



LOCAL DEVELOPMENT PLAN

DRAFT PREFERRED STRATEGY

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FOREWORD

What is the draft Preferred Strategy?

Prior to commencing work on a Deposit Draft Local Development Plan (LDP) the Vale of Glamorgan Council (the Council) has to prepare a Draft Preferred Strategy.

The Draft Preferred Strategy sets out the Council's strategic priorities for development between 2011 and 2026. It outlines a range of key issues affecting the Vale that the Draft Preferred Strategy will need to address and defines a vision of how the Vale of Glamorgan should develop. It identifies the general location of development, sets objectives and establishes a series of strategic policies that will guide future growth and development. Once approved, the strategy will be used by the Council as a starting point for more detailed policies and site-specific proposals that will be contained in the Deposit Draft LDP.

As the Draft Preferred Strategy is concerned with strategic matters, the options presented within this report are general and specific development sites are not identified. These will be considered later in the Plan process and will be the subject of further formal consultation.

Why is this consultation required?

Planning plays an important role in shaping the places where we live, work and relax. The Council is keen to ensure that everyone has the opportunity to comment on the Draft Preferred Strategy and contribute to the future development of the Vale of Glamorgan. This consultation conforms to the Community Involvement Scheme set out in the Council's Approved Delivery Agreement (August 2006), as amended 2007.

How long does the consultation period last?

The consultation period on the Draft Preferred Strategy will run for a six week period from 12.00 noon on the 16th January 2008 to 12.00 noon on the 27th February 2008, after which time any representations received will be considered and reported to the Council's Cabinet, Planning and Scrutiny Committees for consideration.

How can you comment?

Please complete the consultation questionnaire available from the pre-deposit locations or visit the Vale of Glamorgan Council's web site at:

www.valeofglamorgan.gov.uk/living_menu/planning/planning_policy/local_development_plan.aspx

Planning and Transportation Policy
The Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Tel: 01446 704600
Fax: 01446 704846
Email: LDP@valeofglamorgan.gov.uk

1. INTRODUCTION

- 1.1 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, place a statutory duty on all Local Authorities in Wales to prepare a Local Development Plan (LDP) for their administrative area. The Vale of Glamorgan LDP will ultimately replace the Vale of Glamorgan Adopted Unitary Development Plan 1996–2011 (UDP). The LDP sets out the Council’s land use planning policies against which developments will be assessed during the period 2011 to 2026.
- 1.2 The Draft Preferred Strategy has been prepared in accordance with Regulation 15 of the LDP Regulations which requires the Council to publish pre-deposit proposals for public inspection. It outlines the spatial strategy options that have been considered by the Council and proposes a draft “Preferred Strategy” for the Vale of Glamorgan LDP. The Draft Preferred Strategy seeks to address the key social, economic and environmental issues affecting the Vale, assists in delivering the Council’s Community Strategy Vision, and accords with national and regional planning guidance.
- 1.3 The Draft Preferred Strategy sets out the broad locations for future development, and contains the Vision, objectives and key strategic policies. It forms the basis from which the detailed policies and land allocations will be derived.
- 1.4 The Draft Preferred Strategy sets out the spatial framework for future development and has been developed following consultations with relevant stakeholders and Council Officers from key service areas. This has involved the following process:



2. THE SUSTAINABILITY APPRAISAL OF THE STRATEGIC OPTIONS AND DRAFT PREFERRED STRATEGY, INCLUDING VISION, OBJECTIVES AND CORE STRATEGIC POLICIES

- 2.1 In preparing this document and in accordance with the EU Strategic Environmental Assessment Directive (2001/42/EC), the Council has undertaken a Sustainability Appraisal (SA) of the Draft Preferred Strategy. The SA assesses the Draft Preferred Strategy's performance in terms of contributing towards addressing the economic, social and environmental issues affecting the Vale of Glamorgan, identified in the Council's Sustainability Appraisal Scoping Report (June 2007).
- 2.2 The SA process seeks to improve the sustainability performance of the Plan by testing it against a series of sustainability objectives covering a range of social, economic and environmental topics, against which the sustainability of the emerging Plan will be tested during its preparation. To date this has involved the appraisal of the various elements that make up the Draft Preferred Strategy, namely the LDP Strategic Objectives, the Preferred Spatial Option, and the Core Strategic Policies.

- 2.3 This appraisal is contained within the Initial Sustainability Appraisal Report of the Draft Preferred Strategy (December 2007) which can be viewed on the Council's website at:

www.valeofglamorgan.gov.uk/living_menu/planning/planning_policy/local_development_plan.aspx

3. APPROPRIATE ASSESSMENT

- 3.1 Articles 6(3) and 6(4) of the Habitats Directive sets out the requirement for the Appropriate Assessment of plans or projects affecting Natura 2000 sites. Article 6(3) states that:

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to Appropriate Assessment of its implications for the site in view of the site's conservation objectives...”

- 3.2 In the UK the Habitats Directive has been transposed into national legislation by means of the Conservation (Natural Habitats, & c.) Regulations 1994 (as amended) and following a European Court of Justice ruling in October 2005 updated by The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007 which now requires the application of Appropriate Assessment (AA) to all land use plans (section 85A – E).

- 3.3 In accordance with 85B (1) the Vale of Glamorgan Council has undertaken a screening report of the likely significant effects of the Draft Preferred Strategy and has concluded that there is potential for the LDP to have significant effects upon the identified Natura 2000 sites. In accordance with WAG guidance it is therefore recommended that an Appropriate Assessment is undertaken to ascertain the effect of the LDP on the integrity of the sites. Further details on the screening report are available at:

www.valeofglamorgan.gov.uk/living_menu/planning/planning_policy/local_development_plan.aspx

4. CONTENT AND STRUCTURE OF THE DRAFT PREFERRED STRATEGY

4.1 The structure of this document reflects WAG guidance on pre-deposit proposals documents as detailed in Local Development Plans Wales (2005), the latter document states that a local authority's pre-deposit proposals documents should include the following items:

- The vision
- Key aims and Objectives
- Strategic options
- Key policies
- The Spatial Strategy
- Key Target/Indicators

5. CONTEXT: A SPATIAL PORTRAIT OF THE VALE OF GLAMORGAN

5.1 The Vale of Glamorgan is Wales' most southerly Unitary Authority, lying west of Cardiff between the M4 and the Severn Estuary and covering 33,097 hectares, of which approximately 85% (28,132 hectares) is agricultural land. The Vale has 53 kilometres of coastline, of which 19 kilometres is designated as Heritage Coast. Its neighbouring authorities are Bridgend County Borough Council to the west, Cardiff Council to the east and Rhondda Cynon Taf County Borough Council to the north.

5.2 The Vale of Glamorgan has a population of 119,292, of which approximately 48,000 reside in Barry, the Vale's administrative centre, which has benefited in recent years from ongoing regeneration projects within the town centre and Barry Waterfront. A further 45,500 are distributed amongst the larger towns of Penarth, Llantwit Major, Dinas Powys and Cowbridge. The remaining population is scattered throughout the Vale's smaller rural villages and hamlets.

- 5.3 The major transport corridor of the M4 motorway to the north of the Vale provides a strategic road link to the South East Wales region and beyond. The Vale is also home to Cardiff International Airport, which is a major facility for the region serving both business and tourist sectors for South and West Wales. The airport currently receives over two million passengers a year and has aspirations to increase to around five million by 2015 and to eight million by 2030.
- 5.4 Within the Vale there is a clear distinction between its urban and rural areas, which creates differences in the nature of the issues affecting the area. For example, whilst in some parts of the rural Vale there exists some of the most affluent wards in Wales, in Barry there are communities that fall within the highest 10% of most deprived areas in Wales. In these urban communities, health, education and high employment are of particular relevance, whereas in some of the rural communities, poor access to services and a decline in the traditional rural economy are seen by residents as being important issues. However, a common issue across all parts of the Vale is the impact that increased house prices have had on the provision of affordable housing
- 5.5 The scattered nature of the Vale's rural settlements and its close proximity to Cardiff and the M4 has resulted in a steady increase of car ownership (78% of all households), with some 46% of the population travelling outside the Vale for work. This leads to congestion on key routes at peak times, despite the fact that some of the larger settlements of Barry, Dinas Powys, Llantwit Major, Penarth and Rhoose are well served by rail.
- 5.6 The Vale of Glamorgan benefits from a wide range of environmental resources. There are two sites designated as European sites under the Habitats Directive, which include the Severn Estuary. In addition part of the Vale's coastline is designated as Heritage Coast, and there are a large number of national and locally important designated sites of nature conservation value. In terms of cultural heritage, the

Vale has an extensive range of Listed Buildings, County Treasures, and Scheduled Ancient Monuments as well as 38 Conservation Areas.

- 5.7 The abundance of natural and built environmental assets in the Vale provides leisure, recreation and tourism opportunities, but also requires the need for careful management to ensure that such activities do not impinge on quality and unacceptably affect their character.

6. FUTURE GROWTH

- 6.1 In order to inform the LDP's Draft Preferred Strategy, the Council has undertaken a number of background studies to examine key areas of change that will have an influence on the Vale's future land requirements. These include studies in respect of retail and employment needs as well as housing and population growth. Also, the Council, in Partnership with Cardiff City Council has commissioned a joint housing market assessment to identify future housing needs, including affordable housing.
- 6.2 In addition studies on Special Landscape Areas, the Coast, Renewable Energy Assessment and Burial Land have been undertaken. These studies will inform development of detailed policies which will form part of the full draft deposit plan. A further assessment of recreational space is also planned in the near future.

7. EMPLOYMENT NEEDS

- 7.1 In January 2007, the Ministry of Defence announced that R.A.F St Athan in the Vale of Glamorgan would be the location of a new £14 billion Defence Training Academy, providing state-of-the-art military training to the Army, Navy and Royal Air Force. In addition, an Aerospace Centre of Excellence will be developed by the Welsh Assembly Government on the site of the former RAF Station. The proposal is one of the largest single investment projects in Wales, providing a major boost to both the local community and the whole of Wales along the M4 corridor.
- 7.2 As a result of this announcement and as part of the background evidence for the LDP, the Council commissioned consultants B.E Group to undertake a thorough examination of future employment land need within the Vale of Glamorgan during the LDP period, taking into account potential demand for employment land resulting from DTA St Athan. The final study is available on the Council's website: www.valeofglamorgan.gov.uk/living_menu/planning/planning_policy/local_development_plan.aspx
- 7.3 The report highlights that at present the Vale has an insular property and employment land market that is predominantly industrial in character with demand largely for small start up units and grow on space for locally based companies. Whilst there is a market for office development this is currently relatively small, with demand for office space below 100 sq.m. The reasons for the Vale's insular market are because there is limited inward investment; the larger settlements are at a distance from the motorway network and the Vale's proximity to larger neighbouring employment centres with more favourable grant regimes – e.g. Cardiff and Bridgend.
- 7.4 Despite these constraints the report concluded that due to proposals at DTA St Athan and projected passenger growth at Cardiff International Airport the Vale is in a favourable position, and demands for employment land at these locations and elsewhere will grow over the next 5-10 years. The report suggests that DTA St

Athan itself has the potential to generate demand for 0.5 - 1 ha of employment land per annum.

- 7.5 Consequently, in terms of future employment land requirements the report indicates that the current supply of 173 hectares of employment land is sufficient to meet the Vale's future employment needs, including any potential demand generated from DTA St Athan¹. However, the study has identified a need to overcome development constraints at key sites at Barry (Hayes Wood, Atlantic Trading Estate) and at Cardiff International Airport, and to provide serviced, freehold, development plots in Barry, (including the provision of a new 10ha should any existing sites be de-allocated due to constraints). The study also highlighted that future policy should actively support the rural economy.
- 7.6 Accordingly, the focus of the LDP's employment strategy will be to utilise existing employment sites to overcome infrastructure constraints and also to enhance the range of units available. The emphasis will be on working in partnership with key land owners and the Welsh Assembly Government to ensure that the Vale is in a strong position to capitalise on the economic opportunities identified within the report.

8. POPULATION GROWTH AND HOUSING

- 8.1 A draft topic paper, which can be viewed at www.valeofglamorgan.gov.uk/living_menu/planning/planning_policy/local_development_plan.aspx has been produced to support the population and housing projections of the LDP Draft Preferred Strategy. The paper covers:
- 8.2 Government housing policy relating to population and housing projections;
Population, housing, migration and build trends;

¹ Similar findings are contained in the South East Wales Economic Forum Study-*Further Analysis of Employment Land Report* (Harmers & July 2007)

Eight population, household and dwelling forecast options and the proposed future housing requirements for the LDP.

- 8.3 It is considered that only one option, that of the Regional Housing Requirement Figure, meets the needs of the Vale and the guidance offered by the Wales Spatial Plan. It is proposed, therefore, to use this requirement figure for the LDP.
- 8.4 The South East Wales Region projections estimate that the number of households will increase from 583,700 in 2003 to 692,600 in 2021, an increase of 108,900 (18.6%).
- 8.5 SEWSPG has undertaken to apportion the WAG regional projected housing figure between the 10 authorities that form the South East Wales Region. This is in the context of the Wales Spatial Plan (WSP) 2004 and associated South East Wales area work, whilst considering each authority's particular needs and limitations.
- 8.6 The SEWSPG memorandum indicates an apportionment of 500 dwellings per annum, 7500 dwellings over a 15 year plan period for the Vale of Glamorgan Unitary Authority, equating to 8% of the SEWSPG regional figure. This is the proposed draft housing requirement figure for the Vale of Glamorgan LDP 2011 to 2026.
- 8.7 The Proposed Housing Requirement figure of 7500 over the plan period will be subject to regular review, as required by Government Guidance and as such can be amended should the migration or the Wales Spatial Plan requirements change.

CSP4 has been drafted in light of the Council's preferred housing growth option.

9. AFFORDABLE HOUSING

- 9.1 The Council, in partnership with Cardiff County Council has jointly commissioned a Local Housing Market Assessment (LHMA) to enable each authority to gain an understanding of its local housing markets, including affordable housing needs. The findings of the study will be used by the Council in the development of the Vale's Housing Strategy, and will also provide robust evidence to enable affordable housing to be secured through the LDP.
- 9.2 Whilst the study is yet to be finalised, the initial findings summarised below have been used to inform the core strategic affordable housing policy (CPS5) contained within the Draft Preferred Strategy. The findings of the final study shall be used to develop detailed affordable housing policies in the Deposit Draft LDP.
- 9.3 Key findings of the Draft LHMA relate to the fact that at present there exists a need to provide 652 new affordable dwellings per year in the Vale, with the highest demand for affordable housing being within Barry, followed by Penarth, and the Coastal Area.

Draft policy CSP5 has been drafted to reflect the findings of the draft report.

10. POLICY CONTEXT

- 10.1 The Vale of Glamorgan LDP draft Preferred Strategy has been prepared within the context provided by national guidance and strategic policy documents of national, regional and local relevance. This is to ensure that the Draft Preferred Strategy can contribute towards the priorities and work of others where this has land use implications. The main influences are illustrated below, and further information about these and other core plans can be found at Appendix 1 to the Sustainability Scoping Report:

www.valeofglamorgan.gov.uk/living_menu/planning/planning_policy/local_development_plan.aspx

NATIONAL



People, Places, Futures: The Wales Spatial Plan (2004 & 1st review 2007)

10.2 The Wales Spatial Plan provides a framework for the future spatial development of Wales, and integrates the spatial aspects of national strategies, including social inclusion and economic development, health, transport and environmental policy. The 1st review of the WSP Plan identifies Barry as a key settlement within the South East Wales region, and St Athan as a strategically important area for growth employment associated with development of the Defence Training Academy at RAF St Athan.

<http://new.wales.gov.uk/about/strategy/spatial/?lang=en>



Planning Policy Wales (2002) & Technical Advice Notes (various)

10.3 National land use planning policies are set out in Planning Policy Wales (March 2002) and are supplemented by Technical Advice Notes Ministerial Interim Planning Policy Statements, and Circulars on topics such as Waste, Minerals, and Affordable Housing. When preparing LDPs, Local Planning Authorities must have regard to this guidance by interpreting this guidance to address local circumstances.

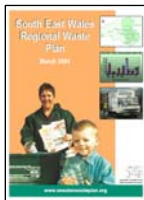
<http://new.wales.gov.uk/topics/planning/policy/?lang=en>

REGIONAL



South East Wales Regional Transport Plan

10.4 Work is currently progressing on the South East Wales Regional Transport Plan, which when finalised will provide the strategic framework for future transport investment across the region. This document identifies strategic highway schemes that will contribute to meeting the social and economic objectives of the Plan, and accordingly these are being promoted by the Council through the emerging RTP. www.Sewta.gov.uk



South East Wales Regional Waste Plan 2002

10.5 This document provides a strategic, integrated, approach for the sustainable management of waste and the recovery of resources in the South East Wales region. A review of the Plan is currently being undertaken, and includes a requirement for LDPs to contribute towards reducing the region's waste arising through the identification of appropriate locations for waste management facilities. A series of options are currently being considered, and depending on which option is agreed, the LDP will need to identify between 8.6 and 15.3 hectares of land on existing suitable employment sites to accommodating waste facilities. In addition, the Council along with Caerphilly, Cardiff, Newport and Monmouthshire have established Prosiect Gwrydd to explore the potential for the commissioning of a Regional Waste facility capable of dealing with the consortiums waste arisings.

www.walesregionalwasteplans.gov.uk

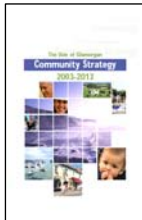


South Wales Regional Aggregates Technical Statement

10.6 This statement will provide a 5-year strategy for the provision of aggregates in the region and a strategic framework for future Local Development Plans. For the Vale of Glamorgan LDP, this will require ensuring that a sufficient supply of minerals and aggregates are provided over the plan period to meet the Vale's contribution to the regional supply.

www.swrawp-wales.org.uk

LOCAL



The Vale of Glamorgan Community Strategy (2003-13)

10.7 This strategy aims to improve the quality of life for residents within the Vale of Glamorgan. Prepared by the Vale of Glamorgan Partnership, the strategy represents a joint approach to improving the quality of life in the Vale. The role of the LDP is to support those elements of the strategy that can be delivered through the land use planning, for example, promoting opportunities for urban and rural regeneration.

www.valeofglamorgan.gov.uk/files/Our%20Council/Achieving%20our%20vision/CommunityStrategy.pdf

11. WORKING WITH OTHER LOCAL AUTHORITIES AND PARTNERS

11.1 The Vale of Glamorgan does not exist in isolation, and as such in preparing its LDP, it is important that the Vale of Glamorgan Council contributes in a sustainable way to the planning of the wider South East Wales region. Accordingly, the Council has contributed to regional working through its membership on the South East Wales Strategic Planning Group (SEWSPG), the South East Wales Transport Alliance (Sewta), the South East Wales Regional Waste

Technical Group (SEWRTG) and The South East Wales Regional Aggregates Working Party (SEWRAWP).

- 11.2 The Council is also required to ensure that the LDP is consistent with the LDP strategies of neighbouring authorities. For the Vale these will be the plans prepared by Cardiff, Rhondda Cynon Taf and Bridgend Council's. To date, the cross boundary issues that have been identified within the emerging strategies of these authorities, and have been taken into consideration during the preparation of the Vale Council's Draft Preferred Strategy are set out below.



Housing

- 11.3 In determining the Council's housing requirements the Council has been minded to ensure that its housing allocations accord with the regional housing apportionment. In doing so this has ensured that the Vale of Glamorgan LDP supports the growth strategies of neighbouring authorities. For example **Rhondda Cynon Taf Draft Preferred Strategy (January 2007)** considers higher housing growth will assist in halting depopulation and ensure stable growth of their population.



Transport Cardiff's Draft Preferred Strategy (October 2007)

- 11.4 This strategy has identified potential bus priority measures and Park and Ride sites on strategic cross boundary routes; accordingly this has been reflected in the Council's Draft Preferred Strategy.



Bridgend's Draft Preferred Strategy

- 11.5 This strategy is currently being formulated and it is the intention of both Councils to work together closely to ensure compatibility between strategies.

12. THE VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN 2011- 2026 VISION AND OBJECTIVES.

- 12.1 A key influence on the LDP Strategy is the need for the Plan and its policies to have regard to the aspirations for the Vale as set out in the Vale of Glamorgan Community Strategy (2003-2013). The Strategy was prepared by the Vale of Glamorgan partnership whose membership comprises representatives from the public, private and voluntary sectors and contains the following Vision, which the Council has also formally adopted² as the Vision for the Vale of Glamorgan LDP:

“Our Vision for the Vale is a place that is safe, clean and attractive, where individuals and communities have opportunities to improve their health, prosperity and wellbeing, and where there is a strong sense of community in which local groups and individuals have the capacity and incentive to make an effective contribution to the future of the area”

- 12.2 The role of the Vision within the LDP Draft Preferred Strategy is to clarify the core purpose of the Plan, providing a framework for developing policies and for measuring its development and success. The aim of the LDP is to help to assist in the delivery of this vision, address the key issues facing the Vale of Glamorgan and also to complement national planning guidance. In order to achieve this, the following overarching aims have been developed to guide the direction of the LDP:

Objective 1: To ensure that development within the Vale of Glamorgan uses land effectively and efficiently; and to promote the sustainable use and management of natural resources.

- 12.3 Sustainability is at the heart of the Vale of Glamorgan LDP, and as such the Plan will seek to maximise opportunities for new development that significantly contribute towards the delivery of sustainable development. In this regard recognition is given to the fact that land, like all other natural resources is a finite resource that

² Vale of Glamorgan Cabinet Meeting 27th February 2007, Minute C2911

needs to be managed sustainably. To achieve this the Council will apply a sequential approach to development that will seek the use of previously developed land within and adjoining settlements before the development of Greenfield land within and adjoining settlements. All new development whether on brownfield or greenfield land will be guided by the Council's commitment to ensure the land is used efficiently through ensuring that development incorporates high quality sustainable design.

- 12.4 The Plan will also foster sustainable approaches to waste management by ensuring that new development incorporates recycling facilities and that suitable locations are identified for the development of waste management facilities to meet local need and to contribute towards the Regional Waste Plan's strategy for waste reduction. Similarly, the Plan will set out the need for the sustainable management of mineral resources by ensuring that the release of minerals is balanced against the potential for the reuse of secondary aggregates.

Objective 2: To ensure that development within the Vale of Glamorgan makes a positive contribution towards reducing the impact of, and mitigating against the adverse effects of climate change.

- 12.5 Addressing climate change is a key issue for the LDP. The effects of climate change may result in the Vale of Glamorgan being a different place in the future as a result of potentially longer periods of hot, dry weather during the summer and warmer and wetter winters, with frequent storms and flooding events. Whilst the human activities that contribute towards climate change are numerous, the LDP can influence activities that have land use implications. Consequently, the LDP will seek to ensure that new development mitigates against the causes of climate change, by ensuring that it is located in areas well served by a range of transport choices or by reducing the need for trips, thereby reducing transport related greenhouse emissions.

- 12.6 Where future development is planned, the LDP will require all development proposals to consider at the earliest stages how it can

make a positive contribution towards addressing climate change. For example this could include reducing energy demand by designing more energy and resource efficient buildings or by utilising sustainable energy technologies. The Plan will also encourage appropriate renewable energy schemes, such as community based wind power schemes, solar power and biomass combustion. Efficient energy supplies will also be encouraged by use of available 'waste' heat, community heating and combined heat and power systems.

12.7 It will also be important for all future development to be able to adapt to the potential impacts of climate change, ensuring that buildings are designed to take account of potential increases in temperature and are located in areas that are not prone to flood risk or may exacerbating existing flood risks. For the Vale this is particularly important in coastal areas where climate change has the potential to increase the risk of coastal flooding and as such development within this area will be carefully managed.

12.8 The Council has undertaken a Renewable Energy Assessment, to assess the contribution that future new development can make towards reducing the impact of climate change. This highlighted the potential opportunities for the generation of renewable energy locally. This study will be used to inform detailed policy on how the Plan will secure the benefits of renewable energy as part of future development schemes. It is also proposed to produce supplementary planning guidance (SPG) on Climate Change and Renewable Energy, which will contain guidance on issues such as the appropriate use of renewable energy technologies and sustainable design.

Objective 3: To provide the opportunity for people in the Vale of Glamorgan to meet their housing needs.

12.9 The ability to provide an adequate supply of housing to meet the changing needs of the Vale's existing and future population is a major component of the LDP. However, in meeting these needs, the Plan will ensure that new housing contributes towards the creation of

sustainable communities by providing for a range and mix of housing sizes, and, in areas of identified need, contribute toward the provision of affordable housing. In such areas, the level of affordable housing will be determined against the findings of the Council's Local Housing Market Assessment.

- 12.10 To ensure that a sustainable supply of housing land is maintained to meet the projected housing requirement over the lifetime of the Plan, the Council will carefully monitor the release of sites for development, giving priority to areas of regeneration, employment and where affordable housing is most required.

Objective 4: To maintain, enhance and promote community facilities and services in the Vale of Glamorgan.

- 12.11 When planning future development, the LDP will ensure that new development, and in particular housing, does not impose an unnecessary strain on existing facilities including schools, community halls, open space, recreational and other leisure facilities. Where appropriate, new or enhanced facilities will be sought by the Council as part of a development proposal. Similarly, the LDP will ensure that the value placed on existing community facilities as focal points for community life is maintained by safeguarding their loss.

- 12.12 The Vale's retail centres represent an important community facility, with town centres playing a key role in supporting healthy, viable communities. The LDP will support the development of the existing retail facilities in the Vale, ensuring balanced retail centres that are attractive destinations, providing for the needs of the Vale residents and visitors alike.

Objective 5: To foster the development of a diverse and sustainable local economy that meets the needs of the Vale of Glamorgan and that of the wider South East Wales Region.

- 12.13 In order to develop a strong sustainably balanced economy, the LDP will ensure that adequate land and infrastructure are made available over the Plan period to meet the needs of local businesses, enhance the economic self-sufficiency of the Vale, and to support the wider

prosperity of the South East Wales region. In this regard the Council has identified the need for improved access between Barry and Cardiff to alleviate congestion through Dinas Powys at peak hours along the A4055 and for a bypass at Llysworney at the B4268, also to alleviate heavy traffic travelling to and from Llandow Industrial and Trading Estates. To achieve this, land will be safeguarded for strategic highway schemes within the LDP and funding for the schemes will be sought by the Council through the South East Wales Regional Transport Plan and where appropriate via developer contributions. Additionally, the Plan will support proposals currently being considered by the WAG to increase accessibility to Cardiff International Airport.

- 12.14 The Plan will give particular emphasis to new high quality employment, education and training opportunities that will assist in the creation of a well-trained and locally resident workforce. This will aid businesses to recruit locally, which in turn will ease outward commuting. In the rural Vale, the Plan will support initiatives that aid in the development of a strong rural economy, particularly where these seek to “add value” to locally produced goods, favour rural diversification or promotes sustainable tourism.

Objective 6: To reduce the need for Vale residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport.

- 12.15 One of the overarching contributors to sustainable development and climate change is the need to ensure that future development is located so that people are close to a range of services and facilities, including employment opportunities, thereby reducing the need to travel. As well as contributing towards minimising the effects that travel has on climate change, this can also contribute to the health and wellbeing of local residents by increasing the opportunities for walking and cycling.

- 12.16 Accordingly, in assessing appropriate locations for development, the LDP will consider the proximity of existing services and facilities and

how accessible new developments are by a range of transport modes, particularly walking and cycling. Where development is planned, the Council will seek appropriate developer contributions to allow for enhanced public transport provision.

- 12.17 The Council through its membership of Sewta will facilitate improvements in local transport infrastructure and services through the Regional Transport Plan. This will include working jointly with neighbouring authorities to explore opportunities for enhancing public transport, for example bus priority measures and park and ride proposals as identified in Cardiff's Draft LDP Preferred Strategy (October 2007).

Objective 7: To protect and enhance the Vale of Glamorgan's historic, built, and natural environment.

- 12.18 The natural environmental and built heritage qualities of the Vale are highly valued by the community and are important local recreational and tourism assets. The preservation and enhancement of these assets is important in supporting sustainable development. The LDP will therefore favour new development that is designed and constructed in ways that reinforce local distinctiveness and promote high quality contemporary designs.

- 12.19 The Vale also contains a diverse countryside that contributes to its identity and distinctiveness. This includes areas of European, national and local importance. Similarly, the Vale's undeveloped coastline is recognised as an important resource of both local and regional significance. Through the LDP, the Council will ensure that these natural assets continue to be protected, conserved and enhanced, and consideration given to the need for natural systems, landscapes, species and habitats to adjust to climate change.

Objective 8: To sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all.

12.20 The LDP shall ensure that new development enhances the role and functions of the Vale's towns and villages by accommodating future growth within and adjoining existing settlements. This will capitalise on opportunities to provide mixed use developments and for the enhancement of local facilities and services, as well as ensuring that the housing, employment, and recreational needs of the community are addressed. Quality design will play a key role particularly where new housing is proposed, by ensuring that new developments respect existing settlement patterns, and are designed to be safe and inclusive, and to instil civic pride amongst residents. Any new developments within and adjoining existing settlements will be expected to make a positive contribution to the settlement as a whole and where appropriate planning obligations will be required to improve infrastructure, facilities and services for new and existing communities.

13. STRATEGY OPTIONS

13.1 Consultation work on the identification of key social, economic and environmental issues affecting the Vale of Glamorgan as part of the Sustainability Appraisal Scoping Report was used to help develop the six strategy options for the Vale of Glamorgan LDP. On the 24th May 2007 stakeholder workshops were held to gauge views and ascertain the key strengths and weaknesses of each of the options. This consultation exercise proposed three additional strategic options and these along with the original six options were presented to key council officers from a range of service areas within the Vale of Glamorgan Council on the 25th July 2007. Reports on the findings of these workshops as well as a separate strategic options paper are available as separate reports on the Council's website

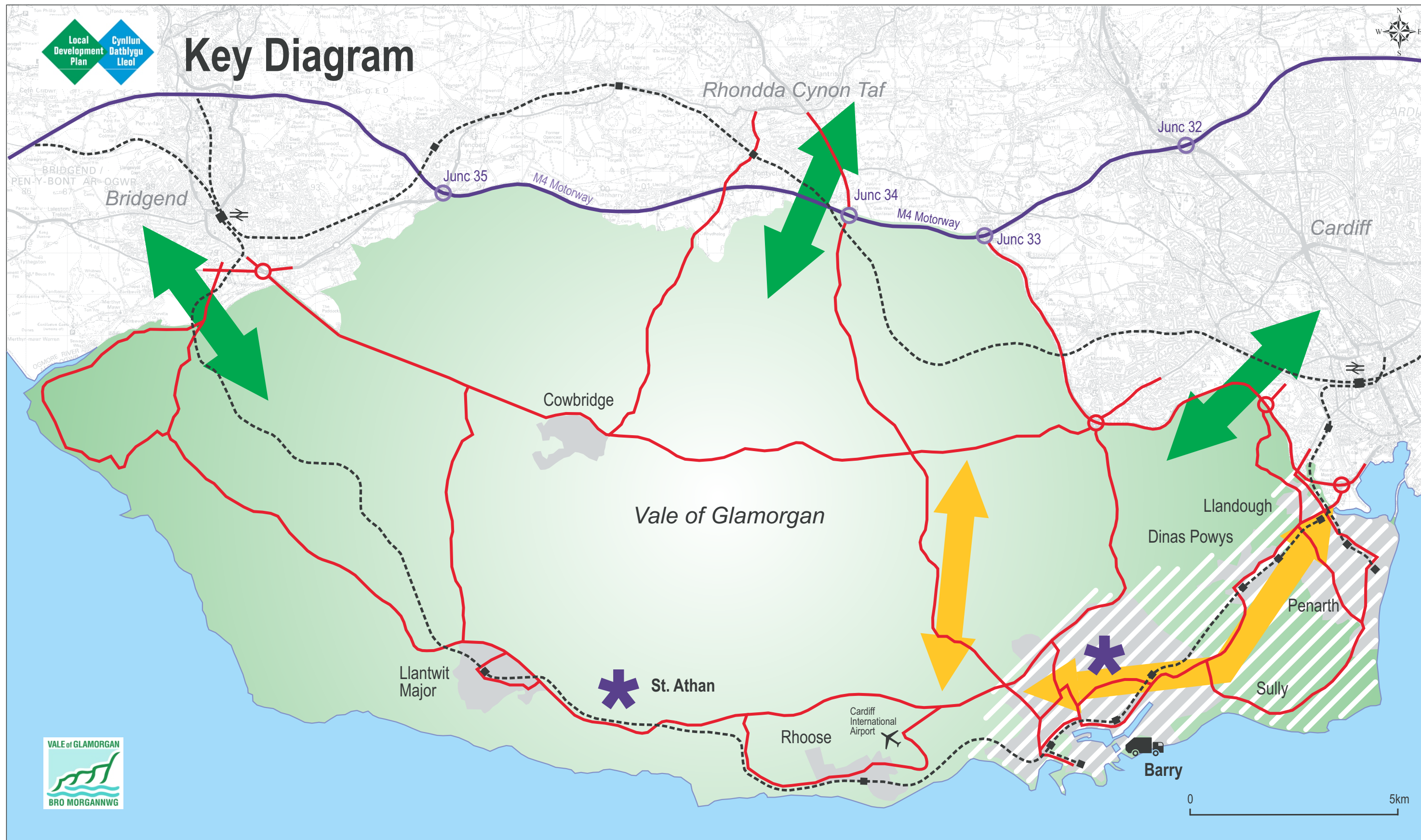
www.valeofglamorgan.gov.uk/living_menu/planning/planning_policy/local_development_plan.aspx

14. THE DRAFT PREFERRED SPATIAL STRATEGY

“To concentrate development opportunities in Barry and the South East Zone. The St Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development”

- 14.1 The South East Zone includes the main urban settlements and the highest concentration of the Vale’s population offering a range of services and facilities within easy access, thus providing greater opportunities for supporting future sustainable growth. Within this area Barry has been identified as an area of opportunity for housing, employment and recreation opportunities focussing particularly on the opportunities presented at Barry Waterfront.
- 14.2 Similarly as a result of major investment planned at RAF St Athan, the St Athan area has also been identified as an area of opportunity, the focus of development being aimed at capitalising on economic development opportunities arising from this and future expansion plans at Cardiff International Airport.
- 14.3 Outside of these key areas the Draft Preferred Strategy will locate future development within those settlements that have good levels of services and facilities, and transport links as identified in the Council’s Sustainable Settlements Study
www.valeofglamorgan.gov.uk/living_menu/planning/planning_policy/local_development_plan.aspx
Development within these areas will aim to support those key rural settlements that support the wider rural hinterlands, with development aimed at providing for local needs.
- 14.4 In terms of sustainability, the appraisal highlighted that this option would spread the benefits of development more evenly across the Vale of Glamorgan providing opportunities for regeneration, improved services, affordable housing and employment opportunities, thus potentially reducing health and economic inequalities across the Vale. This option would also result in reducing pressure for greenfield development, since a large proportion of housing would be

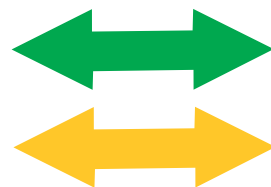
accommodated on existing brownfield land within Barry. Traffic congestion in the main urban areas could be reduced as a result of increased investment and focusing development in the larger rural towns and villages also provide opportunities for improved public transport provision throughout the Vale. Resource efficiencies could be achieved in the key towns over other options due to the higher density developments that would be generated if development was spread wider than the main towns and larger villages.



South East
Zone



Key Settlements



Interrelationships with adjoining LAs

Key Transport Links



Possible location for Waste Site



Main Road Network



Railway line & Station



Main line Station

15. THE VALE OF GLAMORGAN SETTLEMENT STRATEGY

- 15.1 To assist in the delivery of the LDP Draft Preferred Strategy, the Council has identified a hierarchy of settlements that builds upon the LDP Vision, Strategic Objectives and Core Strategic Policies by identifying the broad locations for development. The position of each settlement within the hierarchy is considered to reflect their present functions and roles, and describes what their future role will be in the delivery of the LDP Strategy by building upon the particular strengths and opportunities of each settlement. Accordingly, the settlements identified within the hierarchy are to be the main focus of future planned development, the scale and type of which will reflect their individual infrastructures, economies, characters and constraints, ensuring that future development is guided to the most sustainable locations.
- 15.2 The hierarchy has been informed by an assessment of the existing services and facilities contained within each of the Vale's settlements e.g. primary school, day-to-day food shopping, or access to medical facilities, as well as an assessment of the level of public transport provision. The purpose of the assessment was to identify the most sustainable settlements that provide a greater range of facilities for residents who do not have a car and are therefore were less reliant on larger settlements for their day-to-day needs. As with the Draft Preferred Strategy, key influences such as the Wales Spatial Plan 1st Review and the objectives of the Community Strategy have also been considered.
- 15.3 Further information on the levels of growth anticipated for each settlement will be included through the inclusion of further Area Strategy Policies, detailing site-specific allocations will form part of the full Deposit Draft Plan.

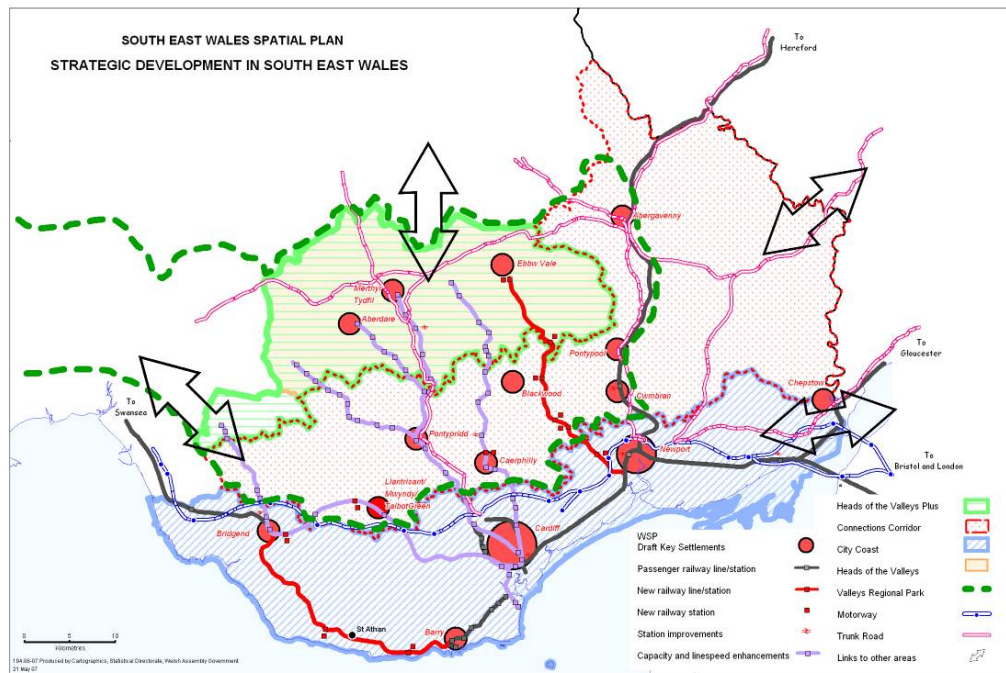
AREA STRATEGY POLICY 1: SETTLEMENT HIERARCHY

FUTURE DEVELOPMENT WILL BE GUIDED TOWARDS THE FOLLOWING SETTLEMENTS WHICH MAXIMISE SOCIAL AND ECONOMIC BENEFITS, REDUCE THE NEED TO TRAVEL, AND MINIMISE THE LOSS OF GREENFIELD SITES:

- **KEY SETTLEMENTS:** BARRY & ST ATHAN
- **PRIMARY SETTLEMENTS:** COWBRIDGE, DINAS POWYS, LLANTWIT MAJOR, PENARTH, RHOOSE, SULLY, LLANDOUGH (PENARTH) & WENVOE
- **SECONDARY SETTLEMENTS:** BONVILSTON, OGMORE-BY-SEA, ST BRIDES MAJOR, WICK, SOUTHERNDOWN, YSTRADOWEN, CORNTOWN & EWENNY
- **MINOR SETTLEMENTS:** EAST ABERTHAW, COLWINSTON, ABERTHIN, ST. NICHOLAS, PENDOYLAN, TREOES, LLYSWORNEY, LLANCARFAN, LLANMAES, PETERSTON-SUPER-ELY, SIGINGSTONE, PENLLYN & LLANDOW

16. KEY SETTLEMENTS

- 16.1 The settlements of Barry and St Athan are classed as Key Settlements within the Settlement hierarchy so as to complement their future role as identified within the Wales Spatial Plan (1st review 2007). This sees Barry as being one of the strategically important hub settlements that make up the City/Coast region having a key role in the creation of a strong sustainable city region for South East Wales by 2021 as illustrated below.



Source: Wales Spatial Plan 1st Review (x 2007)

16.2 The WSP sees the continued regeneration of the Waterfront in Barry as a key attraction, providing an alternative waterside location to Cardiff and offering opportunities to enhance attractiveness of the town in terms of leisure and the strengthening of the town centre. This, in combination with its close proximity to both the proposed Defence Training Academy at St Athan and Cardiff International Airport places Barry in an important strategic location in association with Cardiff and the wider City/Coast Region. Accordingly, both Barry and St Athan are identified as being one of only three Strategic Opportunity Areas, which are of a sub regional significance, providing opportunities for inward investment, regeneration and employment opportunities.³

16.3 For **Barry** the LDP Draft Preferred Strategy will focus on maintaining and enhancing the town's role as an important service centre by exploiting its proximity to the M4, as well as its coastal location and regeneration opportunities. Development will include the continued regeneration of Barry Waterfront into a high quality waterside development incorporating housing, leisure and recreational uses

³ The other 2 WSP Strategic Opportunity Areas are:

1. Development sites and opportunities linked to dualling of the A465 and the Heads of the Valleys Regeneration programme
2. North West Cardiff and South East Rhondda Cynon Taff – Management of the development pressures and opportunities in the area to secure the fullest contribution to city region objectives

linked to further regeneration and maximising tourism opportunities at Barry Island. To guide these aspirations, the Council intends to prepare a detailed Master Plan setting out its vision for the Waterfront and Barry Island.

- 16.4 Meeting the social and economic needs of the community will also be advanced through capitalising on Barry's strategic location as a key local employment centre. This will involve the enhancement of under utilised employment land to provide better quality office and business floorspace as well as opportunities for new employment. This will be complemented by enhancing the Barry retail offer through continued town centre improvements, including enhanced links between the town centre and the Waterfront.
- 16.5 This will be supported by the implementation of the Barry Waterfront to Cardiff Link Road in order to improve accessibility and alleviate peak time congestion along the A4055 between Barry and Cardiff, which will also provide opportunities for bus priority measures complementary to those proposed by Cardiff within their Draft Preferred LDP Strategy. Consideration of the proposal during the Plan period, including funding, will be progressed via developer contributions and at a regional level through the emerging Regional Transport Plan and in partnership with the Welsh Assembly Government.
- 16.6 For **St Athan** the focus of development will be on capitalising on the significant investment and employment opportunities arising from the DTA development. New development will also reinforce its role as a key settlement both locally and regionally within the context of the WSP, ensuring that future investment delivers benefits to its residents and to the Vale as a whole. The overall emphasis will be to ensure sustainable growth both within the framework of the LDP Draft Preferred Strategy and its regional context.
- 16.7 For both settlements, the Council will ensure that a package of transport measures aimed at reducing existing congestion and

accommodating future growth is secured as part of future development proposals.

17. PRIMARY SETTLEMENTS

- 17.1 The primary settlements are made up of a mix of urban and rural settlements that are characterised as offering a wide range of services and facilities that support larger catchment areas. They are also well located in relation to the strategic highway and/or are served by good public transport networks.
- 17.2 The principal focus of new development within these primary settlements will be to maintain and enhance their existing roles. For instance, in both **Penarth** and **Cowbridge** their roles as vibrant settlements that support the wider area will be secured by ensuring that the character and function of the existing retail centres, which are characterised by a range of smaller shops and independent retailers. In both **Llantwit Major** and **Rhose** any development will be aimed at providing mixed use developments, supporting the needs of the community and by taking advantage of their close proximity to Cardiff International Airport (CIA) and also the St Athan DTA, both of which have the potential for offering local employment opportunities.

18. SECONDARY SETTLEMENTS

- 18.1 The villages that form the secondary settlements are primarily the larger settlements found within the rural vale where the emphasis will be on supporting the wider rural area and building sustainable rural communities. Accordingly, any development will focus on the needs of the wider rural community, in particular affordable housing, encouraging opportunities for recreation and tourism, community services and facilities and other employment. Similar levels of growth may not be appropriate in all settlements, since any development will

be of a scale that is appropriate to the character of the area and local infrastructure.

19. MINOR SETTLEMENTS

- 19.1 Outside these towns and villages, the spatial strategy will support development within smaller settlements that have some basic facilities. In these areas the focus of development will be on assisting rural diversification, whilst at the same time protecting the countryside and coast. Such developments include the re-use of existing buildings for employment uses, support the needs of agriculture, or promote sustainable tourism. For those settlements where development is considered appropriate, residential settlement boundaries will be allocated. Elsewhere settlements that have not been afforded settlement boundaries, such as the Vale's smaller villages and hamlets will be classed as being within the open countryside, with development restricted to that associated with agriculture or forestry activities.

20. CORE STRATEGIC LOCAL DEVELOPMENT PLAN POLICIES

- 20.1 The Core Strategic Policies set out how the vision and aims will be delivered through the LDP. The policies relate to the whole of the Vale of Glamorgan, and are cross-referenced to the strategic objectives that they seek to support. Inevitably due to the cross cutting nature of the issues that the objectives seek to address, their delivery may be dependent on more than one strategic policy.
- 20.2 More detailed planning policies that seek to deliver elements of the strategic objectives will also be supported by further issues or site-specific policies which will be developed later and published in the deposit draft plan. Where appropriate these will be supported by a series of supplementary planning guidance notes.

CSP1: SUSTAINABLE DEVELOPMENT

FUTURE DEVELOPMENT IN THE VALE OF GLAMORGAN WILL BE GUIDED BY THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT. PROPOSALS WILL BE FAVOURED WHERE THEY:

- PROMOTE THE EFFICIENT REDEVELOPMENT OF PREVIOUSLY DEVELOPED LAND OR BUILDINGS, AND HIGHER DENSITY MIXED USE DEVELOPMENTS IN SUSTAINABLE LOCATIONS
- CREATE SAFE, ATTRACTIVE AND ACCESSIBLE ENVIRONMENTS,
- PROTECT AND ENHANCE THE COUNTRYSIDE, COAST AND THE NATURAL AND BUILT ENVIRONMENT,
- OFFER SUSTAINABLE TRANSPORT CHOICES THAT REDUCE THE NEED TO TRAVEL BY CAR,
- REDUCE THE USE OF NATURAL RESOURCES, INCLUDING, WATER, ENERGY AND WASTE,
- IMPROVE THE ECONOMIC AND SOCIAL WELLBEING OF THE POPULATION
- ENHANCE EXISTING OR PROVIDE FOR NEW COMMUNITY FACILITIES

The following strategic objectives are supported by policy CSP1: Objective 1, Objective 2, Objective 3, Objective 4, Objective 5, Objective 6 and Objective 7 and Objective 8

CSP2: CLIMATE CHANGE

ALL NEW DEVELOPMENT WILL BE REQUIRED TO DEMONSTRATE THROUGH THE SUBMISSION OF A STATEMENT HOW THE PROPOSAL CONTRIBUTES TOWARDS REDUCING ITS IMPACT ON, AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE, INCLUDING:

- REDUCING OVERALL PREDICTED ENERGY USE
- INCORPORATION OF ON SITE RENEWABLE ENERGY GENERATION
- SUPPLYING ENERGY EFFICIENTLY

The following strategic objectives are supported by policy CSP2: Objective 1, Objective 2 and Objective 7

CSP3: RENEWABLE ENERGY

PROPOSALS FOR COMMUNITY BASED RENEWABLE ENERGY SCHEMES SUCH AS DISTRICT HEATING, WIND POWER, BIOMASS COMBUSTION AND COMBINED HEAT AND POWER WILL BE PERMITTED PROVIDING THEY SATISFY THE REQUIREMENTS OF OTHER POLICIES WITHIN THIS PLAN.

The following strategic objectives are supported by policy CSP2: Objective 1, Objective 2 and Objective 7

CSP4: HOUSING NEED

PROVISION FOR THE DEVELOPMENT OF 7500 NEW DWELLINGS DURING THE PERIOD 2011-2026. THIS PROVISION WILL BE MET THROUGH:

- EXISTING COMMITTED SITES WITH PLANNING PERMISSION
- THE DEVELOPMENT OF A RANGE OF STRATEGIC SITES THAT ACCORD WITH THE COUNCIL'S STRATEGIC SETTLEMENT HIERARCHY, AND
- THE SUBDIVISION OF SUITABLE DWELLINGS, THE APPROPRIATE REUSE OF VACANT DWELLINGS AND BUILDINGS, AND APPROPRIATE INFILL DEVELOPMENT.

TO ENSURE A SUSTAINABLE SUPPLY OF HOUSING LAND IS MAINTAINED DURING THE PLAN PERIOD, HOUSING DEVELOPMENT WILL BE PHASED AS FOLLOWS:

- 2011-2016 2500 DWELLINGS
- 2016-2021 2500 DWELLINGS
- 2021-2026 2500 DWELLINGS

THE PHASING OF SITES WILL BE CONSIDERED IN ACCORDANCE WITH THE COUNCIL'S STRATEGIC SETTLEMENT HIERARCHY

The following strategic objectives are supported by policy CSP3: Objective 1, Objective 3 and Objective 8

CSP5: AFFORDABLE HOUSING

TO MEET THE AFFORDABLE HOUSING NEEDS OF THE VALE OF GLAMORGAN, A MINIMUM OF 2500 AFFORDABLE DWELLINGS OF AN APPROPRIATE MIX, SIZE AND TYPE WILL BE SECURED WITHIN THE PLAN PERIOD.

THESE WILL BE DELIVERED THROUGH A REQUIREMENT FOR THE PROVISION OF A MINIMUM 30% AFFORDABLE HOUSING TO BE

PROVIDED ON ALLOCATED AND WINDFALL SITES CAPABLE OF ACCOMMODATING 10 OR MORE DWELLINGS.

The following strategic objectives are supported by policy CSP4: Objective 3 and Objective 8

CSP6: PLANNING OBLIGATIONS

THE COUNCIL WILL SEEK PLANNING OBLIGATIONS WHERE APPROPRIATE TO SECURE IMPROVEMENTS IN INFRASTRUCTURE, FACILITIES AND SERVICES APPROPRIATE TO THE SCALE, TYPE AND LOCATION OF THE PROPOSED DEVELOPMENT. THESE OBLIGATIONS MAY INCLUDE THE PROVISION OR IMPROVEMENT OF THE FOLLOWING:

- AFFORDABLE HOUSING;
- EDUCATIONAL FACILITIES;
- TRANSPORT INFRASTRUCTURE AND SERVICES FOR PEDESTRIANS, CYCLISTS, PUBLIC TRANSPORT AND VEHICULAR TRAFFIC;
- PUBLIC OPEN SPACE, LEISURE, SPORT AND RECREATIONAL FACILITIES;
- COMMUNITY FACILITIES;
- ENVIRONMENTAL PROTECTION AND ENHANCEMENT SUCH AS NATURE CONSERVATION, PUBLIC ART, TOWN CENTRE REGENERATION, POLLUTION MANAGEMENT OR HISTORIC RENOVATION;
- RECYCLING AND WASTE FACILITIES; AND
- EMPLOYMENT OPPORTUNITIES AND COMPLEMENTARY FACILITIES INCLUDING TRAINING.

The following strategic objectives are supported by policy CSP5: Objective 1, Objective 2, Objective 3, Objective 6, Objective 7, and objective 8

CSP7: RETAILING

THE VITALITY, VIABILITY AND ATTRACTIVENESS OF THE VALE'S TOWN, DISTRICT AND VILLAGE RETAIL CENTRES WILL BE PROTECTED AND ENHANCED. NEW RETAIL DEVELOPMENT PROPOSALS MUST BE OF AN APPROPRIATE SCALE AND TYPE CONSISTENT WITH THE ROLE, CHARACTER AND FUNCTION OF EACH CENTRE.

The following strategic objectives are supported by policy CSP6: Objective 4, Objective 5, Objective 7, and Objective 8

CSP8: EMPLOYMENT

THE EMPLOYMENT NEEDS OF THE VALE OF GLAMORGAN WILL BE MET THROUGH:

- THE ENHANCEMENT AND IMPROVEMENT OF EXISTING EMPLOYMENT SITES;
- SUITABLE EXTENSIONS TO EXISTING EMPLOYMENT SITES;
- THE SAFEGUARDING OF EXISTING EMPLOYMENT SITES FROM NON- EMPLOYMENT USES, AND
- FAVOURING FARM DIVERSIFICATION, AND TOURISM INITIATIVES

The following strategic objectives are supported by policy CSP7: Objective 1, Objective 5 and Objective 8

CSP9: MINERALS

IN ORDER TO MEET LOCAL AND REGIONAL NEEDS FOR THE PROVISION OF AGGREGATES, A MINIMUM OF 10 YEARS EXTENDED LANDBANK WILL BE MAINTAINED THROUGHOUT THE PLAN PERIOD BY:

- SAFEGUARDING EXISTING PERMITTED RESERVES OF LIMESTONE FROM DEVELOPMENT THAT WOULD PREJUDICE THEIR FUTURE EXTRACTION;
- FAVOURING PROPOSALS WHICH PROMOTE THE SUSTAINABLE USE OF MINERALS AND WHICH ENCOURAGE THE USE OF SECONDARY AND ALTERNATIVE RESOURCES AND
- SAFEGUARDING IF REQUIRED ADDITIONAL RESOURCES OF LIMESTONE, SAND AND GRAVEL WHERE THESE COULD BE WORKED IN FUTURE WITHOUT UNACCEPTABLE DETRIMENT TO THE ENVIRONMENT.

The following strategic objectives are supported by policy CSP8: Objective 1

CSP10: BUILT AND NATURAL ENVIRONMENT

THE VALE OF GLAMORGAN'S BUILT AND NATURAL ENVIRONMENTAL ASSETS WILL BE PROTECTED AND WHERE POSSIBLE ENHANCED. APPROPRIATE DEVELOPMENT PROPOSALS SHOULD PROMOTE:

- HIGH QUALITY DESIGN THAT REINFORCES LOCAL CHARACTER, ENHANCES LANDSCAPE SETTINGS, AND RESPECTS THE CULTURAL AND HISTORIC QUALITIES OF INDIVIDUAL BUILDINGS OR CONSERVATION AREAS,
- OPPORTUNITIES FOR THE CREATION, CONSERVATION OR RESTORATION OF DESIGNATED SITES OF NATIONAL AND LOCAL NATURE CONSERVATION INTERESTS.

The following strategic objectives are supported by policy CSP8: Objective 1, Objective 2 Objective 7 and Objective 8

CSP11: STRATEGIC TRANSPORT IMPROVEMENTS

STRATEGIC TRANSPORT IMPROVEMENTS THAT SERVE THE ECONOMIC, SOCIAL AND ENVIRONMENTAL NEEDS OF THE VALE OF GLAMORGAN AND THE OBJECTIVES OF THE SOUTH EAST WALES REGIONAL TRANSPORT PLAN WILL BE FAVOURED. IN SUPPORT OF THESE OBJECTIVES LAND WILL BE SAFEGUARDED FOR:

- THE BARRY WATERFRONT TO CARDIFF LINK ROAD
- LLYSWORNEY BYPASS

PRIORITY WILL BE GIVEN TO SCHEMES THAT IMPROVE SAFETY AND ACCESSIBILITY, PUBLIC TRANSPORT, WALKING AND CYCLING.

The following strategic objectives are supported by policy CSP10: Objective 1, Objective 2 and Objective 5

CSP12: SUSTAINABLE WASTE MANAGEMENT

PROPOSALS FOR THE SUSTAINABLE MANAGEMENT OF WASTE WILL BE FAVOURED WHERE THEY SUPPORT THE OBJECTIVES OF THE SOUTH EAST WALES REGIONAL WASTE PLAN AND THE COUNCIL'S LOCAL WASTE MANAGEMENT STRATEGY.

IN SUPPORT OF THESE OBJECTIVES THE FOLLOWING LOCATIONS HAVE BEEN IDENTIFIED AS BEING SUITABLE FOR WASTE MANAGEMENT FACILITIES:

- ATLANTIC TRADING ESTATE
- THE OPERATIONAL PORT OF BARRY DOCKS

The following strategic objectives are supported by policy CSP11: Objective 1.

21. NEXT STEPS

CANDIDATE SITE ASSESSMENT

21.1 A key element in the development of the Vale of Glamorgan LDP is the identification of suitable sites that will delivery the spatial objectives and the core strategic policies set out in the Draft Preferred Strategy. To assist in this process, the Council between the 4th December 2006 and the 31st January 2007 the Council invited interested parties to submit sites for consideration for a range of uses such as employment, residential, retailing, transport, recreation, and waste management and community facilities. From this process, the Council has received 346 submissions, (including 47 late submissions as of 31st August 2007).

21.2 The next step in the LDP will be for the Council to determine the relative suitability of individual sites for future development, which will form the basis of site specific policies in the deposit draft LDP.

21.3 The assessment of sites will be undertaken in accordance with the Council's approved candidate site methodology⁴, which consists of the following three stages of assessment:

Stage 1: Assessing sites against the LDP Preferred Strategy.

21.4 Preferred sites will generally need to be consistent with the overall Preferred Strategy for the Vale. Although the Strategy is still emerging, site selection will need to 'fit' with that emerging spatial strategy. Therefore it is proposed for the site appraisal process to be undertaken only once the Draft Preferred Strategy has been subject to public consultation and formally approved by the Council.

21.5 Only those candidate sites that satisfy this stage will go forward for to Stage 2.

Stage 2: Detailed site appraisal

21.6 This will involve the Council assessing potential sites in terms of their suitability and deliverability, as well as criteria relating to site

⁴ Cabinet 20th June 2007 C3073

accessibility and location, environmental impact, physical site constraints, infrastructure issues and site availability. This will also involve collecting information from other Council Service areas such as highways and education as well as external consultation with statutory agencies and organisations where appropriate.

Stage 3: Sustainability Appraisal of Sites

21.7 The Planning and Compulsory Purchase Act 2004 and the Environmental Assessment of Plans and Programmes Regulations 2004 require a Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) to be carried out as part of the Local Development Plan process to assess the environmental, economic and social effects of the Plan, including site-specific proposals.

21.8 Since the Council's Draft Preferred Strategy will also have been subject to SA, appraising each site against the full SA framework is deemed unnecessary, since the Stage 1 strategic assessment will have enabled the Council to identify less sustainable sites, i.e. those that "do not fit" with the Council's Preferred Strategy. Therefore, only those sites that have undergone detailed site assessments shall be subject to individual SA assessments.

21.9 Copies of the Candidate site methodology and Candidate sites can be viewed on the Council's website at

http://www.valeofglamorgan.gov.uk/living_menu/planning/planning_policy/local_development_plan.aspx

22. DEPOSIT PLAN FORMAT

22.1 In accordance with the Council's revised Delivery Agreement, consultation on the full Deposit Draft LDP will take place in January 2009. The Deposit Draft LDP will include detailed policies and site allocations that support the implementation of the Preferred Strategy. The Council envisage that the format of the Deposit Draft LDP will be as follows:

Background

- Introduction to the new plan system, including a description of how the LDP was prepared, and the consultation process.
- Policy Context- National, Regional and Local

The LDP Strategy

- Vision
- Strategic Objectives
- Core Strategic Policies
- Plan Strategy including its Key Diagram
- Area Strategy Policies including site specific allocations

Vale Wide Policies

- Criteria based development control policies on a range of issues, for example design, access, amenity space.

Thematic Policies

- E.g. Built and Natural Environment, Employment, Transport

Implementation and Monitoring

- Statement on how the Council will monitor and report the performance of the LDP.

Proposals Maps

- Identifying areas of protection, for example, special landscape area designations, site allocations and settlement boundaries.

Supplementary Planning Guidance

- 22.2 The LDP will be accompanied by Supplementary Planning Guidance (SPG) which will provide further detail and guidance on specific elements of the LDP, for example on the conversion of rural buildings. At present it is the Council's intention to review the appropriateness of its existing SPGs against the emerging LDP, and where necessary produce further additional SPGs, and may also include detailed site specific development briefs.

23. MONITORING THE PERFORMANCE OF THE PREFERRED STRATEGY

- 23.1 Monitoring of the LDP is important to understand the characteristics of the local area, assess the impact of policies and whether the strategy is delivering sustainable development so that the policies can be reviewed as appropriate. The Council is required to produce an Annual Monitoring Report (AMR) of the LDP to review its progress and assess the extent to which the policies are being achieved.
- 23.2 The indicators and targets set out below will help to inform this process and will provide the basis for the AMR. They are intended to measure the key strategic outcomes sought. However, since the Draft Preferred Strategy is not a site-specific document or development control policy document and therefore the monitoring is at a more strategic level. Monitoring frameworks will be established for these future local development documents which will, if necessary, expand on the level of detail monitored in the Core Strategy.

Indicator	Relevant Policies	Target	Mechanism
Number of planning applications accompanied by a sustainability statement	CSP1	No target	Planning Applications database
Local parks and open space (formal and informal)	CSP1	No loss.	Annual Settlement Study

Indicator	Relevant Policies	Target	Mechanism
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Number of community facilities lost through change of use	CSP1	No loss	Section 106 database
Number of dwellings constructed to eco homes standard of good or above	CSP2	No target	Planning Applications database
Number of residential developments that incorporate on site renewable energy generation	CSP2	No target	Planning Applications database
Number of business units constructed to a minimum BREEAM good standard	CSP2	No Target	Planning Applications database
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	CSP2	No approvals.	Planning Applications database
Number of installed MW of renewable energy per annum	CSP3	No Target	Planning Applications database
Housing land supply taken from the current HLA study.	CSP4	Minimum 5 year supply	Joint Annual Housing Land Availability Study
Number of dwellings constructed annually.	CSP4	Target 1/5 th of 5 year phased supply	Joint Annual Housing Land Availability Study
Number of affordable houses built annually as a % of all housing	CSP5	Minimum 30%	Joint Annual Housing Land Availability Study
Number of affordable units secured through 106 agreements annually	CSP5/CSP6	No target	Section 106 database
Number of new community facilities secured through 106 agreements	CSP6	No target	Section 106 database
Total annual vacant floor space in the key town retail centres	CSP7	Decrease	Annual retail floorspace study
Total annual total of new retail floor space	CSP7	No target	Annual retail floorspace study
Amount of land developed for employment	CSP8	No target	Employment land database
Amount of employment land lost to residential development (total hectares)	CSP8	No loss.	Employment land database Planning Applications database
Number of rural diversification schemes approved	CSP8	No target	Planning Applications database
Indicator	Relevant Policies	Target	Mechanism
Amount of mineral reserves	CSP9	Maintain a 10 year land bank	SWRAWP Annual Report

		of minerals	
Built Environment- number of historic buildings at risk	CSP10	Reduce	Buildings at risk survey
Natural Environment- number of new developments delivering habitat creation and restoration	CSP10	Increase	Section 106 database
Number of improvements to public transport secured through 106 agreements	CSP11	No target	Planning obligations database
Number of new waste management facilities approved	CSP12	No target	Planning Applications database
% Household waste recycled	CSP12	Regional Target	Municipal Waste Plan

APPENDIX

SELF-ASSESSMENT SOUNDNESS TEST

The entire LDP process needs to satisfy the tests of soundness identified in LDP Wales: Policy on Preparation of LDPs (December 2005). LDP Wales states that “the presumption will be that the LDP is sound unless it is shown to be otherwise as a result of evidence considered throughout the examination. The table below sets out the ten tests of soundness and the Council’s assessment of its progress to date in meeting each of them.

PROCEDURAL TESTS:

P1: It has been prepared in accordance with the Delivery Agreement including the CIS.

The Delivery Agreement sets out the process for the production of the LDP and the preparation of the SEA/SA. This test will be proven by a check against the main procedures outlined in the Delivery Agreement:

Regulation 9:

Draft Delivery Agreement

- Cabinet approval to prepare a Delivery Agreement 1st February 2006
- Draft Delivery Agreement endorsed by Cabinet for consultation on 1st March 2006.
- Consultation undertaken during March / April 2006.
- Delivery Agreement amended and endorsed by Full Council in July 2006.
- Delivery Agreement submitted to Welsh Assembly Government for approval 27th July 2006.
- Delivery Agreement agreed by WAG on 23rd August 2006.
- Delivery Agreement revised and agreed by WAG October 2007

LDP Regulation 14:

Vision

- Consideration by officers during Autumn 2006.
- Endorsed by key stakeholder group on 8th December 2006.
- Endorsed by Cabinet 31st January 2007 and published on web site.

Review and Develop evidence base

- Conservation Area Management Review – complete June 2007
- Conservation Area Appraisal reviews - ongoing
- Employment Land Study – complete October 2007
- Housing Market Assessment – ongoing
- Gypsy and Traveller Study – ongoing
- Renewable Energy Study – ongoing
- Coastal Study – ongoing
- Special Landscape Area Study - ongoing
- Retail Study – ongoing
- Burial Land Study – ongoing
- Population, Household and dwelling requirements study – complete November 2007
- Regional Transport Plan – ongoing

Preparation of site register (includes inviting candidate sites and establishing selection criteria)

- Candidate Sites invited December 2006/ January 2007
- Candidate Site Register and Candidate Site Assessment Methodology endorsed by Cabinet on 6th June 2007 and published on web site.

Preparation of alternative strategies and options including identification of preferred strategy option and strategic sites.

- Strategic Options stakeholder workshop held on 24th May 2007.
- Strategic Options stakeholder workshop consultation report endorsed by Cabinet 18th July 2007 and published on web site.
- Strategic Options Officer workshop held on 25th July 2007.
- Further consideration informed by above consultation and involvement.
- Key stakeholder group briefing on 1/10/07

SA/ SEA

Develop the SA Scoping Report

- SA stakeholder workshop held on 11th October 2006 and consultation report published on web site.
- SA officer workshop held on 19th October 2006 and consultation report published on web site.
- Draft SA Scoping Report approved for consultation by Cabinet on 31st **January** 2007.

Consultation on SA /SEA Scoping Report

- Consultation on SA/SEA Scoping Report undertaken in February / March 2007.
- Representations and amendments to SA/SEA Scoping Report endorsed by Cabinet on 6th June 2007.

SA Assessment of Strategic Options and Sites

- SA of 9 strategy options undertaken by Hyder Consulting in October 2007.
- SA Report of the issues, strategic options and preferred strategy produced in October 2007.

LDP Regulations 15 and 16:

Consultation on preferred strategy proposals document and assessment of representations received.

- Consultation on Draft Preferred Strategy to be undertaken in January / February 2008.

SA/SEA

Consultation on SA Report following initial assessment of strategic options and preferred strategy.

- Consultation on Initial SA Report to be undertaken in January / February 2008.

P2: The Plan and its policies have been subject to sustainability appraisal including Strategic Environmental Assessment.

Following the stakeholder engagement and consultation described in P1 above, the Council published the approved LDP SA Scoping Report in July 2007. An Initial SA Report has subsequently been prepared and will be published for consultation in January / February 2008 at the same time as the Draft Preferred Strategy. The Initial SA Report contains an appraisal of the LDP strategic options, objectives and core strategic policies and has informed the development of the Draft Preferred Strategy.

- **Consistency tests:**

C1: It is a land use plan that has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.

- The Draft Preferred Strategy has been prepared within the context of all relevant national, regional and local policy guidance (section 10 refers). It also has regard to the cross boundary issues emanating from the emerging LDP strategies of adjoining Local Authorities (section 11 and key diagram refers). The LDP SA Approved Scoping Report (July 2007) also contains a comprehensive review of plans, policies and programmes in Appendix 1, which have been considered in the preparation of the LDP.

C2: It has regard to national policy.

- The Draft Preferred Strategy has regard to the national planning guidance identified in section 10. Similarly, the LDP SA Scoping Report (July 2007) includes a review of national plans, policies and programmes that have been considered in the preparation of the LDP.

C3: It has regard to the Wales Spatial Plan.

- The Draft Preferred Strategy has been prepared within the context of the Wales Spatial Plan (section 10 refers). Area Strategy Policy 1: Settlement Hierarchy identifies Barry and St. Athan as key settlements, which reflects their future role in the Wales Spatial Plan (2007).

C4: It has regard to the relevant community strategy /ies.

- The Draft Preferred Strategy has been prepared in the context of the Vale of Glamorgan Community Strategy 2003-2013 (section 10 refers). Given the synergy between the two documents, the Council has agreed to adopt the Community Strategy vision as the LDP vision (section 12 refers). Furthermore, the LDP objectives seek to support those elements of the Community Strategy that can be delivered through land use planning such as promoting regeneration opportunities.

- **Coherence and Effectiveness Tests:**

CE1: The Plan sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.

- The Draft Preferred Strategy is coherent and the core strategic policies will ensure that it is delivered effectively. The Council has liaised with adjoining Local Authorities to make sure that the Draft Preferred Strategy ties in with their emerging strategies (section 11 refers).

CE2: The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base.

- The Draft Preferred Strategy is realistic and appropriate as it stems from a robust evidence base as well as consultation. Several studies such as the employment and Population and Housing Projections studies have assisted this process.

CE3: There are clear mechanisms for implementation and monitoring.

- The Draft Preferred Strategy recognises the importance of monitoring and section 23 contains a monitoring framework which will provide the basis for the Annual Monitoring Report.

CE4: It is reasonably flexible to deal with changing circumstances.

- The Draft Preferred Strategy is sufficiently flexible to respond to economic, Wales Spatial Plan and other changes including delivery risks.



The Vale of Glamorgan Council
Directorate of Environmental & Economic Regeneration
Dock Office
Barry Docks
Barry CF63 4RT

LDP@valeofglamorgan.gov.uk
www.valeofglamorgan.gov.uk