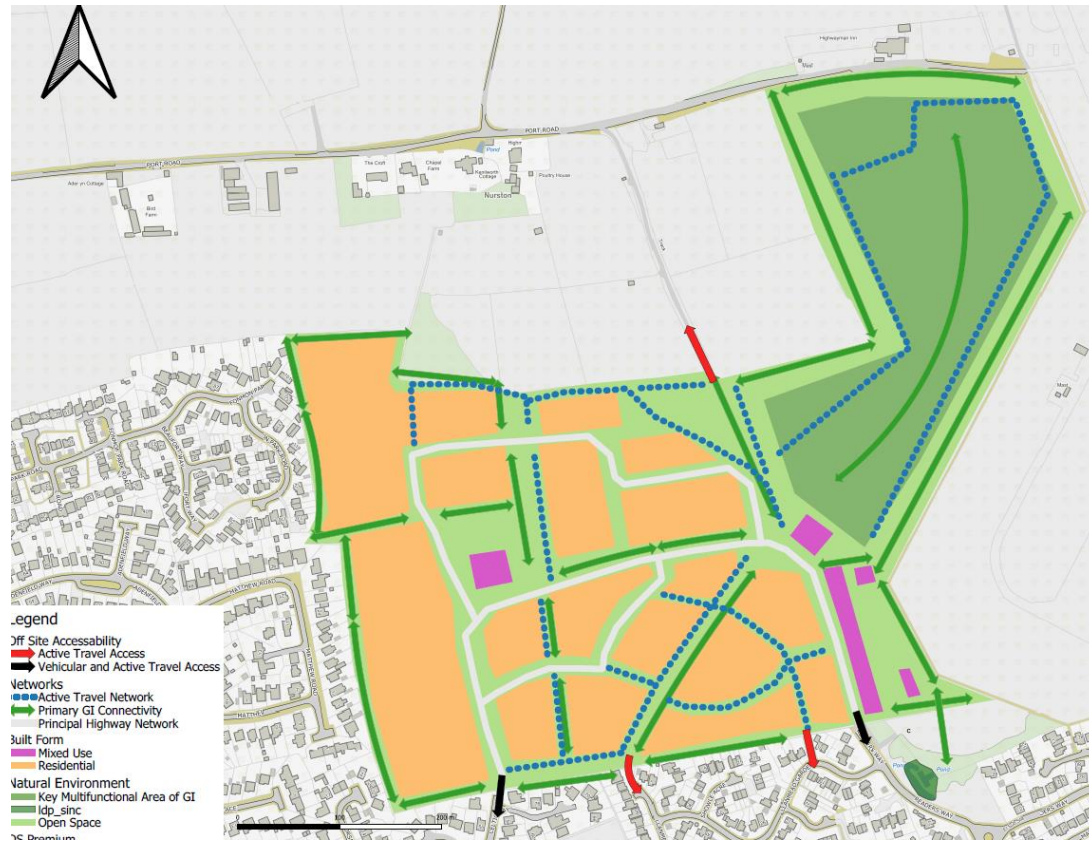


North of Dinas Powys

- 556 representations – most objections plus petition of 244 signatures
- Key concerns about health, traffic, schools, public transport capacity
- Potential to improve flooding situation through appropriate SUDs as part of scheme



Readers Way, Rhoose



- 97 representations – mostly objections
- Key concerns about health, traffic, schools, public transport capacity, flooding
- Need for a mix of uses – need for placemaking workshop
- Further survey work being carried out on Great Crested Newts

Structure of the Deposit RLDP

- Introduction, policy context, vision, objectives (as per the Preferred Strategy, amended in light of consultation responses where appropriate)
- Strategy and Strategic Policies (as per the Preferred Strategy, amended in light of consultation responses where appropriate)
- Key site allocations (as per the Preferred Strategy, refined through further placemaking and viability work)
- Smaller site allocations – for housing, including small-scale affordable housing led sites, and also for other uses – education, community facilities etc
- Designations e.g. SINCs, SLAs, settlement boundaries, green wedges – reflecting review of existing evidence base
- Development Management policies – as per the adopted LDP – policies will be rolled forward into the RLDP, or amended as appropriate and new policies included

Next steps

- Cabinet - 4th July, Full Council – 30th September
- Report seeks approval to endorse the actions in the Initial Consultation Report – changes to wording as well as strengthening of evidence base - and to approve the Preferred Strategy as the basis for the ongoing preparation of the Deposit Plan
- Deposit Plan will be reported again in early 2025
- Intention to hold placemaking workshops with the community over the Autumn to refine proposals and layouts.