

Representation to the Vale of Glamorgan Replacement Local Development Plan

Proposed Amendment to the Settlement Boundary - Llandow

Site: Ty Fry Farm, Llandow and The Old Dairy, Llandow CF71 7NT

1. Introduction

This representation seeks a minor amendment to the Llandow settlement boundary within the Vale of Glamorgan Replacement Local Development Plan in order to include Ty Fry Farm and The Old Dairy and their associated curtilages.

Llandow is identified within the Replacement LDP as a Minor Rural Settlement under Policy SP2. Settlement boundaries are intended to define the extent of built development and distinguish between the settlement and open countryside.

In the case of Ty Fry Farm and The Old Dairy, the current proposed boundary does not accurately reflect the physical extent and character or functional relationship of the properties with the village. The sites form a clear and established part of the settlement.

It is therefore considered appropriate and logical for the settlement boundary to be amended to include these properties.

2. Relationship to the Existing Settlement

Ty Fry Farm and The Old Dairy form part of the built form of Llandow and are directly related to the village both visually and functionally.

Development continues along the road between the site and the centre of the village, creating a continuous built frontage. There is no meaningful break in development that would suggest a transition into open countryside. It reads as part of the settlement rather than as an isolated rural development. The settlement boundary does not accurately reflect the existing development on the ground.

Ty Fry Farm has not been an operational agricultural holding for nearly 30 years. Historically the property formed part of a wider farm of approximately 100 acres. The house is one of five listed buildings in the village and has been an important building here since at least the 1800's. Ty Fry Farm is now a residential property and the house together with about 2 acres lie within the Llandow Conservation Area that extends to include most of the village (see figure 2). The buildings therefore function as part of the established village frontage rather than as an active agricultural enterprise.

3. Absence of Countryside Character

A key purpose of settlement boundaries is to prevent unjustified encroachment into open countryside.

The inclusion of Ty Fry Farm and The Old Dairy within the settlement boundary would not represent expansion into undeveloped countryside. The properties are already established and integrated within the village environment. There is no intervening open countryside separating the site from the rest of the village and therefore their inclusion would regularise the settlement boundary so that it better reflects the existing situation.

4. Infrastructure and Service Provision

The properties are fully connected to the infrastructure serving the village, including:

- Mains drainage
- Electricity supply
- Mains water supply
- Fast fibre broadband
- Direct access to the village road network

These connections demonstrate that the site functions as part of the village and are not dependent on isolated rural infrastructure.

In planning terms, the properties are part of a sustainable location within the existing settlement.

5. Logical and Defensible Boundary

Good planning practice requires settlement boundaries to follow clear and defensible physical features.

The current boundary does not appear to follow a clear physical feature in this location and instead cuts across land that is clearly associated with the settlement.

A revised boundary that follows the curtilage of Ty Fry Farm and the established roadside frontage would provide a more logical and defensible edge to the village. This would also ensure that the settlement boundary more accurately reflects the built form of the village.

6. Relationship to the Llandow Conservation Area

The existing Llandow Conservation Area boundary already includes Ty Fry Farm and The Old Dairy and their curtilage. It would therefore be logical and consistent for the settlement boundary to follow the same extent as the Conservation Area in this location.

This would align two key planning designations and avoid the current situation where properties recognised as part of the historic settlement are excluded from the defined village boundary.

7. Perception of the Village Entrance

The recognised entrance to Llandow is marked by the village signage located immediately to the east of Ty Fry Farmhouse. The Old Dairy follows on from Ty Fry as the built road frontage into the village. Figures 4 and 5.

For both residents and visitors, this signage clearly indicates the start of the village.

This reinforces the conclusion that these properties form part of the settlement rather than the surrounding countryside.

8. Minor Rounding-Off of the Settlement

The proposed amendment represents minor rounding-off of the existing settlement boundary rather than outward expansion of the village.

Including Ty Fry Farm and The Old Dairy within the settlement boundary would create a more coherent and logical settlement edge whilst maintaining the structure of the village and protecting the surrounding countryside.

The current boundary appears to create an anomaly by excluding properties that clearly form part of the established village frontage. Amending the boundary would correct this anomaly and ensure that the settlement boundary more accurately reflects the built form of Llandow.

The proposed amendment therefore represents a minor refinement to the settlement boundary to ensure that it reflects the established character of the village rather than extending development into the countryside.

9. Statement of Settlement Boundary Logic

The purpose of the settlement boundaries within the LDP is to clearly distinguish between the built form of settlements and the surrounding countryside.

For boundaries to function effectively they should:

- Reflect the built form of the settlement
- Follow recognisable physical features where possible
- Provide a logical and defensible edge to development
- Avoid excluding land that is clearly integrated with the settlement

In the case of Ty Fry Farm and The Old Dairy the current boundary does not achieve these objectives.

The properties form part of the existing built frontage leading into the village and are visually and functionally connected to the settlement. There is no meaningful physical or visual transition into open countryside between these properties and the rest of the village. Furthermore, the current boundary does not follow a clear physical feature and instead cuts across land that is clearly associated with the village.

Amending the boundary would therefore provide a more logical and defensible settlement edge and ensure the boundary more accurately reflects the extent of development at Llandow.

10. Consistency with National Planning Policy

Planning Policy Wales places strong emphasis on sustainable development, efficient use of land and ensuring that development takes place in appropriate locations within existing settlements.

The proposed amendment to the Llandow settlement boundary is consistent with these objectives, The site is integrated with the settlement and benefits from established infrastructure including mains drainage, electricity, water supply and fast fibre internet.

In addition, the proposal aligns with the objects of the Well-Being of Future Generations (Wales) Act 2015, which promotes sustainable communities and the efficient use of existing resources and infrastructure.

11. Conclusion

Ty Fry Farm and The Old Dairy are clearly integrated with the existing settlement of Llandow in physical, visual and functional terms.

The current settlement boundary does not accurately reflect the built extent of the village.

Amending the boundary to include these properties would:

- Better reflect the existing pattern of development
- Create a logical and defensible settlement edge
- Align the settlement boundary with the Conservation Area
- Recognise the established relationship of the properties with the village

For these reasons it is respectfully requested that the Vale of Glamorgan Council amend the Llandow settlement boundary to include Ty Fry Farm and The Old Dairy to the extent that the properties and their curtilage are shown on the Llandow Village Conservation Area map.

Figures

Figure 1



Current Llandow
Settlement
Boundary

Figure 2

Llandow Conservation Area

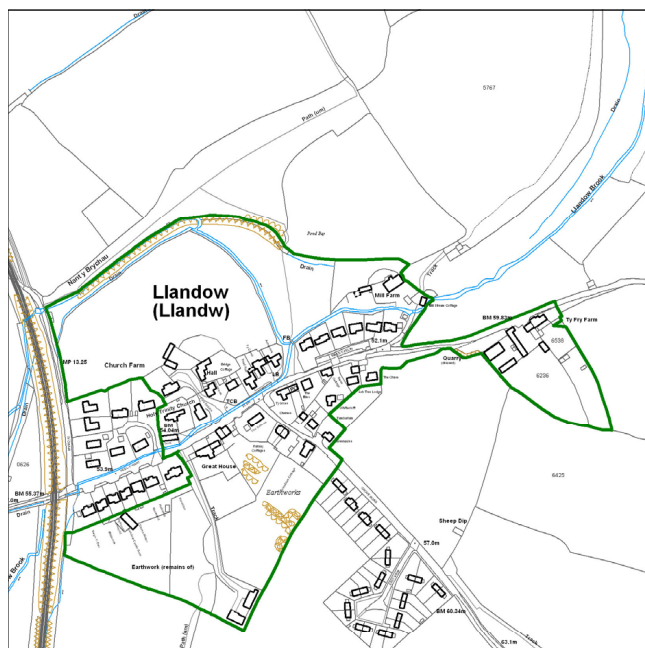


Figure 3 Proposed Amended Settlement Boundary



This proposal aligns the Conservation Area Map at the east of Llandow to include Ty Fry Farm and the Old Dairy in the Llandow settlement boundary

Figure 4 Llandow Village Entrance Signage



Ty Fry Farmhouse is visible as you pass the Village sign on the road into Llandow

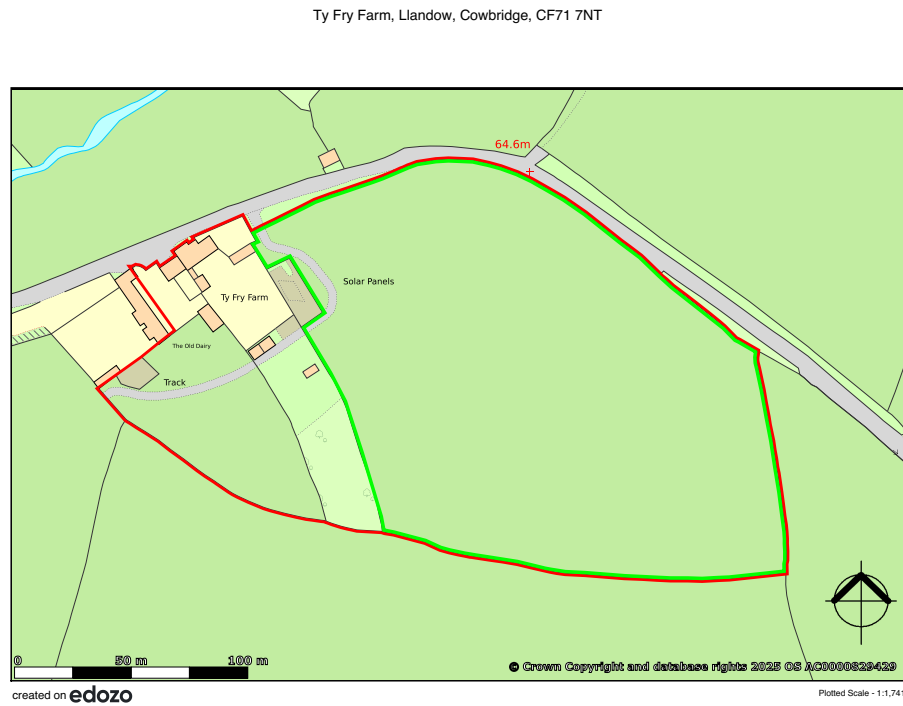
Figure 5

The Old Dairy forms part of the built frontage going into Llandow



Figure 6

Land in ownership of Ty Fry Farm . The Old Dairy is also shown on this plan immediately to the west of Ty Fry Farm



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

The area outlined in green is outside of the Conservation area and outside of the proposed settlement boundary for Llandow