

Deposit Replacement Local Development Plan (RLDP)

Place Scrutiny Committee

6th January 2026

Ian Robinson, Head of Sustainable Development



RLDP Strategy

- The RLDP Sustainable Growth Strategy (the 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.
- Full Council approved the Preferred Strategy in September 2024 as the basis for the Deposit Plan – the total housing and employment requirements and the broad spatial distribution of growth have therefore already been agreed.
- Key sites were also agreed at St Athan, Rhoose and Dinas Powys.
- Following deliverability concerns, it was necessary to identify sites in Barry to replace a Preferred Strategy key site at North East Barry.
- On 1st December 2025, Full Council approved the inclusion of an alternative key site at North West Barry for inclusion in the Deposit RLDP, alongside smaller sites at Hayes Lane and Neptune Road.



RLDP Strategy/Deposit Plan

- Matters considered and Approved by Full Council (September 2024 and December 2025):
 - The level/amount of growth (recognition of VOG being in a National Growth Area in Future Wales).
 - Strategic Growth Area. I.e. The spatial distribution of the growth.
 - Key sites- North West Barry, St. Athan, Rhoose and Dinas Powys.
 - Additional allocations at Neptune Road and Hayes Road.
- Deposit Plan- builds on those matters previously approved/agreed, including:
 - Additional allocation- Clive Road, St. Athan.
 - Rural affordable housing led sites.
 - Rolled forward sites
 - Employment and retail allocations
 - Full scope of detailed policies



Housing provision

- The RLDP sets a moderate level of growth – 526 units per annum or 7,890 units over the plan period, with provision being made for 8,660 including a required flexibility allowance. This growth level has been endorsed by Full Council.
- Due to existing commitments, completions since the start of the plan period and windfall assumptions, there is only a need for 3,520 units to be allocated:
 - Key sites – 2,278 units.
 - Other new housing allocations – 161 units.
 - Rolled forward sites – 959 units.
 - Affordable housing led sites – 122 units.



Other Housing allocations

- Clive Road – 51 units – land in private ownership – package deal proposed to deliver Council homes
- Hayes Lane, The Bendricks (70 units) and Neptune Road, Barry Waterfront (40 units) approved as part of previous report

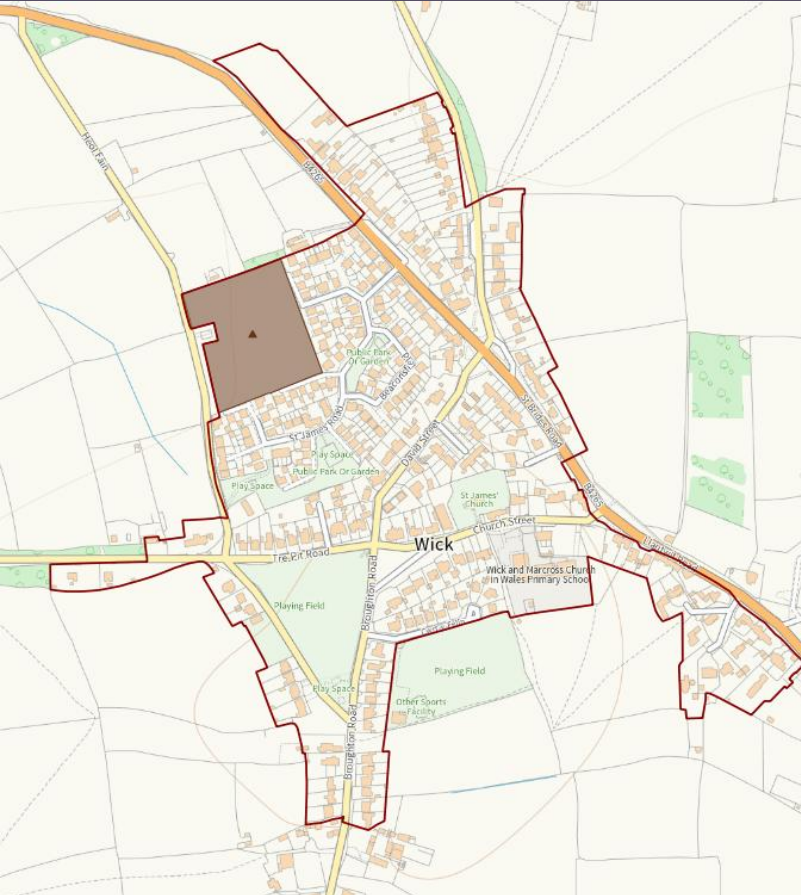


Affordable housing delivery

- In response to high levels of affordable housing need across the Vale, the Deposit RLDP sets a target to deliver 3,070 affordable homes over the plan period.
- The adopted LDP target of 30-40% affordable housing on sites delivered by private developers has been retained.
- The plan allocates affordable housing led sites in rural areas where a minimum of 50% of units must be affordable – this is in response to feedback from stakeholders. These sites are in Wick, Fferm Goch, Aberthin and Colwinston.
- In addition, RLDP policies support the provision of exceptions sites in appropriate locations.
- Both rural affordable housing led sites and affordable housing exceptions sites will be subject to local lettings policies.



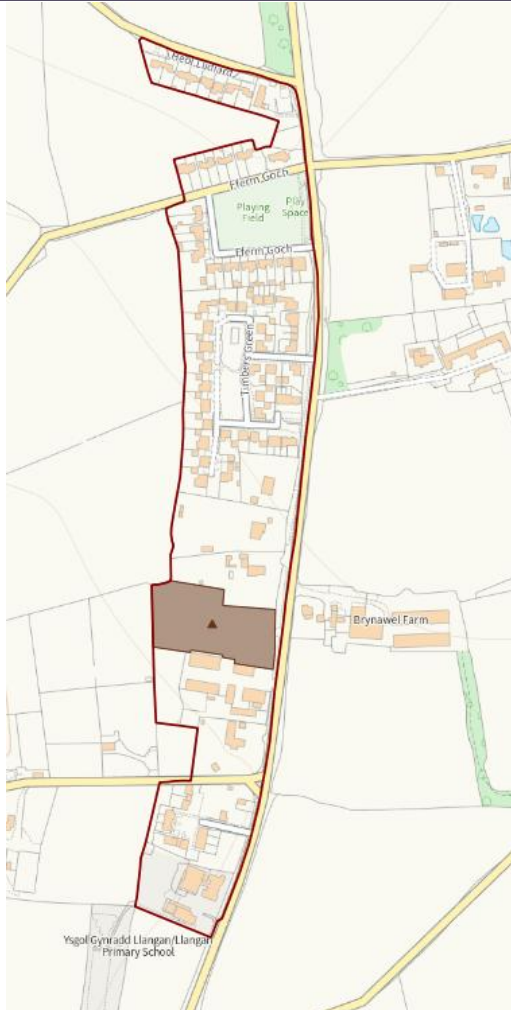
Rural affordable housing led sites



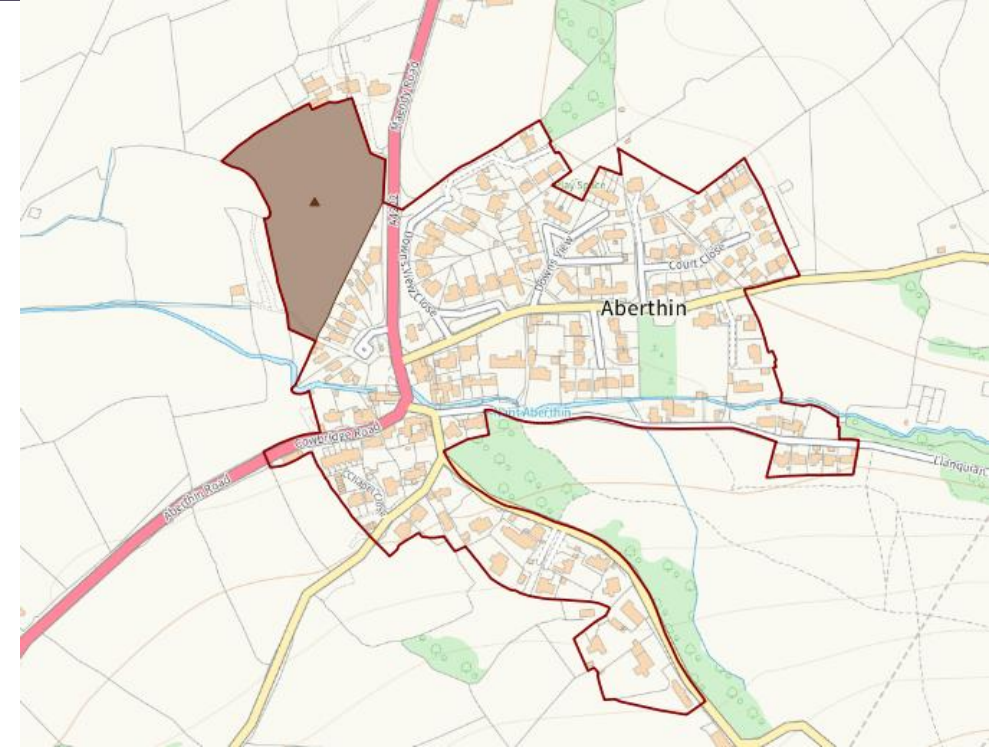
- Colwinston (minor rural settlement) – 25 units
- Wick (primary settlement) – 50 units



Rural affordable housing led sites



- Fferm Goch (minor rural settlement) – 22 units
- Aberthin (minor rural settlement) – 25 units



Infrastructure

- An Infrastructure Delivery Plan forms part of the Deposit Plan, identifying what infrastructure is needed to deliver sites and mitigate any development impacts.
- The Plan is informed by a Strategic Transport Assessment considering cumulative impacts on the highway network – key junction improvements identified including Weycock Cross – to be funded by housing sites.
- Requirement to contribute to Sustainable Transport/Active Travel.
- Education – where additional school places are required, the developer must fund additional capacity through s106. New and replacement schools identified.
- Health – Health Board engaged in the process and will undertake regular reviews and consider opportunities to increase capacity where required.
- Water and sewerage – if upgrades are needed that are not already within DCWW's programme of works, developer will need to fund them.



Employment

- The plan makes provision for 182 Ha of new employment land, to meet a need for 67.8 Ha of employment land and provide up to 5,338 jobs.
- Major employment allocations have been rolled forward from the adopted LDP, including land at the Cardiff Airport and Bro Tathan Enterprise Zone and south of Junction 34 of the M4.
- Local employment allocations also identified at Atlantic Trading Estate, Windmill Park and Llandow.
- Existing employment sites are protected for continued employment use.
- Two Employment Regeneration Opportunity Areas identified at Barry Docks and the Former Aberthaw Power Station site.



Retail and town centres

- The Deposit Plan makes provision for new food stores at St Athan (part of a key site proposal) and Llantwit Major, although the Llantwit Major proposal will be dependent upon the outcome of a call-in from Welsh Ministers.
- Recognition that the function of town centres has changed and the policy approach supports uses that support the vitality and vibrancy of centres rather than restricting units to A1 use.
- Thresholds set in respect of over-concentration of hot food takeaways in recognition of their impact on the amenity and vibrancy of centres and also on public health.



Climate change

- Deposit Plan includes innovative policies in response to the climate emergency.
- All new dwellings will need to be built to be net zero carbon in operation – these standards have been demonstrated to be feasible and financially viable.
- In addition to carbon emissions benefits, this approach will reduce energy costs for residents and help address fuel poverty.
- Also a presumption against demolition of buildings unless certain criteria are met.



Next Steps

- The report recommends that the Deposit RLDP and its supporting documents be approved for public consultation.
- Any comments from Place Scrutiny Committee will be considered by Cabinet on 8th January 2026 before Full Council on 12th January 2026.
- Full Council is also asked to approve the revised Delivery Agreement for submission to WG for their approval.
- The Deposit Plan consultation will run for a statutory 6-week period between 28th January and 11th March 2026 to allow interested parties to make representations on all policies and allocations.
- Representations made as part of the Deposit Plan will be considered by an Independent Planning Inspector as part of an Examination.

