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Sent: 11 March 2026 23:55

To: LDP [REDACTED]

Subject: RLDP respoins: viability info required on all Candidate sites

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- **Essential that viability information is provided for all Candidate Sites**
- We do not find this requirement has been met for All sites
- 3.44 PPW sets out the policy ...housing delivery in the development plan process. A key element of this is ensuring financial viability is assessed at the candidate site stage. The site promoter (LPA, land owner and/or developer) **must carry out an initial site viability assessment and provide evidence that sites can be delivered.** As required by national policy, all candidate sites are subject to a viability assessment.

- **Strategic Growth Area:** Focuses on settlements with good transport links to reduce car dependency.

You say this but Rhooose to St Athan fail it

- *Rhooose:* Key site for 339 homes north of the railway and employment development, including land east of Cardiff Airport (16.3 ha) and south of Port Road (44.75 ha).
- *St Athan & Llantwit Major:* Targeted for residential development, including 235 units near Eglwys Brewis Road and 105 units at St Athan Road., Clive Rd 51, Church Farm 500, west of St Athan 600
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- Can't be called "good transport" without the railway – more frequent than hourly and with stations at Eglwys Brewis and St Athan. The 304 bus taking over an hour to Cardiff isn't "good". road transport is caught in snarl-ups at Weycock Cross and Culverhouse Cross.
- Single access key sites and others over 100 homes are not deliverable

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