

Replacement Local Development Plan (RLDP) – Housing Growth in Barry

Place Scrutiny Committee

18th November 2025

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RLDP Strategy

- Preferred Strategy focuses development in a strategic growth area – areas best served by public transport and where there are employment opportunities, services and facilities to reduce the need to travel.
- 5 key sites included, including North East Barry (900 units in the plan period).
- Full Council approved the Preferred Strategy in September 2024 as the basis for the Deposit Plan – the total housing requirement and the broad spatial distribution have therefore already been agreed.
- Deliverability issues with North East Barry – necessary to consider alternatives in the same spatial area.
- Other areas are already accommodating growth with key sites/committed sites in other settlements across the strategic growth area.
- Barry is the highest tier settlement in the settlement hierarchy – expectation that Barry should accommodate new housing over the plan period.

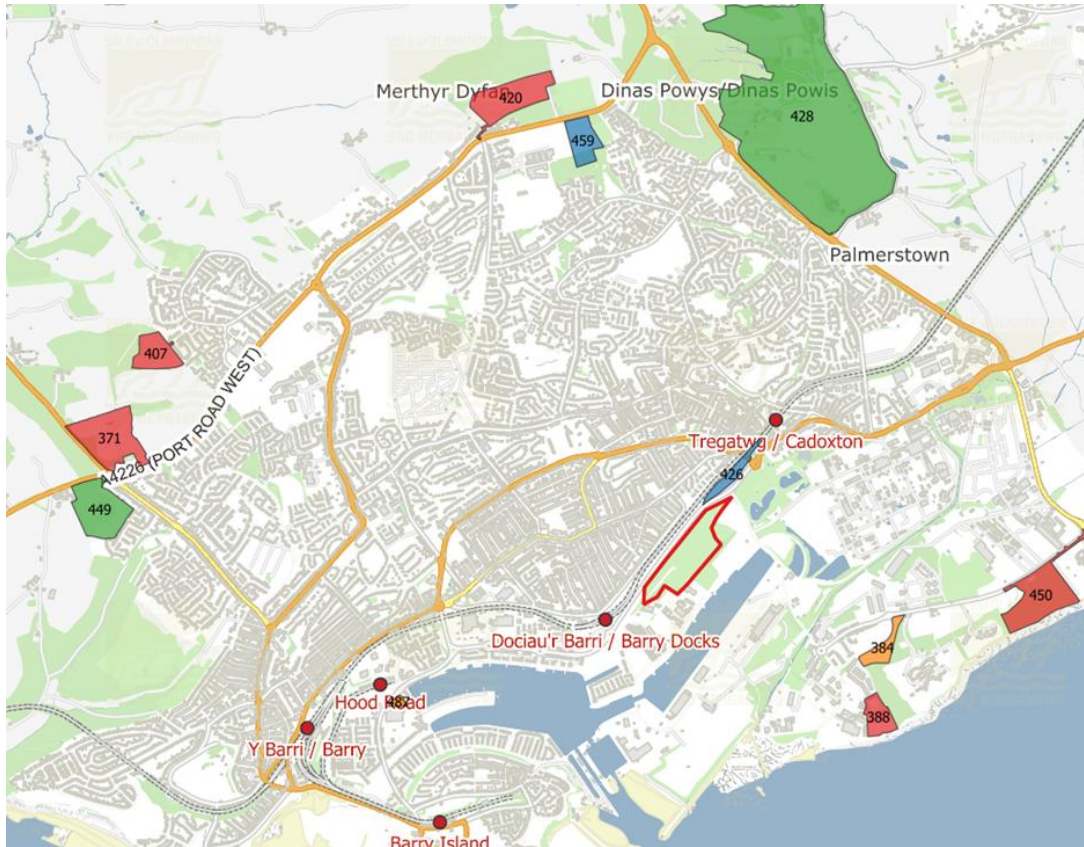


Housing Growth in Barry - Context

- Local Housing Market Assessment identifies a Vale-wide need for 1,075 new affordable homes per annum over the next 5 years – almost half this need is in Barry. In Illtyd ward there are over 300 households on the Homes for U waiting list.
- There are 4,000 households on the housing register who have expressed a preference to live in Barry and nearly 900 of these are deemed to not be appropriately housed.
- Collectively, the three housing sites subject to the consultation would deliver 223 new affordable homes.
- The Vale is also in a Future Wales national growth area – expectation that there will be housing and employment growth and this growth will be in sustainable settlements where there are services, facilities and public transport.



Candidate Sites



- Only 11 sites submitted through candidate sites process - those shown in red were not suitable/not deliverable.
- No large deliverable brownfield sites submitted and no suitable land available in close proximity to stations.
- Expectation that there will be windfall sites delivered in addition to allocations.
- Allocating sites in areas other than Barry would not address Barry's affordable housing need.



Land at Neptune Road, Barry Waterfront



- 40 dwellings – 100% affordable
- 33 representors made comments – more support than objection.
- Supported due to location and affordable housing provision.
- Concerns raised about traffic congestion, infrastructure capacity and that other uses would be more appropriate (e.g. hotel).



Land at Hayes Lane, The Bendricks



- 70 dwellings – 100% affordable – Council scheme.
- 48 representors made comments – 51 representations – 10 in support, 27 objections and 14 comments.
- Supported as considered to be a good use of previously developed land and preferable to employment use.
- Objections on grounds of congestion, limited public transport, infrastructure capacity and limited amenities in the area. Concerns about boundary treatment with adjoining Hayes Point development.
- Some representors felt the site should be retained for employment.



North West Barry



- 376 dwellings – 30% affordable.
- 129 respondents made comments – 139 representations – 3 support, 14 comments, 122 objections.
- Support as it will address housing need.
- Objections on the grounds of traffic, drainage and flooding, historic environment, infrastructure capacity, impact on biodiversity and Porthkerry Park, loss of a greenfield site and impact on biodiversity and the green wedge. The need for further housing was questioned.
- Queries raised as to why the site was identified when it had previously been refused.



Infrastructure

- Strategic Transport Assessment (STA) is at an advanced stage of preparation – this considers the cumulative impact of RLDP growth.
- Mitigation options have been identified to increase capacity at Weycock Cross – transport consultant confident that impact of RLDP traffic can be mitigated with RLDP sites funding this mitigation through s106.
- Education – where additional school places are required, the developer will need to fund additional capacity through s106.
- Open space - NW Barry will deliver on site provision of open space including large area as potential extension to Porthkerry.
- Health – Health Board commented that NW Barry served by 3 GP practices and welcomed ongoing dialogue
- Water and sewerage – DCWW confirmed sufficient capacity at Wastewater Treatment Works. Modelling required for water, sewerage and pumping station – if upgrades are needed, developer will need to fund them.



Conclusion

- This consultation is concerned with the principle of replacing the key site in NE Barry with others in Barry including at NW Barry.
- Mixed public views on the sites with some support as well as objections. Overall, there were significantly less objections to NW Barry than to the previous site at NE Barry.
- Concerns raised by the public are valid and the issues will be considered further.
- Options are available for mitigation at Weycock Cross roundabout, and Section 106 contributions will be secured to ensure mitigation is achieved.
- Whilst the concerns are noted there is an expectation that Barry delivers new housing commensurate with its position and addresses the acute need for affordable housing.
- On balance, it is recommended that the sites be taken forward into the Deposit RLDP.



Next Steps

- Any comments from Place Scrutiny Committee will be considered by Cabinet before Full Council on 1st December 2025.
- The report recommendation is that the three potential housing sites be approved as allocations in the Deposit RLDP.
- If approved, the Deposit Plan will be reported politically at the end of this year/early 2026 for approval to proceed to consultation.
- The Deposit Plan consultation will allow interested parties to make representations on all policies and allocations in the RLDP.
- Representations made as part of the Deposit Plan will be considered by an Independent Planning Inspector.

