

**OBSERVATIONS**

a. The Council notes that there are now NO New Housing Developments Sites shown in the Deposit RLDP for the Penllyn Community Council area, although Ystradowen, Penllyn and Craig Penllyn are defined as 'Minor Rural Settlement Areas' and would therefore appear to come within the scope of the of SSC1 and HG5 for infill and affordable housing.

b. However, the remainder of our rural communities are classed as 'Hamlets and Smaller Rural Settlements', have no defined settlement boundaries and for the purposes of Planning Policies are therefore regarded as 'Countryside'.

c. The Deposit RLDP includes over 40 references [see Appendix 1] which include within the stated Strategic Objectives and other statements, recognition of the housing needs of All rural Communities including Hamlets and Smaller Rural Communities and reflects:

- i) The need to support to maintain such Communities and to promote the appropriately scaled, affordable development required by such communities to maintain a sustainable demographic balance.
- ii) The need to provide appropriate housing within all such rural communities to meet the material needs and wellbeing of both young families and elderly residents.

d. Despite these stated Objectives and supporting comments noted at e above, the proposed Planning Policies set out in the RLDP, particularly those in relation to Development in the Countryside, not only fail to address the requirement/provision of community supported, single unit/ micro developments of appropriate affordable housing, necessary to meet the acknowledged rural need, but in fact actively discriminate against such development outside settlement boundaries.

e. The RLDP thereby excluding some 54 of the 75 Rural Communities within the defined area from effectively address this critical socio-economic issue in a manner which has been historically shown to be not only acceptable but actively welcomed by the vast majority of residents of these hamlets and smaller rural communities.

f. The existing LDP Rural Exception Site Policy and Policy MD10 Affordable Housing Developments Outside Settlement Boundaries provide that:

*Small scale affordable housing developments will be permitted outside settlement boundaries where they have a distinct physical or visual relationship with an existing settlement and where it is demonstrated that:*

1. *The proposal meets an identified local need which cannot be satisfied within identified settlement boundaries.*

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- 2. The number of dwellings is in proportion to the size of the settlement.*
- 3. The proposed dwelling(s) will be of a size, tenure and design which is commensurate with the affordable housing need.*
- 4. In cases where the dwelling is to be provided by either a private landlord or the intended occupier, secure mechanisms are in place to ensure the property shall remain affordable in perpetuity; and*
- 5. The development has reasonable access to the availability and proximity of local community services and facilities.*

However, the Policies within this RLDP particularly SSC1 and HG5 appear to effectively remove this exception from Hamlets and Smaller rural Settlements without settlement boundaries thereby preventing essential socially necessary development within some 54 of the Vales rural communities.

g. It is noted that much of this conflict between 'Objective and Result', stems from the focus given to Settlement Boundaries within the RLDP. In the document these are only defined for 'Minor Rural Settlements Areas' and not for settlements classed as 'Hamlets and Smaller Rural Settlements'.

h. These classifications arise out of the SETTLEMENT APPRAISAL REVIEW [BP5] which provides an effective rational methodology for a hierarchy of settlement. However, such an appraisal is defined by the many subjective factors, not least the way in which it divides settlements eg City and Llansnnor.

The Appraisal Report itself recognises the limitations of this approach in for example paras: 12.8.5 and particularly 12.8.6 below:

12.8.5 In this respect it is important to note that the use of scoring and ranking methods means that certain socio-economic and environmental factors, which are important in understanding the overall role, function and sustainability of a settlement, are not fully considered by this study. These are generally factors where it is difficult to attribute a numerical value. Furthermore, it is important to recognise that one of the limitations of using scoring and ranking methods is that certain assumptions and generalisations are invariably used, for example, regarding residents travel to work patterns and the actual use of sustainable transport modes.

12.8.6 Therefore, a strategic assessment such as this one is not intended to be a comprehensive planning assessment of individual settlements or potential development sites within them. Such detailed planning assessments would need to consider the environmental, social and economic issues affecting specific settlements. Decisions on levels of growth and individual proposals will be made as informed planning judgements having considered all other relevant factors.

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i. Consequently The Deposited RLDP as it stands neither: designates Settlement Boundaries to allow the relevant proposed Planning Policies to be implemented within these smaller rural Settlements/ Communities; nor does it provide specific Planning Policy/ mechanisms for the provision of managed, Community supported, appropriately scaled, single unit /micro (1-3 units) developments of the affordable housing, suitable for younger families and older residents, necessary to maintain balanced and sustainable Communities in such rural settlements.

By failing to include either or both of the above, the Plan fails to meet its own specific Strategic Objectives set out in the document and therefore also fails to properly address the requirements of the Well-being of Future Generations Act (Wales) 2015 (Well-Being Act)

### **PROPOSALS**

We appreciate the necessity to generating a Settlement Hierarchy and the need to ensure development is controlled in a manner suitable for each level within that. However, we would suggest the conflicts this generates with the overarching Objectives in respect of Sustainable Communities, the Wellbeing of the older and young persons and the wishes of the local communities, can be relatively simply addressed by either:

1. Providing a defined settlement boundary for ALL settlements including 'Hamlets and Smaller Rural Settlements'

*The proposed planning policies and constraints notably those in SSC1 and HG5 could then be applied across all existing settlements and communities to allow for appropriate development of affordable homes to meet the aspirations of Para 5.24 and the local Community.*

2. Provide additional or amended Planning policies [either free standing or within SP3 or HG5] to allow for single unit/micro development, by companies or individuals, of appropriate, affordable housing units within all communities including 'Hamlets and Smaller Rural Settlements' [in the Countryside] where this is supported by the local community and meets the requirements of SSC1.

*These new/amended policy statements [alongside the existing requirements of SSC1 and HG5] could then be applied across all existing settlements and communities currently classified as undefined 'Hamlets and Smaller Rural Settlements' and hence 'Countryside' to allow for controlled appropriate development of affordable homes to meet the aspirations of Para 5.24. and the local Community.*

**Appendix 1 REFERENCES SUPPORTING SUSTAINABLE RURAL COMMUNITIES IN DEPOSIT RLDP**

| REF | RLDP PARA. | STATEMENT / <b>COMMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| 1   | 2.19(2/11) | Future Wales - A Wales where people live....<br>• in vibrant rural places with access to homes, jobs and services.                                                                                                                                                                                                                                                                                                                                                             |
| 2   | 2.32 (1/8) | The 8 issues are: • Staying local: creating neighbourhoods.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 3   | 2.47       | It is recognised that the Vale of Glamorgan faces a range of transport challenges. These include an ageing population placing increased pressure on public transport, disparities in transport access between coastal communities and inland areas, more limited public transport options in rural areas,.....                                                                                                                                                                 |
| 4   | 2.65 (3/3) | To deliver these objectives, the Well-being Plan has identified 3 priority workstreams within which collaboration will be focused:<br>Becoming an Age Friendly Vale - The proportion of the Vale's population aged between 65-84 is projected to increase. The Well-being Plan will seek to ensure that the Vale is more age friendly and a better place for people to grow old, making it a friendlier place for all and recognising the contribution that older people make. |
| 5   | 2.66(1/4)  | Vale Corporate Plan - • Creating Great Places to Live, Work and Visit.                                                                                                                                                                                                                                                                                                                                                                                                         |
| 6   | 2.68(4/13) | • Increasing the supply of good quality, accessible and affordable housing.                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7   | 2.69       | Age Friendly Vale Strategy and Action Plan 2025-2028 - Aspirations<br><br><b>ALL ASPIRATIONS SUPPORT APPROPRIATE SUSTAINABLE RURAL DEVELOPMENT</b>                                                                                                                                                                                                                                                                                                                             |
| 8   | 2.82       | The Vale of Glamorgan Housing Strategy 2021-2026. The vision is underpinned by four key aims which form the framework within which action will be taken:<br>• Aim 1: More Homes, More Choice.<br>• Aim 2: Improved homes and communities.<br>• Aim 3: Better housing advice and support.<br>• Aim 4: Equality of access to housing and housing services.                                                                                                                       |
| 9   | 2.84       | The Council's Older Persons Housing Strategy 'Creating Homes and Neighbourhoods for Later Life 2022-2036' sets out a vision for the Vale of                                                                                                                                                                                                                                                                                                                                    |

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|    |      | Glamorgan which seeks: ‘to secure the best quality of life for older people to live as independently as possible in later life. This means delivering a range of accommodation that enables older people to live fulfilling lives and enjoy good health in attractive homes that meet their needs and allow them to retain their independence as they age.’                                                                                                                |
| 10 | 2.85 | ..... The strategy identifies a range of mechanisms for delivery including the LDP, which is seen to have a key role in encouraging private and social housing providers to develop a range of mainstream housing that is suited and attractive to older people.                                                                                                                                                                                                           |
| 11 | 3.1  | .... It covers an area of 33,097 hectares (130 square miles) the majority of which, approximately 85% (28,132 hectares) is agricultural land.<br><br><b><i>INCLUDES HAMLETS AND SMALLER SETTLEMENTS</i></b>                                                                                                                                                                                                                                                                |
| 12 | 3.3  | The Vale’s population was approximately 131,900 as indicated by the 2021 Census. Barry,.... 56,600 ... people in 2021. A further 45,300 people are distributed amongst the larger towns and villages of Penarth, Llantwit Major, Dinas Powys and Cowbridge. The remaining population [ 30,000 ] is dispersed throughout the Vale’s smaller rural villages and hamlets.<br><br><b>30,000 PEOPLE 23% OF POPULATION LIVE IN RURAL AREAS.</b>                                  |
| 13 | 3.4  | ..... Elsewhere the rural Vale consists of small villages and hamlets.                                                                                                                                                                                                                                                                                                                                                                                                     |
| 14 | 3.5  | Settlements Appraisal -<br>Summary<br>Key settlements - 1<br>Service centre settlements - 3<br>Primary settlements - 8<br>Minor rural settlements - 21<br>Hamlets and Smaller Rural Settlements – 54<br><br><b><i>FOR THE PURPOSE OF THIS RDLP HAMLETS AND SMALLER RURAL SETTLEMENTS HAVE NO SETTLEMENT BOUNDARIES AND ARE CLASSED AS COUNTRYSIDE.</i></b>                                                                                                                 |
| 15 | 3.11 | The lowest tier consists of 54 hamlets and smaller rural settlements of the Vale. These are largely comprised of either a small group of dwellings or more sporadic/dispersed and loose knit groups of residential properties.....<br><br><b><i>THE DESCRIPTION IN THIS PARAGRAPH IS INCOMPLETE/ INACCURATE IN THAT IT FAILS TO ACKNOWLEDGE THAT MANY OF THESE SETTLEMENTS, ALTHOUGH SMALLER, ARE DISTINCT COMMUNITIES WITH FACILITIES SUCH AS CHURCHES, COMMUNITY</i></b> |

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|    |      | <p><b>HALLS., PUBS AND SCHOOLS EQUIVALENT TO THOSE IN THE MINOR RURAL SETTLEMENTS CATEGORY.</b></p> <p><b>THE POPULATION/SIZE IS OFTEN ARTIFICIALLY REDUCED IN THE REVIEW BY DELIBERATELY DIVIDING ADJACENT SETTLEMENTS WHICH EFFECTIVELY WORK AS ONE COMMUNITY EG CITY AND LLANSANNOR.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 16 | 3.13 | <p>The largest growth in population (2001–2020) has been in the 65–79 age group with an overall increase of almost 50% (Figure 4). The 80+ age group has also seen substantial growth, increasing by 38% over the historical period.....</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 17 | 3.17 | <p>The Vale has the highest affordability ratio in Wales with average house prices in 2023 on average 9.7 times the average workplace earnings compared to the Wales average of 6.12</p> <p><b>THIS IS EVEN MORE NOTICEABLE WHEN CALCULATED SOLELY ON THE RURAL VALE</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 18 | 3.18 | <p>..... however there is a need for a range of types and sizes of affordable housing across all housing market areas in the Vale.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 19 | 4.1  | <p>Key themes –</p> <p>Homes for All -</p> <p>Housing supply needs to be able to respond to the authority’s growing population but must also be appropriate in terms of type, tenure and location. In addition, there must be an adequate provision of affordable, older persons and specialist housing in order to cater to those in need.</p> <p>Placemaking -</p> <p>Facilitate the development of adaptable, safe, accessible, well-connected communities that have a strong sense of identity, offer a sustainable range of services and facilities and are equipped with appropriate supporting infrastructure.</p> <p>Fostering Diverse, Vibrant, and Connected Communities -</p> <p>Foster the development of well-connected, safe and cohesive communities and ensure all engagement processes are as inclusive as possible, allowing everyone that wishes to share their views throughout the RLDP process to do so.</p> <p><b>AFFORDABLE HOUSING FOR YOUNG FAMILIES AND OLDER RESIDENTS MUST BE IN THE LOCATIONS WHERE THEY HAVE COMMUNITY ROOTS AND WISH TO LIVE</b></p> <p><b>PLACEMAKING DOESN’T JUST APPLY TO TOWNS</b></p> |
| 20 | 4.4  | <p>Vale of Glamorgan RLDP Vision –</p> <p>..... Residents are proud of where they live and have access to the homes they need. Housing growth has delivered homes which caters for</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

# RLDP CONSULTATION RESPONSE FROM PENLLYN COMMUNITY COUNCIL

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|    |     | <p>all, including affordable homes and 54 Vale of Glamorgan Deposit Replacement Local Development Plan 2021-2036 older person's housing; contributing towards diverse and cohesive communities where residents can maintain their independence.</p> <p>..... Through placemaking, places and spaces are safe, accessible and socially inclusive. Development respects local character and sense of place is valued by residents and contributes positively towards health and well-being.</p> <p>..... The Vale continues to be a place where the culture and diversity of people, and the unique qualities of its communities, are recognised and championed. Placemaking supports a strong sense of community and has contributed to improving the quality of life for all generations.</p> <p>..... Growth within rural settlements has provided for the needs of residents and supports balanced multigenerational communities that contribute to the vibrancy of the rural area. Through investment in active travel, public transport, and broadband connectivity the rural vale is a living and working countryside supporting a network of sustainable and thriving rural communities.</p>                                                                                                                                                                 |
| 21 | 4.5 | <p>Strategic objectives –</p> <p>Objective 2 - Ensure that all places offer inclusive and accessible environments for all ages that facilitate interaction with nature and others....</p> <p>Objective 3 - Ensure that all new residential developments provide high quality housing that includes the right mix, tenure and type of homes that respond to the changing needs of the Vale's population. This includes homes that are affordable, accessible and adaptable for people of all ages and that address the identified accommodation needs of all the Vale's communities through all stages of life.</p> <p>Objective 4 - Through placemaking, ensure that all development will contribute positively toward creating a sense of place. All new development will be appropriately located and contribute toward creating active, safe, and accessible places that contain a range of uses. The character of existing communities will be protected and enhanced by developing places that respect local distinctiveness and the existing setting.</p> <p>Objective 7 - Facilitate physical, economic, and social regeneration, reflecting the needs and aspirations of local communities,.....</p> <p>Provide for vital and vibrant rural communities whilst protecting the countryside through the delivery of growth in sustainable locations,....</p> |
| 22 | 5.6 | <p>The RLDP Sustainable Growth Strategy –</p> <p>3. Allowing for small scale affordable housing led development in settlements outside the Strategic Growth Area at a scale proportionate to the size of settlement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| 23 | 5.24 | <p>In the rural Vale, development opportunities are limited which can impact on the ability for younger and working aged people to stay within their local communities.</p> <p>A lack of affordable housing is a key factor in existing residents leaving their local communities and restricting the ability of those that may have left the area to return.</p> <p>Retaining younger and working aged people within settlements is important 66 Vale of Glamorgan Deposit Replacement Local Development Plan 2021-2036 as it allowing those who as it will help maintain a balanced demographic structure and will assist in sustaining local services and facilities, including schools.</p> <p><b><i>THIS IS CRITICAL BUT NOT SUPPORTED BY PLANNING POLICIES PROPOSED IN RDLP</i></b></p> |
| 24 | 5.25 | <p>Therefore, a key part of the strategy is to allow for affordable housing led developments within sustainable primary and minor rural settlements outside of the Strategic Growth Area, at a scale that is appropriate to the size of the community it is serving.</p> <p><b><i>BUT NOTABLY NOT IN THE 54 HAMLETS AND SMALLER RURAL COMMUNITIES</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 25 | 6.4  | <p>SP2 Settlement hierarchy –<br/>Areas Outside the Strategic Growth Area<br/>... All settlements listed in the hierarchies, both within and outside the Strategic Growth Area, will be afforded a settlement boundary. All other areas, including smaller rural villages and hamlets, outside of these defined settlement boundaries are regarded as ‘countryside’ unless specifically identified for other uses in the plan.</p> <p><b><i>HAMLETS AND SMALLER RURAL COMMUNITIES HAVE NOT BEEN GIVEN SETTLEMENT BOUNDARIES. THIS HAS THE EFFECT OF SUPPRESSING APPROPRIATE MICRO SCALE COMMUNITY SUPPORTED DEVELOPMENT IN THESE 54 OF THE 87 DEFINED SETTLEMENTS/ COMMUNITIES AREAS.</i></b></p>                                                                                             |
| 26 | 6.16 | <p>The Vale’s Minor Rural Settlements are located outside of the Strategic Growth Area. The types of services and facilities typically found within these smaller settlements include places of worship, community halls, small-scale retail uses and formal recreational facilities. Several of the smaller rural settlements such as Colwinston, St Nicholas and Fferm Goch include primary schools that serve a wider catchment area, whilst others also provide small scale local employment opportunities, either within or near the settlements. Due to these functional links between rural settlements, it is essential to ensure that existing services and facilities are safeguarded, supported, or enhanced where appropriate.</p>                                                |

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|    |      | <p><b>THESE STATEMENTS ARE ALSO APPLICABLE TO MANY HAMLETS AND SMALLER RURAL SETTLEMENTS.</b></p> <p><b>THE STATEMENT REGARDING PRIMARY SCHOOLS IS INCOMPLETE, THERE IS ALSO A SCHOOL IN LLANSANNOR FOR EXAMPLE AND MANY HAMLETS AND SMALLER RURAL SETTLEMENTS ALSO HAVE CHURCHES, COMMUNITY HALLS, RECREATIONAL FACILITIES ETC.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 27 | 6.20 | <p>Given the diverse character of the rural villages identified in Policy SP2, in considering the scale of affordable housing need proposed, the Council will take account of the suitability of the proposal in relation to existing services and facilities, availability of public transport and the impact the proposal would have on character and setting of the village. In this respect, proposals should be led by the Placemaking principles set out in Policy SP4, rather than by a desire to maximise the number of dwellings set out in the policy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 28 | 6.21 | <p>In line with national planning policy, settlement boundaries have been drawn around each of the towns and villages in the RLDP settlement hierarchy to identify the extent of built development. These are clearly defined on the Proposals Map. Settlement boundaries play an important role in ensuring the delivery of sustainable development by encouraging development within the sustainable settlements identified in the LDP Hierarchy. They also assist in protecting the surrounding countryside from inappropriate development and therefore help to support and reinforce the delivery of the Plan's objectives and strategy and provides a key policy mechanism for managing growth within the Vale of Glamorgan.</p> <p><b>HOWEVER SETTLEMENT BOUNDARIES HAVE NOT BEEN DEFINED FOR HAMLETS AND SMALLER RURAL SETTLEMENTS WHICH EFFECTIVELY EXCLUDES THOSE COMMUNITIES FROM ANY FORM OF APPROPRIATE AND SUSTAINABLE DEVELOPMENT.</b></p> <p><b>PROVISION OF SETTLEMENT BOUNDARIES FOR HAMLETS AND SMALLER RURAL SETTLEMENTS WOULD STILL PROVIDE PROTECTION FROM INAPPROPRIATE DEVELOPMENT OF AGRICULTURAL LAND WHILST ALLOWING MICRO DEVELOPMENT IN LINE WITH COMMUNITY NEEDS AND WISHES.</b></p> |
| 29 | 6.22 | <p>The Spatial Growth Strategy seeks to focus development within existing settlement boundaries and on sites allocated or protected for specific uses, reducing the need to build within the open countryside. Nevertheless, the Council recognises the importance of supporting a vibrant living countryside, providing for local employment, supporting farming and rural businesses, enabling the provision of affordable</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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|    |            | <p>housing to meet local needs and accommodating uses that cannot be located within a defined settlement.</p> <p><b>SETTLEMENT BOUNDARIES ARE NOT DEFINED FOR 54 RURAL COMMUNITIES.</b></p> <p><b>AND IT IS STATED IN PARA 6.136 THAT; POLICY HG5 - EXCEPTION SITES, WILL NOT BE SUPPORTED IN SMALLER RURAL SETTLEMENTS OR HAMLETS WITHOUT A DEFINED SETTLEMENT BOUNDARY.</b></p>                                                                                                                       |
| 30 | 6.24       | <p>This framework provides the balance between safeguarding and protecting the intrinsic character of the rural Vale of Glamorgan, whilst enabling new development that is deemed appropriate for a rural location. Development proposals which do not fall within the categories listed within Policy SP3 will require justification as to why they cannot be located within a defined settlement.</p> <p><b>HOWEVER, SETTLEMENT BOUNDARIES ARE NOT DEFINED FOR 54 EXISTING RURAL COMMUNITIES.</b></p> |
| 31 | 6.25 -6.27 | <p>SSC1 DEVELOPMENT WITHIN SETTLEMENT BOUNDARIES</p> <p>1 The proposal is of a scale that is appropriate to the size of the settlement and accords with its role and function;</p> <p><b>IF SETTLEMENT BOUNDARIES WERE PROVIDED FOR EXISTING HAMLETS AND SMALLER RURAL SETTLEMENTS, THERE APPEARS NO LOGICAL REASON WHY THIS POLICY CANNOT BE USED TO CONTROL APPROPRIATE COMMUNITY SUPPORTED MICRO DEVELOPMENT OF SUITABLE AFFORDABLE HOME FOR YOUNG AND OLDER RESIDENTS IN SUCH SETTLEMENTS.</b></p>  |
| 32 | 6.58       | <p>Inclusive places are those that deliver equality of access and opportunity, enabling everyone to participate fully in society and people to remain in their homes and communities as their needs change.</p>                                                                                                                                                                                                                                                                                         |
| 33 | 6.66       | <p>The RLDP housing growth strategy aims to deliver sufficient housing to meet the identified requirement over the plan period. It ensures an appropriate mix of general market housing, affordable homes, and specialist accommodation to meet the needs of individuals requiring accessible or adapted housing.</p>                                                                                                                                                                                   |
| 34 | 6.78       | <p>The RLDP recognises the need to support the provision of affordable housing in all areas of the Vale, and as such, a key feature of the RLDP Strategy is the provision of small-scale affordable housing led developments that meet locally identified need.....</p> <p><b>HOWEVER THIS PARAGRAPH THEN LIMITS THIS STATEMENT TO THE 4 SITES IDENTIFIED IN HG4</b></p>                                                                                                                                |

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| 35 | 6.125 | <p>Outside of the delineated settlement boundaries proposals for additional housing will be strictly controlled and limited to the provision of affordable housing exceptions sites or housing in support of rural enterprises.</p> <p><b><i>THIS IS UNLIKELY TO MEET THE NEEDS OF COMMUNITIES IN HAMLETS AND SMALLER RURAL SETTLEMENT FOR AFFORDABLE HOUSING FOR YOUNG AND OLDER PEOPLE WISHING TO STAY IN THEIR COMMUNITIES OR TO MEET THE WISHES OF THOSE COMMUNITIES TO CREATE SUSTAINABLE COMMUNITIES ENCOMPASSING ALL DEMOGRAPHIC GROUPS.</i></b></p>                                                                                                                                                               |
| 36 | 6.131 | <p>Planning Policy Wales highlights that planning authorities should identify sites where interventions may be required to deliver the housing supply. It also emphasises that there must be a sufficient number of sites suitable for the “full range of housing types to address the identified needs of communities...(and) should promote sustainable residential mixed tenure communities with ‘barrier free’ housing, for example built to Vale of Glamorgan Deposit Replacement Local Development Plan 2021-2036 Lifetime Homes standards to enable people to live independently and safely in their own homes for longer.</p>                                                                                     |
| 37 | 6.132 | <p>Accordingly, to ensure that new developments respond to the high demand for smaller properties, as identified in the LHMA, priority will be given to affordable homes that are small to medium-sized, typically comprising one to three bedrooms. Representations received from the local community through the RLDP process also highlighted a desire for new housing developments to offer opportunities for accessing smaller market homes. This is particularly relevant in the rural Vale, where housing choices are more limited. Providing smaller, more affordable market homes may assist first-time buyers and enable older residents to downsize to more manageable properties within their local area.</p> |
| 38 | 6.134 | <p>The LHMA highlights that affordable housing need exists across the whole authority, including in rural areas, where there is more limited opportunity to deliver affordable housing within defined settlement boundaries. To assist in meeting this specific rural housing need, the Council will support proposals for affordable local housing in rural areas on land that would not ordinarily be acceptable for housing development where the provisions contained in Policy HG5 are satisfied.</p>                                                                                                                                                                                                                |
| 39 | 6.136 | <p>Policy HG5 .....includes Minor Rural Settlements.....<br/>Exception sites will not be supported in smaller rural settlements or hamlets without a defined settlement boundary,.....</p> <p><b><i>CONSEQUENTLY HG5 CANNOT BE APPLIED IN 54 OF THE 75 EXISTING RURAL COMMUNITIES.</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| 40 | 6.137 | <p>Policy HG4 makes provision for affordable housing-led sites in locations outside the Strategic Growth Area. These sites, which are allocated for a minimum of 50% affordable housing, are included within the settlement boundary. Exception sites, however, are located outside the settlement boundary and are expected to deliver 100% affordable housing. Development outside the settlement boundary is only justified in these circumstances based on affordable housing need. Proposals that include market housing as a means of enabling local housing need will therefore not normally be supported, as it is expected that all local needs housing schemes will be delivered without the need for cross-market subsidy.</p> <p><b><i>AGAIN EFFECTIVELY EXCLUDES 54 COMMUNITIES IN HAMLETS AND SMALLER RURAL SETTLEMENT, OF THE 75 RURAL COMMUNITIES AND IS UNLIKELY TO MEET THE NEEDS FOR AFFORDABLE HOUSING FOR YOUNG AND OLDER PEOPLE WISHING TO STAY IN THEIR COMMUNITIES OR TO MEET THE WISHES OF THOSE COMMUNITIES TO CREATE SUSTAINABLE COMMUNITIES ENCOMPASSING ALL DEMOGRAPHIC GROUPS.</i></b></p> |
| 41 | 6.138 | <p>This policy applies to the provision of both general needs and specialist affordable housing, such as housing for older people, extra care schemes, or supported living, where it can be demonstrated that the development will remain affordable in perpetuity.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 42 | 6.139 | <p>For the purposes of this policy, 'small-scale' will generally mean no more than 10 dwellings on sites adjoining Minor Rural Settlements. In Primary Settlements outside the Strategic Growth Area, proposals for more than 10 dwellings may be acceptable where required to meet a specific need and where the number of dwellings is proportionate to the size of the settlement. In assessing the scale and extent of any proposed local needs housing, consideration should also be given to affordable housing already planned in the ward or nearby area, including sites with existing planning permissions and those allocated in the RLDP. The size and type of affordable housing proposed should reflect the identified local need in the area.</p> <p><b><i>IN MOST RURAL COMMUNITIES THE APPROPRIATE AND PROPORTIONATE NUMBER OF DWELLINGS WOULD BE SIGNIFICANTLY LESS THAN 10 PROBABLY BETWEEN 1 AND 3.</i></b></p>                                                                                                                                                                                      |
| 43 | 6.143 | <p>The provision of specialist accommodation is essential to ensuring that the housing needs of all residents in the Vale of Glamorgan are met, particularly those who require tailored support due to age, disability, or other vulnerabilities. The population of the Vale is ageing, and the number of residents with complex health and social care needs is increasing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

## RLDP CONSULTATION RESPONSE FROM PENLLYN COMMUNITY COUNCIL

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| 44 | 6.145 | ..... The Council's Older Persons Housing Strategy, Creating Homes and Neighbourhoods for Later Life 2022-36, sets out a vision in the Vale of Glamorgan Council which is "to secure the best quality of life for older people to live as independently as possible in later life. This means delivering a range of accommodation that enables older people to live fulfilling lives and enjoy good health in attractive homes that meet their needs and allow them to retain their independence as they age". ..... |
|----|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|