



Mrs Marion Morgan Land at Ystradowen, Vale of Glamorgan



Geraint John Planning

Vale of Glamorgan Council Revised Local Development Plan (2021-2036) Site
Allocation Prospectus, on behalf of Mrs Marion Morgan

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EXECUTIVE SUMMARY

This Planning Prospectus outlines that, on the basis of and informed by a comprehensive review of both the policy and physical context of the application site, the site is considered to be suitable for inclusion as a residential allocation with a capacity of circa 67 residential dwellings (based on a density of 30 dph, which satisfies the adopted LDP requirement of 30 dph for sites). On this basis, the site should be viewed favourably for the following reasons:

- The site is within a **sustainable location** as it directly adjoins the settlement of Ystradowen, a recently urbanised village within the Vale of Glamorgan with direct links to the A422. Given the site's proximity to the settlement and the established main road, it is considered accessible to a range of local services and amenities;
- The site is **readily available for development** and the proposals are **wholly suitable and appropriate**;
- The Well-being Future Generations Act outlines **Housing Development** and **Regeneration as a key goal**. The Welsh Government and the Cardiff Capital Region commit to a new partnership approach to **strategic planning**. This will ensure the **delivery of sustainable communities**;
- This Candidate Site represents a **deliverable scheme** which would make an important and significant contribution to meeting the Authority's pressing housing need in a sustainable manner;
- The site represents a robust submission comprising a number of key technical supporting documents and plans including: Landscape and Visual Appraisal, Ecology Appraisal, Tree Survey and Arboricultural Impact Assessment, Topographic Survey, Geoenvironmental and Geotechnical Appraisal; Illustrative Masterplan, and Opportunities and Constraints Plan.
- The site is situated within the Vale of Glamorgan which has been designated as a growth area on the Future Wales Spatial Strategy.

Having regard to the above key considerations, it is considered that **the site and associated options for allocation are fundamentally sound in principle, and represents an appropriately scaled allocation of development which makes effective use of an accessible and sustainably located site**. This, coupled with the **lack of any technical constraint, and the provision of much needed housing on a deliverable site** provides considerable support and justification for the scheme proposals.

1.0 INTRODUCTION

1.1 PURPOSE OF THE DOCUMENT

This report is submitted in response to the Vale of Glamorgan Replacement Local Development Plan (RLDP) (2021-2036) Preferred Strategy Consultation - Candidate Site Assessment.

The aim of this report is to identify the material considerations to be taken into account in the progression of Land at Ystradowen to the allocation stage. The report will provide support for the residential allocation of the site within the emerging RLDP, evidencing the deliverability of the site and its inherent nature as a sustainable urban extension to the settlement of Ystradowen.

This document notes how design opportunities arise from analysis and shape the outcome. It also describes how design principles specifically tailored to the site / proposals have influenced the design of the scheme through to completion. This document narrates the vision we possess for the site and outlines its delivery via the mechanism of the brief in the context of the currently developing LDP.

In essence, this document sets out the 'story' of the submission.

1.2 CONTENT OF THIS SUBMISSION

In compiling this submission, regard has been had to the following:

- Development Plans Manual Edition 3 March 2020; and
- Vale of Glamorgan Replacement Local Development Plan 2021-2036 Candidate Sites Methodology (October 2020).

These two references set out the material and content expected to underpin the submission of sites at the Candidate Site stage.

The principal guidance is set out below – to which these submissions respond.

DEVELOPMENT PLANS MANUAL EDITION 3 MARCH 2020

PLACEMAKING IN THE DEVELOPMENT PLAN PROCESS

Referring to the above document which this process will be fundamentally assessed against, the following extracts are pertinent to the Land at Ystradowen:

Paragraph 5.2 states: *A key national priority is to deliver high quality, sustainable places, through a Placemaking approach which must be at the forefront of plan making. Plans must be prepared in line with the gateway test and search sequence set out in PPW. The National Sustainable Placemaking Outcomes must be used to inform the preparation of development plans. This will ensure development is located in the right place and places are planned comprehensively and achieve quality outcomes for communities. Understanding how places function at both a strategic and local level should influence how plans are prepared and implemented.*

Paragraph 5.3 states: *At a strategic level, design informs the spatial vision for places and ensures that sustainability sits at the heart of a plan, whilst also creating a framework to help deliver wider objectives through an integrated Placemaking approach. This can include LA strategies such as Well-being Plans, regeneration areas, site allocations, town centre strategies and the promotion of sustainable transport modes and delivering infrastructure. The plan making process should consider how Placemaking principles and good design influence the scale and location of development. At a local level, the plan and policy framework should ensure the creation of well designed quality places where people will want to live, work and visit. Placemaking Tools as an Evidence Base – Master Planning Approach Placemaking ‘tools’ can be a useful mechanism when prepared in parallel with the plan to inform development proposals and policies and ensure effective implementation and delivery.*

Paragraph 5.4 states: *The value of a Placemaking approach in the preparation of plans is to identify key design parameters and cumulative infrastructure requirements of development across the wider area to inform policy and site specific allocations. This approach will ensure LPAs are in the driving seat and have sufficient ‘teeth’ to implement the key design and infrastructure requirements of sites, particularly where there are large sites in multiple phases and ownership, programmed over many years.*

Paragraph 5.5 states: *The most appropriate ‘Placemaking tool’ for a development plan will be for the LPA to determine, based on the scale of site(s) and where sites are in the development process. Table 11 shows how Placemaking tools should be used as part of the plan’s evidence base. Where possible, this work should be undertaken collaboratively between the LPA and key stakeholders responsible for the delivery of the site, as well as the local community. It will be essential for statutory bodies to comment on key issues such as flooding, sewerage infrastructure, natural environment and health. This will give the plan a legitimate base, highlight key issues, requirements and constraints that can be taken account in the master planning process, achieving high quality places. Development Plans Should Contain:*

A strategic and locally distinctive Placemaking vision for the plan area (informed by Council strategies/WBPs) supported by appropriate design policy(s) / master planning principles / green infrastructure and access. Where there are specific issues SPG can be prepared.

Concept/schematic frameworks, design principles and infrastructure requirements for key sites (set out in policies) that are core to delivery of the plan. Key sites and Placemaking and infrastructure requirements should be considered in detail from the early stages of plan making, prepared in collaboration with developers and the community. They can provide a key starting point for further design collaboration and inform detailed site specific master planning and viability work.

Table 11: Placemaking Tools as an Evidence Base

Master planning approach	How to embed in the development plan
Concept / Schematic Framework Flexible conceptual vision setting out the key elements of a site (access, physical infrastructure, green infrastructure networks, development areas/uses, landscape, key features, key opportunities and constraints) Set out area/site specific planning issues and constraints. Set out the key vision and high level design principles of a site and how it should be developed. Can provide a broad mechanism for assessing and influencing proposals as they come forward.	Can be embedded as part of site specific policies, a broad mechanism for assessing and influencing proposals as they come forward. Useful for key/strategic sites that are core to the delivery of the plan. Green Infrastructure Assessments / Area Statements should inform the master planning approach for site allocations to support ecosystem resilience and identify nature based solutions. The information should be used to inform infrastructure requirements / viability of sites. They can be made explicit in the plan. Prepared as SPG (including Place Plans).
A Detailed Master Plan Approach Can be universal or site specific. Can identify key design principles that are definitive and vital to the creation of sustainable places and those where more flexibility can be applied. High level framework covering key parameters / master planning requirements for a larger area or site specific: • Land uses, particularly those core to determining layout • Density and house types (where known) • Scale & massing • Key access, movement corridors and the street hierarchy • Transport / movement (all modes) • Green infrastructure • Physical infrastructure • Biodiversity • Renewable energy / energy efficiency opportunities • Phasing and infrastructure requirements	Can be embedded within the plan as a general design policy / overarching policy requirements – set out in a policy and or graphical format. Can be embedded as part of site specific or a general design policy. Design principles and infrastructure requirements in broad terms or site specific. Useful for key/strategic sites that are core to the delivery of the plan. The information should be used to inform infrastructure requirements / site specific viability work. They can be made explicit in the plan. Prepared as SPG (i.e. Place Plan)

IMPLEMENTATION APPENDIX

Paragraph 5.127 states: *The purpose of an Implementation and Delivery Appendix is to set out the key issues, constraints, phasing and mitigation measures which are required to deliver proposals in the LDP, from which monitoring indicators and triggers can be derived. It will comprise brief descriptions of the key*

sites, together with an overview of site specific delivery and implementation issues, including site constraints, necessary mitigation / compensation measures and policy/ s106 agreements/ infrastructure requirements. This information will clarify the infrastructure requirements of key sites and alert potential developers in respect of expectations when bringing forward sites at the planning application stage with all relevant information known. All parties will know, in advance, what will be expected and consequently should be factored into the costs of bringing sites forward from the outset. Table 26 sets out the type of information to be contained in an Implementation and Delivery Appendix.

Paragraph 5.128 states: *Key sites integral to the delivery of the plan may require their own specific policies setting out key issues and constraints, master planning principles, concept frameworks and infrastructure requirements where appropriate.*

Table 26: Implementation & Delivery Appendix

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Land at W Road	x.x ha	(Housing, Employment, Mixed Use)	(Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
Site Description				
This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.				
Key Site Issues & Constraints				
- Are there access and highway improvements? Highways comments? - Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? - Are there land ownership constraints? - Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? - Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. - Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? - Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? - Are there contamination/remediation issues?				
Key Infrastructure and Policy Requirements (including broad costs where known) For example:				
Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit				

Utilities – Link to Infrastructure Plan
Key Supporting Information Requirements. For example:
Detailed Site/Area Specific Master plan
Welsh Language Assessment
Flood Consequence Assessment
Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
Landscape Study
Transport Statement
Ecological Assessment
Archaeological Evaluation
Heritage
Energy Assessment

VALE OF GLAMORGAN REPLACEMENT LOCAL DEVELOPMENT PLAN 2021-2036 CANDIDATE SITES METHODOLOGY

This document sets out the Council's methodology for the consideration of Candidate Sites. It outlines what is required with regards to the submission of these sites for the Vale of Glamorgan RLDP and sets out the details of the multiple stages of their assessment. A brief outline of the Timetable of the RLDP as set out in the Candidate Sites Methodology is shown below.

Key Stage		Timescale
<i>Definitive</i>		
Stage 1 Delivery Agreement	Public consultation	November 2021 – January 2022
	Political Approval and Submission to Welsh Government	March 2022 – April 2022
	Approval from Welsh Government	May 2022
Stage 2 Pre-Deposit	Candidate Site call	June 2022 – August 2022
	Consultation on Integrated Sustainability Appraisal	August 2022 - September 2022
	Vision and Objectives/Growth Options	May 2022 – November 2022
	Consultation Preferred Strategy	April 2023 – May 2023
	Political approval of Preferred Strategy	September 2023
Stage 3 Deposit	Public Consultation	April 2024 – May 2024

	Political approval for submission to Welsh Government	November 2024 – December 2024
<i>Indicative</i>		
Stage 4	Submission	December 2024
Stage 5	Examination	March 2025 – April 2025
Stage 6	Inspector's Report preparation and publication	May 2025 – September 2025
Stage 7	Adoption	October 2025

STAGES OF SITE ASSESSMENT

The Candidate Sites Methodology sets out that the Council will undertake a comprehensive four stage site assessment process which will include the stages as set out below. The first / current stage, which this submission has had full regard to is discussed in more detail below.

- Stage 1 – Initial Site Filter
- Stage 2 – (A) Detailed Site Assessment and Sustainability Appraisal
- Stage 2 - (B) External Consultations
- Stage 3 – Site Evaluation- Verification of Site-Specific Viability Testing
- Stage 4 - Final Site Selection

Stage 1 – Initial Assessment of the sites and their characteristics

Vale of Glamorgan's paragraph 4.6 of the Candidate Sites Methodology sets out that the initial assessment site appraisal is divided into a number of sections and is summarised in the following table, below:

Site threshold - For residential sites there is a minimum site size threshold of 0.3 ha or 10 dwellings, at a minimum density of 30 dwellings per hectare [net]. For non-residential development a building must have a minimum floorspace of 1,000m ² or the site must have a minimum gross site area of 1ha.
Planning History - Sites which have previously been refused on the grounds of amenity, highway safety, visual impact etc will be excluded from further consideration.
Located in the open countryside - (residential proposals only). In order to pass the initial sift, a housing site must either be within or adjacent to an existing settlement. Residential proposals isolated from an existing settlement will be classed as being within the countryside and will not be considered further.
Flood risk – Is the site located within a flood zone e.g., a TAN 15 Defended Area

Biodiversity and Habitats - International or nationally designated sites for biodiversity will be excluded in the initial sift. These habitats include: • Special Protection Areas (SPA) • Special Areas of Conservation (SAC) • Ramsar Sites • Sites of Special Scientific Interest (SSSI)
Located within an HSE Zone - If a site is fully within the HSE Inner Zone it will be excluded for residential use in accordance with the HSE land use planning methodology. However, it would not be excluded for non-residential uses such as employment.
Archaeological or historically important sites - Proposals located directly within a site of archaeological or historical importance will be excluded. These include Scheduled Monuments (SM) and historic parks and gardens.
Deliverability issues - Consideration will be given to the deliverability of sites through either the presence of major physical site constraints, the absence of financial viability evidence, legal constraints or covenants that restrict the site being brought forward in the Plan period.

THIS SUBMISSION

As set out above, this submission responds to, and contain the necessary detail to satisfy the above required material.

As recorded above and within this submission, the documents above have been used to inform and support considerable dialogue on the site's potential. The extent and breath of the assessment and reporting provides a detailed and robust evidence base on which these submissions have been informed and are based.

1.3 NATIONAL PLANNING POLICY

In compiling this submission, regard has also been had to the following national planning policy documents:

- Future Wales, The National Plan 2040 (February 2021); and
- Planning Policy Wales, Edition 11 (February 2021).

These set out the framework for producing local plans and in turn provide the background against which planning applications are decided. The goals of both documents and the relevant policies against which the proposals for the site must be considered are included below.

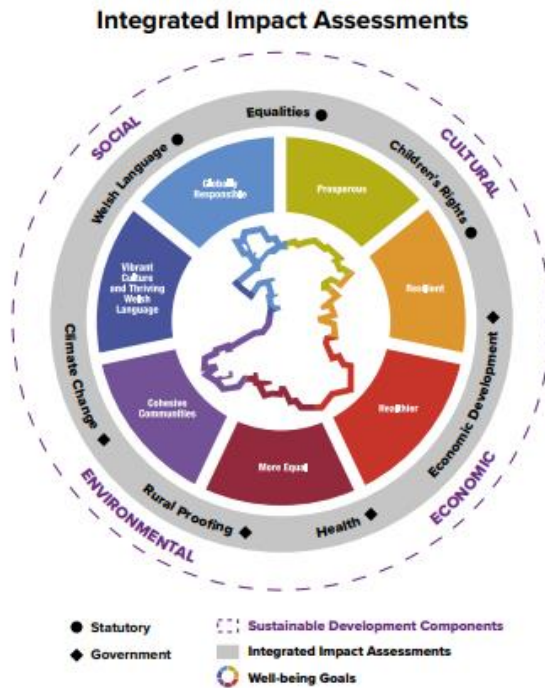
Future Wales, The National Plan 2040 (FEBRUARY 2021)

BACKGROUND TO THE PLAN

Future Wales was adopted in February 2021 and replaces the Wales Spatial Plan as the National Development Framework setting the direction for development in Wales up to 2040. Future Wales represents the highest tier of development plan and focuses on solutions at a National Scale setting out a framework which will inform Strategic Development Plans at a regional level and Local Development Plans (LDPs) at local authority level. The document consists of a development plan which aims to set out a strategy for addressing key national priorities through the planning system. These include, but are not limited to, developing a vibrant economy and improving the health and well-being of communities. The document is aware of challenges including the climate emergency and the ongoing effects of the global health pandemic and, in fact, aims to re-energise the economy in a sustainable way.

INTEGRATED SUSTAINABILITY APPRAISAL

Future Wales recognises the importance of The Well-being of Future Generations Act, discussed in detail in the next section of this document, and its obligations. The Wellbeing of Future Generations Act has influenced Future Wales and its principles, including the 5 ways of working (long-term thinking, prevention, collaboration, integration and involvement) which have actively been embedded into the plan. Through the development of Future Wales, the plan has been subjected to the Strategic Environmental Assessment and Sustainability Appraisal approach, shown in the image below, as well as other impact assessments. Through this approach, ongoing stakeholder engagement and the use of the Well-being of Future Generations Act to inform the plan, the principles of sustainable development have been embedded within Future Wales.



Integrated Impact Assessment Approach

THE FUTURE WALES OUTCOMES

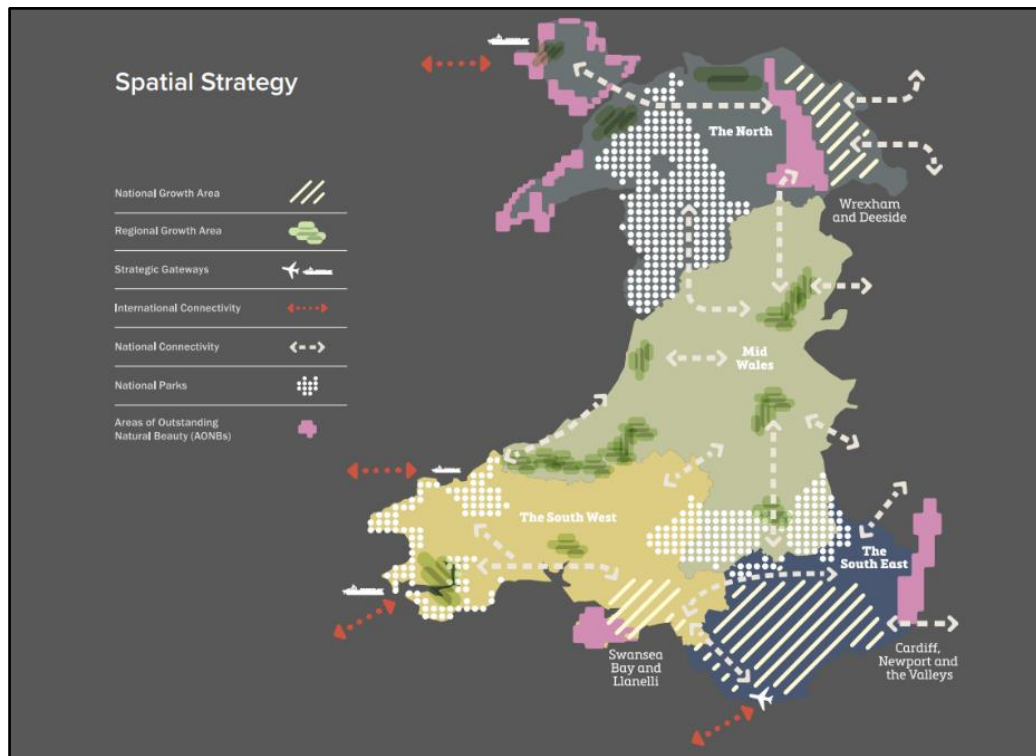
In order to achieve its vision by 2040, Future Wales has set out 11 outcomes which act as overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales. The 11 Outcomes effectively represent the goal for Wales in 2040. These outcomes include:

- A Wales where people live and work in connected, inclusive and healthy places;
- A Wales where people live in vibrant rural places with access to homes, jobs and services;
- A Wales where people live in distinctive regions that tackle health and socio-economic inequality through sustainable growth;
- A Wales where people live in places with a thriving Welsh language;
- A Wales where people live and work in towns and cities which are a focus and springboard for sustainable growth;

- A Wales where people live in places with prosperity, innovation and culture are promoted;
- A Wales where people live in places where travel is sustainable;
- A Wales with world-class digital infrastructure;
- A Wales where people live in places that sustainably manage their natural resources and reduce pollution;
- A Wales where people live in places with biodiverse, resilient and connected ecosystems; and
- A Wales where people live in places which are de-carbonised and climate resilient.

FUTURE WALES SPATIAL STRATEGY

The Future Wales' spatial strategy sets out a '*guiding framework for where large-scale change and nationally important developments will be focused over the next 20 years. The strategy blends the existing settlement patterns and the distribution of jobs and homes with a vision of managing change and future trends for the benefits of everyone in Wales.*' Whilst Future Wales encourages development in cities and large towns to grow urban areas and utilise the potential of these places, it must be noted that the plan also states that '*in all parts of Wales the strategy supports sustainable growth. Any place without jobs, homes, community spaces and wildlife has no prospect of having a thriving and cohesive community, Welsh language or economy.*' An extract of the Wales spatial strategy, identifying south east Wales as a national growth area, is provided overleaf. For the south east Wales region, the Future Wales plan states that '*housing, economic growth, digital and transport connectivity infrastructure should be co-ordinated and planned on the basis of the whole region. The management of natural resources, flooding and the protection and enhancement of areas of environmental and landscape important should inform strategic decisions on locations for growth and new infrastructure.*'



Future Wales Spatial Strategy

RELEVANT POLICIES TO THE PROPOSALS

The following policies from Future Wales are deemed relevant to the proposals:

- Policy 1 (Where Wales will grow);
- Policy 7 (Delivering Affordable Homes);
- Policy 8 (Flooding);
- Policy 9 (Resilient Ecological Networks and Green Infrastructure);
- Policy 11 (National Connectivity);
- Policy 12 (Regional Connectivity);
- Policy 13 (Supporting Digital Communications);
- Policy 15 (National Forest);

- Policy 33 (National Growth Area: Cardiff, Newport and The Valleys).

PLANNING POLICY WALES EDITION 11 (FEBRUARY 2021)

PPW 11 was adopted on the 24th February 2021 and sets out the land use policies of the Welsh Government and is supplemented by a series of Technical Advice Notes (TANs). The following key policy and guidance from PPW11 are deemed to be of relevance to the proposals sought via this submission.

PLACEMAKING

Paragraph 2.8 sets out the key drivers for placemaking, and states:

"Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales. This can be done through maximising their contribution to the achievement of the seven well-being goals [included below] and by using the five Ways of Working, as required by the Well-being of Future Generations Act. This will include seeking to maximise the social, economic, environmental and cultural benefits, while considering potential impacts when assessing proposals and policies in line with the Act's Sustainable Development Principle."



The Well-being of Future Generation's Goals

CREATING SUSTAINABLE PLACES

Paragraph 2.3 states:

"The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all."

Paragraph 2.6 states:

"Sustainable placemaking is an inclusive process, involving all of those with a professional or personal interest in the built and natural environment, which focuses on developing plans, making decisions and delivering developments which contribute to the creation and enhancement of sustainable places."

PEOPLE AND PLACES – NATIONAL SUSTAINABLE PLACEMAKING OUTCOMES

Paragraph 2.17 states:

"In responding to the key principles for the planning system, the creation of sustainable places and in recognition of the need to contribute to the well-being of future generations in Wales through placemaking, development plans and development proposals must seek to deliver developments that address the national sustainable placemaking outcomes."

NATIONAL SUSTAINABLE PLACEMAKING OUTCOMES

Figure 6 on page 20 outlines how PPW should be used to achieve sustainable places in diagram format:



PPW Figure 6

Paragraph 2.27 sets out how to assess the sustainable benefits of development:

"Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle."

GOOD DESIGN

Paragraph 3.3 states:

"Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how

space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area."

The objectives of good design included on the illustration in Paragraph 3.4 relate to access, character, community safety, environmental / sustainability, and movement.

PROMOTING HEALTHIER PLACES

Paragraph 3.21 states:

"Planning authorities have a role to play in the prevention of physical and mental illnesses caused, or exacerbated, by pollution, disconnection of people from social activities (which contributes to loneliness) as well as the promotion of travel patterns which facilitate active lifestyles. The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity. This will include considering the provision of, and access to, community and health assets, such as community halls, libraries, doctor's surgeries and hospitals. Health impacts should be minimised in all instances, and particularly where new development could have an adverse impact on health, amenity and well-being. In such circumstances, where health or amenity impacts cannot be overcome satisfactorily, development should be refused."

Paragraph 3.22 states:

"Planning authorities should develop and maintain places that support healthy, active lifestyles across all age and socio-economic groups, recognising that investment in walking and cycling infrastructure can be an effective preventative measure which reduces financial pressures on public services in the longer term. The way a development is laid out and arranged can influence people's behaviours and decisions and can provide effective mitigation against air and noise pollution. Incorporating drinking water fountains or refill stations for reusable bottles in public spaces is a simple and effective way of making places healthier and of reducing unnecessary waste. Effective planning can provide calming, tranquil surroundings as well as stimulating and sensory environments, both of these make an important contribution to successful places."

HOUSING

Paragraph 4.2.2 states:

"The planning system must:

- identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;*
- enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and*

- *focus on the delivery of the identified housing requirement and the related land supply."*

AFFORDABLE HOUSING

Paragraph 4.2.25 states:

"A community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications. Affordable housing for the purposes of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers."

1.4 A BROAD DESCRIPTION OF THE PROPOSAL

The site is known as 'Land at Ystradowen' and comprises approximately 2.67 ha in its entirety (with a total usable area of 2.253 ha). The site comprises of a single parcel of land falling under the ownership of Mrs Marion Morgan. The parcel of land in question comprises greenfield land which adjoins the settlement boundary and previously allocated land - '*Land off Sandy Lane, Ystradowen*'. The site primarily constitutes of grassland bounded by hedgerows and mature trees to the north, agricultural fields to the northeast and existing residential development – at Sandy Lane past Badgers Brook Rise – to the southeast. To the south, the site is bounded by Sandy Lane and, past this, by Badgers Brook Rise. Finally, to the west, the site is bound by an agricultural field which forms part of the existing residential allocation. The immediate context of the site, directly adjacent to the settlement boundary, is, therefore, mostly residential with its wider context becoming more agricultural in nature with distance from the settlement. In simplistic terms, this proposal seeks to deliver:

- Circa 67 new homes, comprising a mix of types (A-I) to be agreed at detailed planning stage;
- Highways infrastructure within the site and associated upgrades to the surrounding highway network;
- New access road serving the site;
- Strong legible pedestrian and cycle connections throughout the site and linking to the existing settlement;
- Open Space;
- Green Infrastructure; and
- Sustainable Drainage Systems (SuDS).

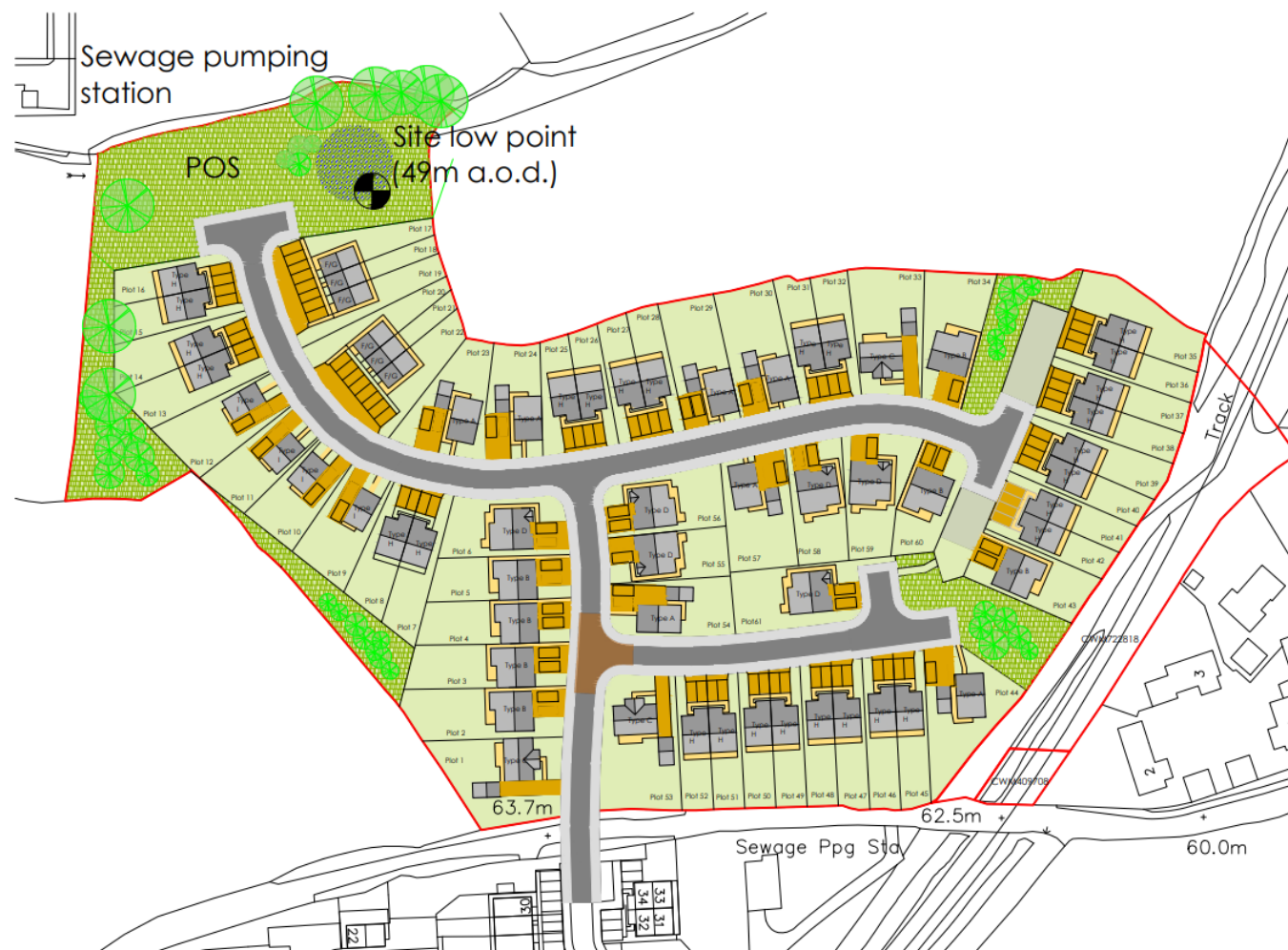
An aerial view of the site and an illustrative masterplan are provided overleaf. In addition, an opportunities and constraints plan which has informed the proposed site layout is provided, with the various features identified discussed within this document.

Aerial View of Site



Approximate Boundary outlined in red

Illustrative Masterplan



Illustrative Masterplan produced by GBA



Market Housing

Type	no.	description
Type A	7	4 bed house
Type B	8	4 bed house
Type C	3	4 bed house
Type D	5	4 bed house
Type E	-	4 bed house
Type H	15	2/3 bed house
Type I	2	3 bed house
ST	40	(60%)

Affordable Housing

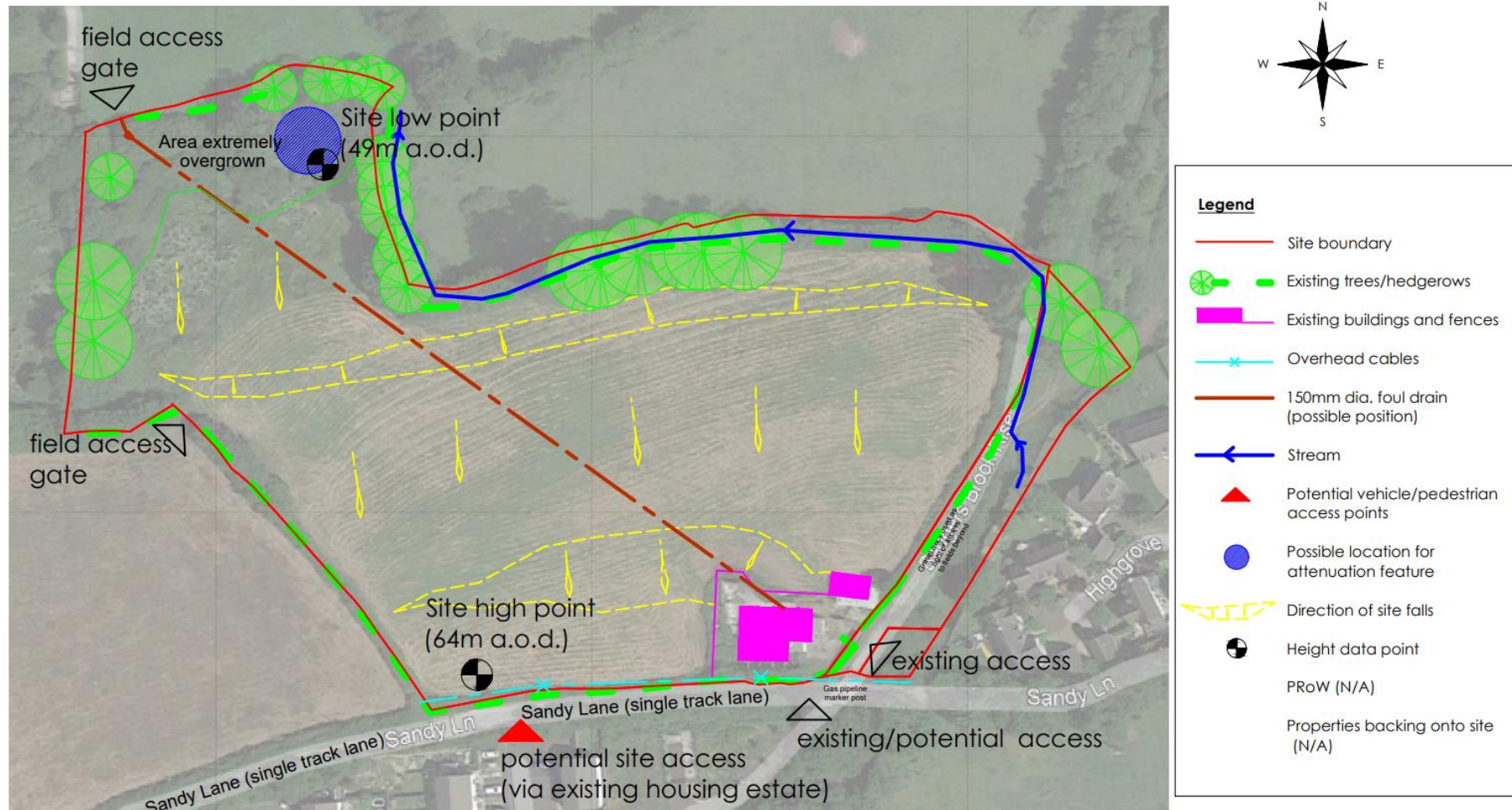
Type F	6	1 bed flat
Type G	6	1 bed flat
Type H	13	2/3 bed house
Type I	2	3 bed house
ST	27	(40%)
Total	67	

Total no. of units = 67

Usable Site Area = 2.253ha

Density = 30 units/ha

Opportunities and Constraints Plan



1.5 CONSULTANT TEAM

The promoting party has assembled a multi-disciplinary consulting team to ensure the proposal is sustainable and deliverable, as shown in the table below. The team assembled has a proved track record within the County and across Wales of working with landowners and other promotional parties.

Output	Consultant
Planning Consultant / Agent	Geraint John Planning
Masterplan & Land-Use Framework	Gerald Blain Associates
Ecology Appraisal	Acer Ecology
Tree Survey / Arboricultural Impact Assessment	Tree Scene
Topographic Survey	Davies Surveys Limited
Drainage Strategy	Roger Casey Associates
Agricultural Land Classification	Kernon Consultants
Viability Information	HRT

All operational constraints are considered from service capacities to transport, whilst environmental and ecological constraints are all fully identified.

2.0 **STRUCTURE OF THE DOCUMENT**

Responding to the Vale of Glamorgan guidance set out in Candidate Sites Methodology June 2022, this submission follows the content and structure set out in that guidance, specifically the structure of the Stage One initial site filter. In so doing it recognises that the guidance set out is not necessarily exhaustive, and there may be other information that supports the site's inclusion in the revised LDP. Equally, the guidance makes it clear that some of the studies set out are not required due to the specific characteristics of the site.

The purpose of the additional information is of course to assist the detailed site assessment, and particularly to demonstrate the site's deliverability.

Given this, the remainder of this submission is structured to account for the above, and is set out as follows:

- Site details
- Site availability
- Environmental and landscape contributions
- Accessibility and proximity to services and facilities
- Supporting infrastructure and utilities
- Climate change and wellbeing
- Summary and conclusions

In some areas the submissions provide a justified account of why a particular technical study has not been undertaken (having detailed and considered regard to the site and its setting etc).

3.0 **SITE DETAILS**

3.1 **THE SITE (3.6-3.9)**

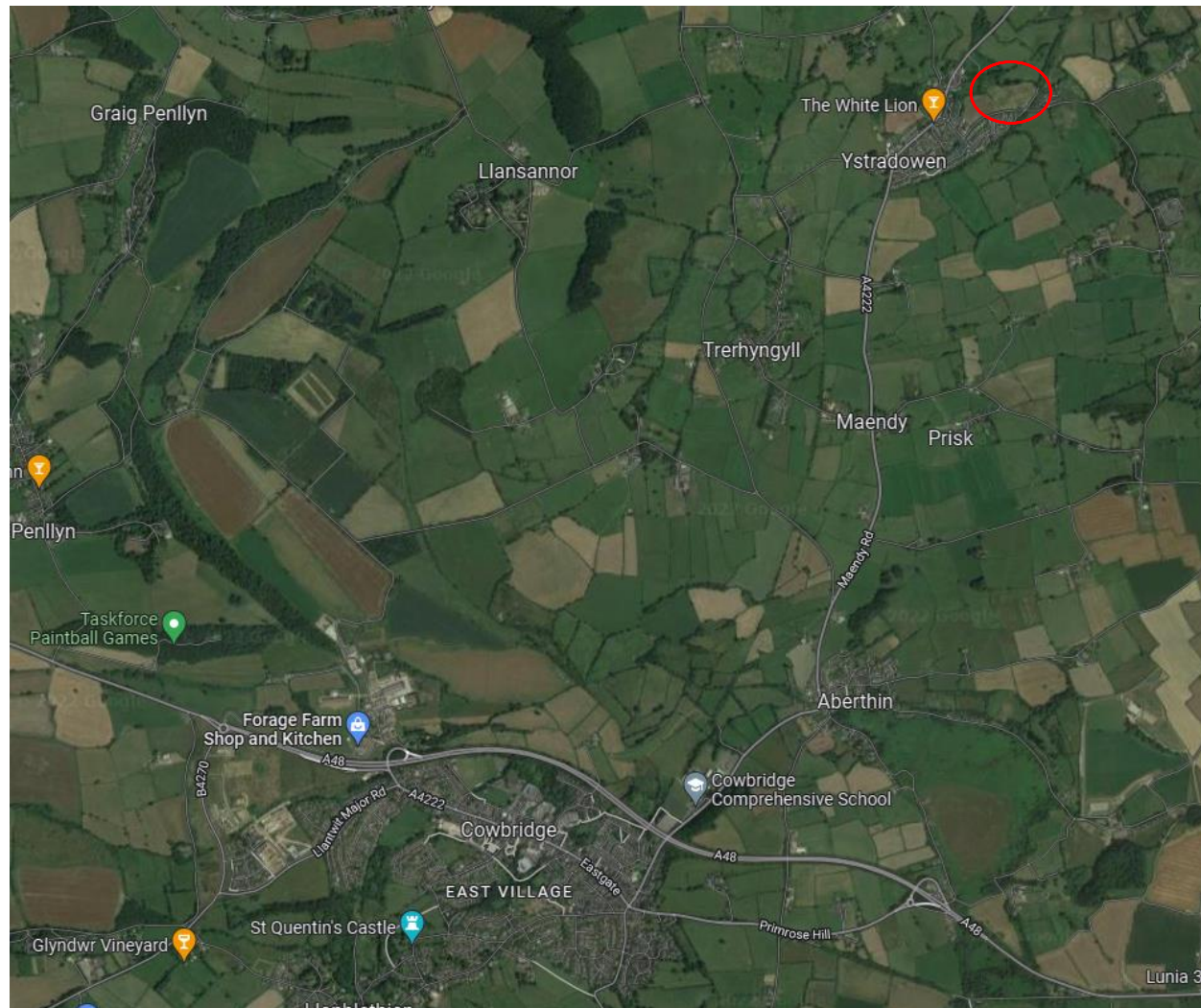
As previously mentioned, the site is a single parcel of land comprising approximately 2.67 ha in its entirety (with a total usable area of 2.253 ha). The parcel of land in question comprises greenfield land with some agricultural sheds and associated works located at the southeast corner. The site primarily constitutes of grassland bounded by hedgerows and mature trees to the north, agricultural fields to the northeast and existing residential development to the south and southeast (at Sandy Lane past Badgers Brook Rise). Finally, to the west, the site is bound by an agricultural field which has been previously allocated for residential development, and it partially built out – '*Land off Sandy Lane Ystradowen*'. The immediate context of the site, directly adjacent to the settlement boundary, is, therefore, mostly residential with its wider context becoming more agricultural in nature with distance from the settlement.



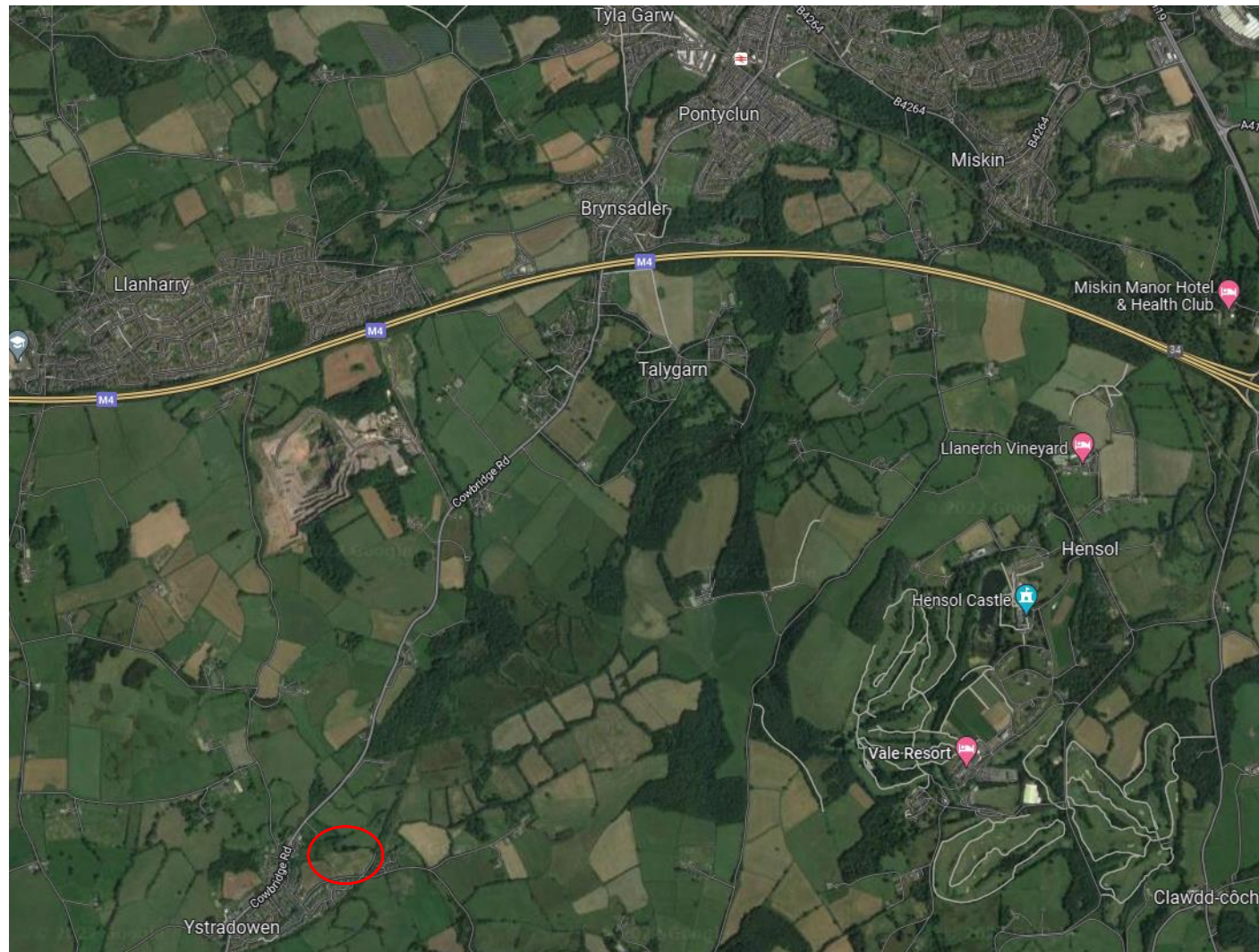
The site is bordered by the following land uses:

- To the north by agricultural land;
- To the east by existing residential development (Highgrove) at Sandy Lane (past Badgers Brook Rise);
- To the south by existing residential development (past Sandy Lane) at Badgers Brook Rise; and
- To the west by an agricultural field allocated for housing that has not been built out.

Site Surroundings



The Site's context in relation with Cowbridge (to the south)



The Site's context in relation with Pontyclun (to the north)

Access

Access to the site is currently obtained from Badgers Brook Rise on the eastern boundary. This is shown in the image below:



Access point in the Southeast corner



View looking North of Access



View looking South of Access

The boundaries of the site are formed, in part, by mature vegetation and partly by hedgerows and trees, immediately adjoining the surrounding land parcels. A considerable portion of the site's boundaries consist of mature hedges and trees, which provide effective screening for the site.

Access is proposed by connecting to the adjacent built out development to the south at Badgers Brook Rise (as shown on the Illustrative Master Plan, and on the Google Earth extract overleaf). Notwithstanding this, access could be achieved via the current arrangement, and access arrangements are open to discussion with the LPA in order to achieve the best and most desired arrangement.



The site is being promoted due to its size, proximity to the settlement (adjacent to it), and the fact that it would encompass the effective extension of the adjoining land that comprises of built out, and in-part built out (Land off Sandy Lane) allocated residential land. The promotion aims to achieve the wider strategic vision to create a sustainable and logical extension of the existing north and east built form of Ystradowen. Additional land could also come forward for development in the future, given the that the site is surrounded by vast agricultural fields to the north, east and as adjoining land to the west is allocated for residential land and is in-part built out (Land off Sandy Lane, Ystradowen). This land could potentially be utilised for additional access, green infrastructure, landscape and/or ecology mitigation.

In terms of wider surroundings, the nearest villages and towns are Cowbridge, Welsh St. Donats, Llanharry and Pontyclun. The site is considered to be extremely accessible, on the basis that Cowbridge Road (A4222) runs through the village, a major road that provides efficient access to an array of shops and services within the wider Vale of Glamorgan (Cowbridge) and RCT (Pontyclun), and as well as other principal areas of South Wales (Cardiff and Bridgend) by interconnecting with further main roads such as the A48 and the M4.

As mentioned above, this location benefits from being in proximity to various city, town and village centres, including Cowbridge (2.7 miles), Pontyclun (2.8 miles), Talbot Green (4.4 miles), Pencoed (6 miles), Bridgend (9.2 miles) and Cardiff (17.2 miles). These areas host a variety of amenities and services including schools and nurseries (Cowbridge Comprehensive, Y Pant), and all demanded convenience stores, including Asda Superstore, Aldi, Tesco Express and many more. These Centre's also consists of a number of other smaller services and facilities including a number of places of worship, post office, health facilities, pharmacies, public houses and a number of banks. The nearest major hospitals include the Royal Glamorgan Hospital, and the Prince of Wales Hospital which are located 5.5 miles and 10.6 miles away from the site respectively.

3.2 PROPOSED USE (3.10-3.11)

As previously outlined the site is greenfield land / grassland.

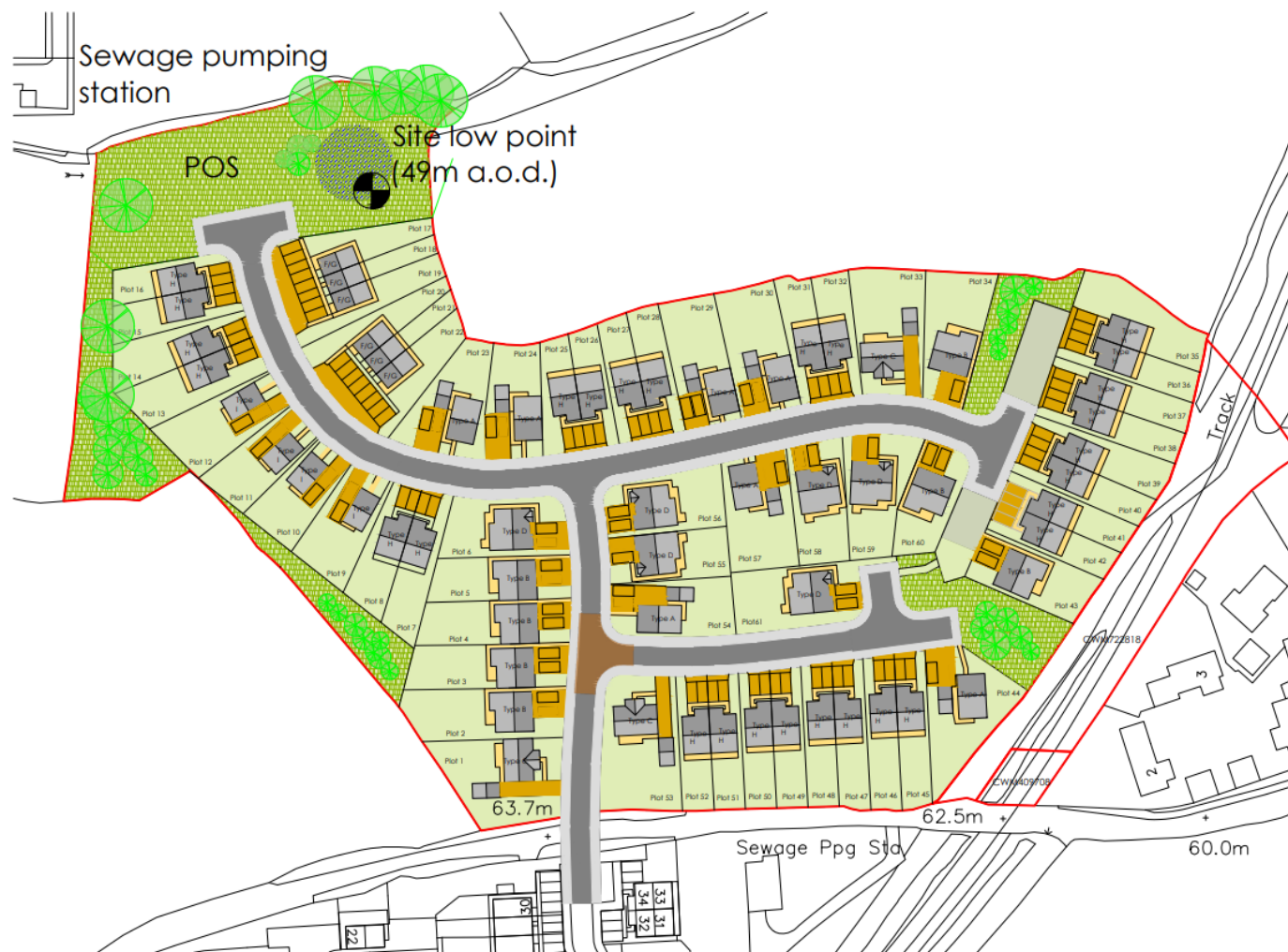
In summary, the proposals for the site propose the following use:

- Residential Development – up to 67 dwellings;

It is the aim of this proposed development to adhere to, compliment, and enhance the concept of a sustainable community which can sit alongside and strengthen the existing and emerging built form and uses located adjacent to the site's boundary. The scale of the proposed development has been carefully designed to ensure that it is considered acceptable, appropriate, and set in consideration of the environmental capacity of the site, the viability of the scheme and density of surrounding development.

The masterplan demonstrates the proposed layout of the site, including indicative open space and landscape provision. It illustrates that the indicative-built form respects the context of the site, has the ability to provide adequate amenity and privacy, whilst also integrating and responding to the site context. The development proposals seek to link with existing habitats and create continuous corridors in order to integrate the proposed areas of open space and landscaping enhancement with the existing landscape features. These are all fundamental principles of placemaking – which the scheme is underpinned on. A holistic approach to the planning and design of the development and the spaces it creates has been adopted. The scheme seeks to draw upon the site's potential to create high-quality development that promotes well-being in the widest sense. The master planning approach to the scheme considers the site's context, and its relationship to its wider surroundings. Placemaking has, accordingly, been considered at the earliest possible stage.

Site Masterplan



Market Housing

Type	no.	description
Type A	7	4 bed house
Type B	8	4 bed house
Type C	3	4 bed house
Type D	5	4 bed house
Type E	-	4 bed house
Type H	15	2/3 bed house
Type I	2	3 bed house
ST	40	(60%)

Affordable Housing

Type F	6	1 bed flat
Type G	6	1 bed flat
Type H	13	2/3 bed house
Type I	2	3 bed house
ST	27	(40%)
Total	67	

Total no. of units = 67

Usable Site Area = 2.253ha

Density = 30 units/ha

3.3 SITE HISTORY (3.12-3.13)

Review of the Vale of Glamorgan's online planning register shows that the site has no previous development history or planning applications.

3.4 SITE SURROUNDINGS (3.14)

As previously mentioned, the site is bordered by residential land to the south and east, and agricultural land to the north and west. The urbanised land to the south and east forms part of two previous housing allocations that have been approved and subsequently built out.

The land around the specific site has had the following planning history:

LPA Ref	Address	Proposal	Decision	Date
1990/00209/OUT	Ty-Wyth, Ystradowen, Nr. Cowbridge, South Glamorgan.	Residential development of executive houses, garages, roads, and landscaping, to replace existing scrap metal yard	Approved	10/08/1990
1993/00771/OUT	Ty-Wyth, Ystradowen, Nr. Cowbridge, South Glamorgan.	Renewal of application 90/00209/OUT for residential development of executive houses, garages, roads and landscaping to replace existing scrap metal yard	Approved	28/09/1993
1993/00890/RES	Ty-Wyth, Ystradowen, Nr. Cowbridge, South Glamorgan.	Details of road and house to plot no. 1	Withdrawn	19/01/1994
1994/00352/OUT	Ty-Wyth, Ystradowen, Nr. Cowbridge, South Glamorgan.	Demolish existing scrap yard, sheds, warehouse and stables and erect 2 no. two storey dwellings with associated external works	Withdrawn	17/06/1994
1994/00629/RES	Ty-Wyth, Ystradowen, Nr. Cowbridge, South Glamorgan.	Erection of 2 no. 2 storey houses with associated external works including provision of an access road and footpaths	Approved	26/08/1994
1996/00521/RES	Ty-Wyth, Ystradowen, Nr. Cowbridge, South Glamorgan.	Erection of 11 no. executive residential dwellings with associated external works including provision of access road and footpath	Approved	09/08/1996

2012/01329/SC1	Land off Badgers Brook Rise, Ystradowen	Residential development	Environmental Impact Assessment (Screening) - Not Required	02/01/2013
2013/00856/OUT	Land off Badgers Brook Rise, Ystradowen	Residential development, comprising the erection of dwellings (up to 40) and garages and the construction of roads, footways, footpath and cycleway, drainage and services, landscaping and all associated building and engineering operations.	Approved	31/03/2014
2014/01483/RES	Land off Badgers Brook Rise, Ystradowen	Residential development, comprising the erection of 40 dwellings and garages and the construction of roads, footways, footpath and cycleway, drainage and services, landscaping, pumping station and all associated building and engineering operations at Land off Badgers Brook Rise, Ystradowen, Cowbridge (NMA)	Approved	13/05/2015
2015/00197/FUL	Land off Badgers Brook Rise, Ystradowen	Removal of Conditions 14/15 and 16 All in connection with code for sustainable Homes, Welsh 2014 part L building regulations to apply instead	Withdrawn	27/04/2015

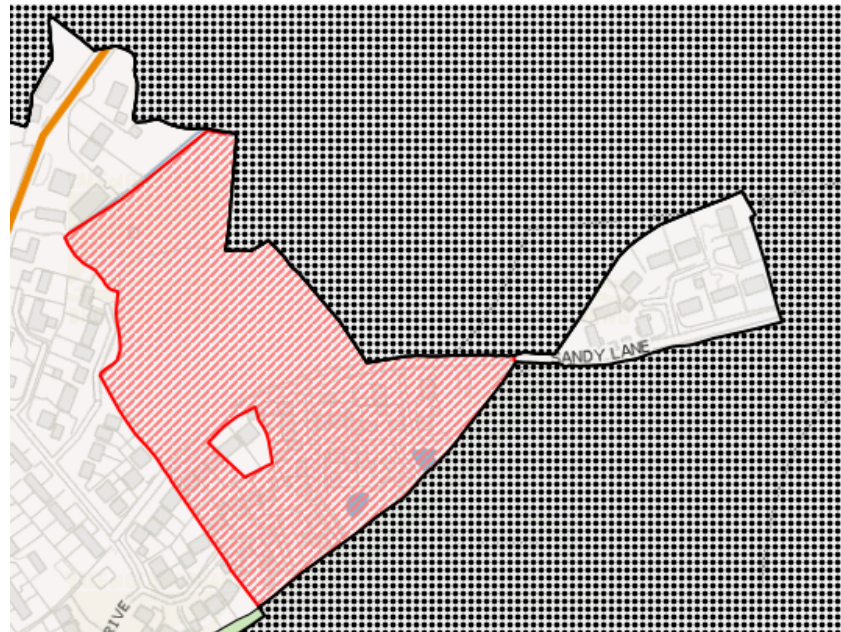
Most Relevant Application to the Site:

The most relevant application to the site is application 2013/00856/OUT - *Land off Badgers Brook Rise, Ystradowen*. The Site Layout Plan has been extracted below:



Further relevant information

Current agricultural land that borders the site to the west (shaded in red) is a partly built out allocated site – 'Land off Sandy Lane, Ystradowen'.



Housing Mixed



Mineral Safeguarding Limestone 1



Mineral Safeguarding Limestone 2



POLICY MG2 - HOUSING ALLOCATIONS

In order to meet the housing requirement identified in Policy SP3 land is allocated for residential development at the following locations:

		Size (ha)	Number
Minor Rural Settlements:			
39	Land adjoining Court Close, Aberthin	0.75	20
40	Land to the east of Bonvilston **	7.2	120
41	Land to rear of St David's Church in Wales Primary School, Colwinston #	2.5	64
42	ITV Wales, Culverhouse Cross #	7.1	224
43	The Garden Emporium, Fferm Goch #	2.2	40
44	Ogmore Residential Centre #	3.25	70
45	Ogmore Caravan Park #	3.7	100
46	Land to the East of St Nicholas	4.4	117
47	Land off St. Brides Road, Wick #	4.0	124
48	Land off Sandy Lane, Ystradowen ** # (in part)	4.2	85
			964
TOTAL UNITS			8,525

* Barry Waterfront is allocated as a mixed use incorporating a new school, strategic transport infrastructure, strategic open space and community infrastructure.

** Mixed use including provision of open space or community infrastructure allocation or part of the site for the provision of a new school.

Sites with Planning Permission (including sites awaiting S106) as at September 2016.

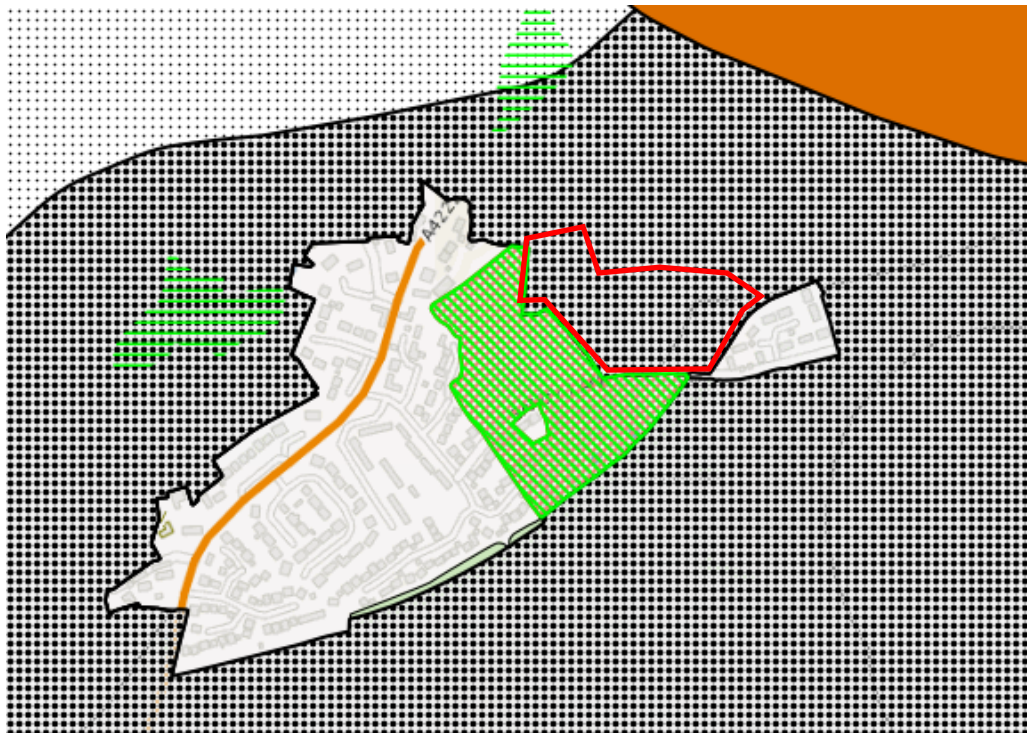
= Sites affected by zone C1 or C2 flooding as identified on 2015 Development Advice Maps.

4.0 SITE AVAILABILITY

4.1 LEGAL RESTRICTIONS AND CONSTRAINTS (4.1)

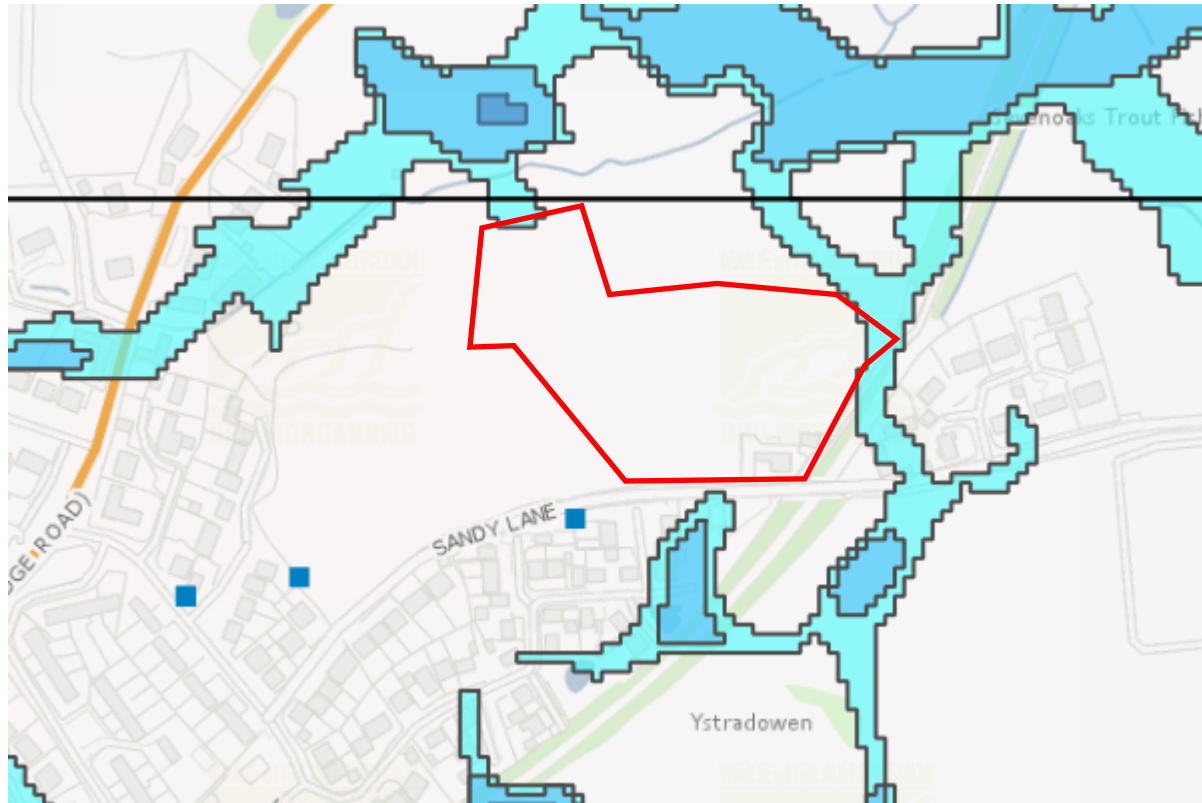
There are no existing Legal Covenants / Constraints tied in within the landownership of the site, that would constrain the site's suitability for development. The below extract portrays the site within Vale of Glamorgan's interactive proposals map, of which depicts the site's designations and constraints:

Vale LDP Proposals Map



Key			
	The Site		Mineral Safeguarding Limestone 1
	Housing		Mineral Safeguarding Limestone 2
	Public Open Space		Mineral Sandstone Limestone 2

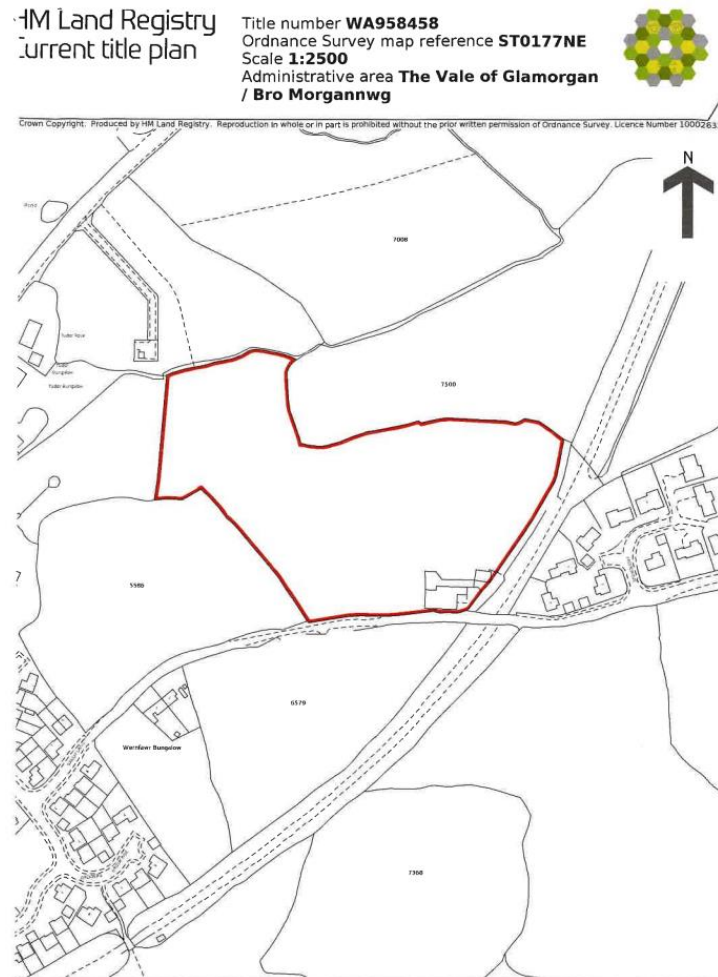
Vale LDP Constraints Map



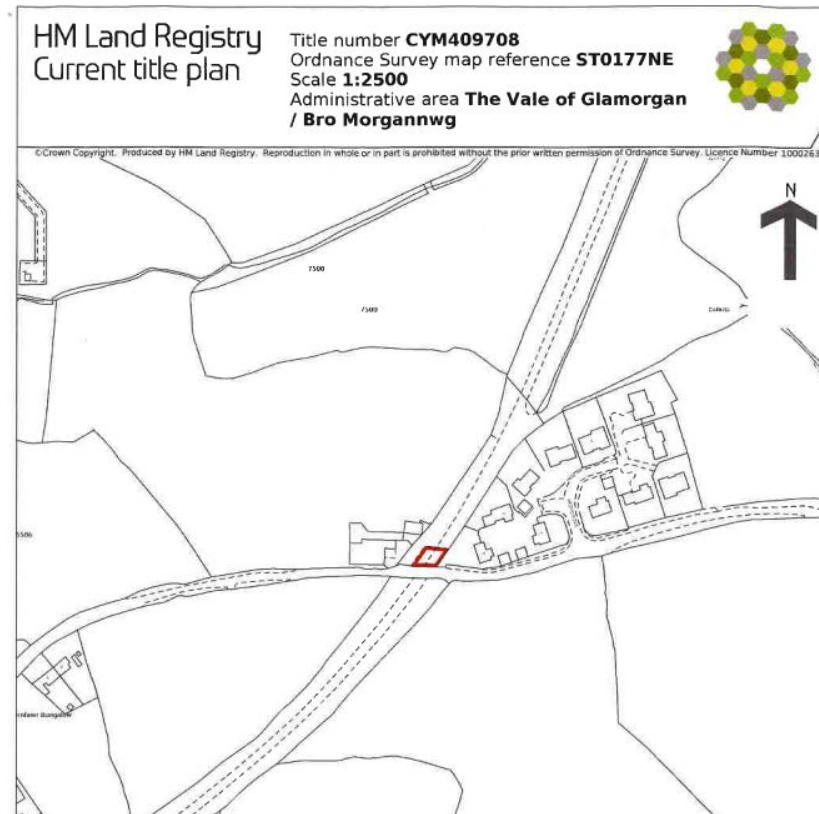
Key			
	The Site		Surface Water Less
	Archaeology		

The site promoter is Mrs Marion Morgan. The ownership of the site is depicted in the below extracts:

1. Mrs Marion Morgan ownership: WA958458 (the main field site) & CYM722818 (the track which is subject to a third party right of way).



2. Council ownership: CYM409708



4.2 DEVELOPMENT MARKETING (4.2)

Approaches and informal offers have been made by House Building Parties for the land.

4.3 SITE INVESTIGATION (4.3)

Topographical Survey

Davies Surveys Ltd were commissioned to obtain Lidar Data to inform the topography of the site, and to also provide context of the existing levels to key consultants supporting the submission of the candidate site.

The site is in general and overall flat, with it gently falling in gradient towards the trees to the north. As such, the site's lowest point is at the northwest corner of the site, with the site's highest point being at the northeast corner. Please refer to the submitted Topographical Survey for further detail.

Drainage Strategy Report

A Drainage Strategy Report has been undertaken by Roger Casey Associates to describe the existing site and associated drainage infrastructure and to identify a sustainable solution for the proposed foul and surface water drainage to serve the new development. The findings of this state:

"Flood Risk

The site is located within an area designated being Flood Zone A and as such further flood risks and justification tests are not required.

The site is generally located in a low flood risk location considered by TAN 15.

Foul Water Drainage

Dwr Cymru Welsh Water (DCWW) have offered comments under their reference PPA0007064 (see Appendix E). This response confirms capacity being available within the public sewer network and waste water treatment works. The existing 150 mm diameter public sewer network would appear to cross the northeast of the development site area.

All foul water drainage flows would be collected from the proposed residential development via a new gravity sealed pipe system and connected into the existing public sewer system which would appear to cross the northeast of the proposed development site area.

Surface Water Drainage

Following consideration of the available surface water destination, it is envisaged the following SuDS features could be incorporated into the final development site to meet Welsh Government SuDS Standards:

- *Shallow dry swale adjacent to the proposed carriageway and footpath corridors.*
- *Rainwater butts on plot.*
- *Drives and parking areas laid in permeable surfaces.*
- *On plot rain gardens which could be above ground in some instances.*
- *Detention basin assumed to be required at a number of locations and prior to final watercourse discharge*

The proposed development's surface water drainage will comply with Welsh Government Statutory standards for sustainable drainage systems. These Standards are enforced by Vale of Glamorgan Council acting as the Sustainable urban Drainage System Approving Body (SAB)."

Please refer to the submitted Drainage Strategy Report for further and more detailed information regarding the above,

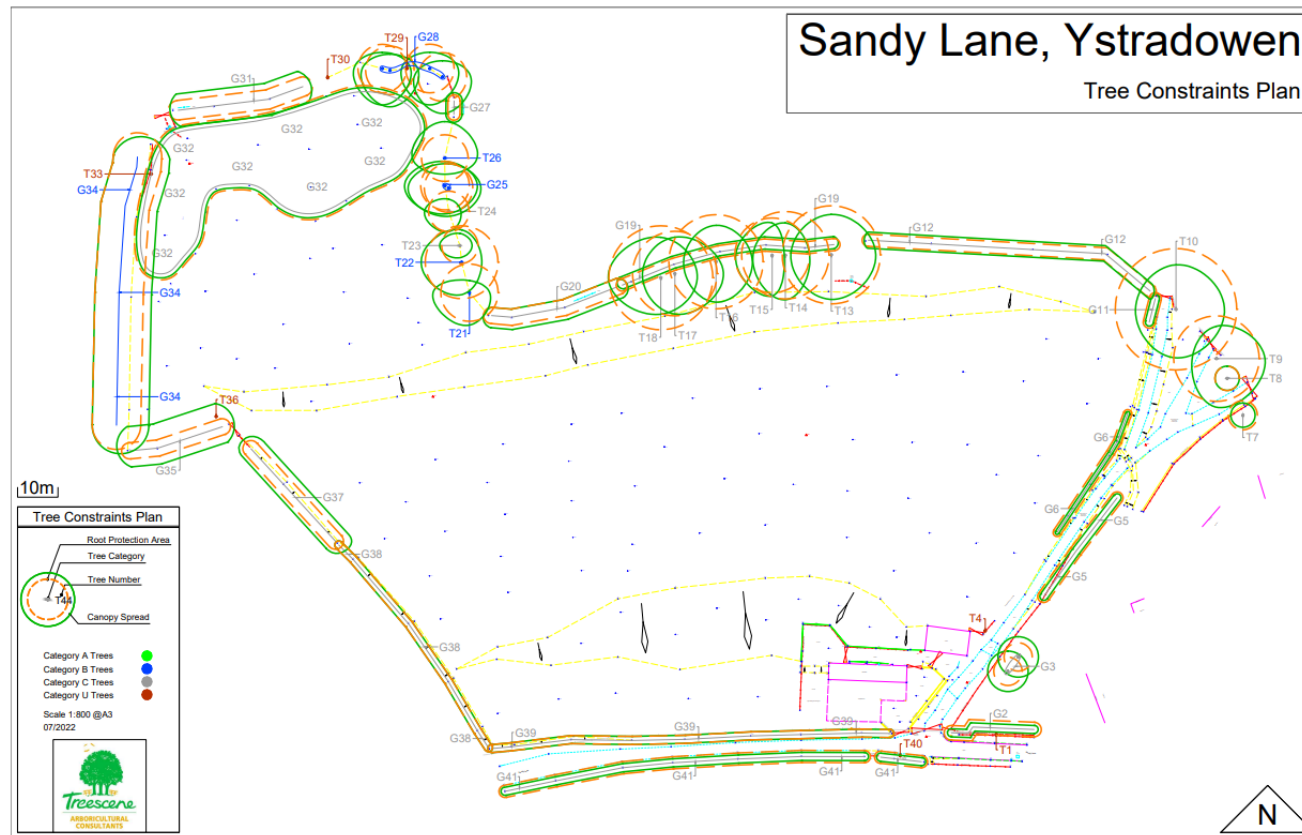
The report clearly highlights the deliverability of the site, with no major issues or concerns arising from this.

Ecological Survey

Appropriate ecological surveys, to confirm any habitats and / or species on the site, have been undertaken by a qualified ecologist (Acer Ecology), and the report and findings of this will be submitted imminently to support this submission.

Tree Survey

There are no protected trees at the site. Treescene have undertaken a Tree Survey which confirms that there are 0 trees of high quality, 6 trees of moderate quality, 28 trees of low quality, and 7 trees that are in such a condition that they cannot realistically be retained.



The development of the site would, and is, looking to remove the trees that are classified as Category U trees (trees that are in such a condition that they cannot realistically be retained) on the Tree Survey, in order to ensure the safety and deliverability of the site.

Please refer to the submitted Tree Survey and Tree Constraints Plan for further detail.

Agricultural Land Assessment

An Agricultural Land Classification Report has been undertaken by Kernon to assess and establish the quality of the land. The preliminary findings of this confirm that the land is a mixture of grades not too dissimilar to that shown on the ALC predictive map (as shown in Section 6.4). The full report and findings of this will be submitted imminently to support this submission.

Overall, given that the site is relatively small, and this parcel of land does not form part of a larger agricultural holding and has never been used for agricultural use, it is not considered that its development would result in a detrimental or significant loss of agricultural land.

4.4 SITE DELIVERABILITY (4.4-4.5)

It is envisaged that a planning application would be submitted as early as 2025 followed by commencement on site circa 2026 following the discharge of all planning conditions and SAB consent. As such, it is expected that the site could be delivered in the short term, with the units delivered over the period 2026/27 and 2027/2028.

5. **SITE VIABILITY**

As required, a DVM is currently being prepared and edited following receiving the up-to-date ACG figures from the Vale of Glamorgan Council. This will be submitted imminently and before the new deadline of *"3 months following the 13th of September"*. This will be submitted in support of this candidate site submission to evidence the viability of the proposed development.

The appraisal is based on 67 units, taking into account all expected / known costs, and will demonstrate that the site is wholeheartedly viable.

It must be stressed that the assessment is headline in its nature, and that further discussions at the appropriate time with the LPA would be needed to confirm matters such as s106 contributions liable.

The site promoter would welcome the opportunity to discuss this aspect further with the LPA and is prepared and willing to engage in this process.

Please refer to the separate DVM for more detail.

5.1 **FINANCIAL VIABILITY**

Based on a proposal for 67 dwellings on a usable site area of 2.253 ha, the site meets the Ldp requirement of 30 dwellings per hectare for candidate sites in the Vale of Glamorgan. The proposal also proposes a 40% affordable housing mix, as such meeting the current requirements of the Planning Obligations SPD. The proposed mix of properties is as follows:

- Types A-E: 4-Bed House
- Type H: 2/3 Bed House
- Type I: 3 Bed House
- Type F: 1 Bed Flat
- Type G: 1 Bed Flat
- Type H (Affordable): 2/3 Bed House
- Type I (Affordable): 3 Bed House

The cost of developing the site including any site remediations will need to be thoroughly examined prior to any works commencing to ensure that the site will be financially viable to develop.

6.0 ENVIRONMENTAL AND LANDSCAPE CONSIDERATIONS

6.1 FLOOD RISK AND SURFACE WATER (6.1 & 6.2)

*"A Strategic Flood Consequence Assessment (SFCA) should accompany a proposal where there **may be flood risk issues**. An SFCA is usually made up of three stages, with more detailed assessments required as candidate sites are progressed through the plan making process. The evidence will need to demonstrate how flood risk issues do not impact on the delivery of the site, **particularly if a residential use (Class C3 or C4) is proposed, which, if in a C2 flood risk category, would be contrary to national policy.**" [GJP Emphasis]*

Referring to the Natural Resources Wales Development Advice Map, the site is at no risk of flooding (from surface water & small water course, and rivers). The Flood Risk Assessment Map shown below indicates that the site is in proximity to small-scale areas at flood risk from surface water and small watercourses, however this is not considered to pose a constraint to development.



NRW Flood Risk Assessment Wales Map

Flood Risk from Rivers - Extent

- High
- Medium
- Low

Flood Risk from Surface Water & Small Watercourses - Extent

- High
- Medium
- Low

The submitted Drainage Strategy Report undertaken by Roger Casey Associates further supports the above with their findings stating that *"The site is generally located in a low flood risk location considered by TAN 15", and as "The site is located within an area designated being Flood Zone A and as such further flood risks and justification tests are not required."*

Sustainable Drainage Approving Body (SAB) approval is needed prior to any works commencing on the site, for which an assessment will be conducted in due course as part of the detailed design, to establish the surface water discharge arrangements and SuDS provision. Please refer to the submitted Drainage Strategy Report undertaken by Roger Casey Associates further information regarding this.

6.2 ECOLOGICAL DESIGNATIONS (6.3)

There are no known statutory nature conservation designations (such as SAC or SSSI) on or in close proximity to the site, nor are there any local and / or non-statutory designations (such as SINC).

The site comprises grassland with trees and hedgerows along the boundaries, however it is envisaged that these will be retained and enhanced wherever possible.

Appropriate ecological surveys, to confirm any habitats and / or species on the site, have been undertaken by a qualified ecologist (Acer Ecology), and the report and findings of this will be submitted imminently to support this submission.

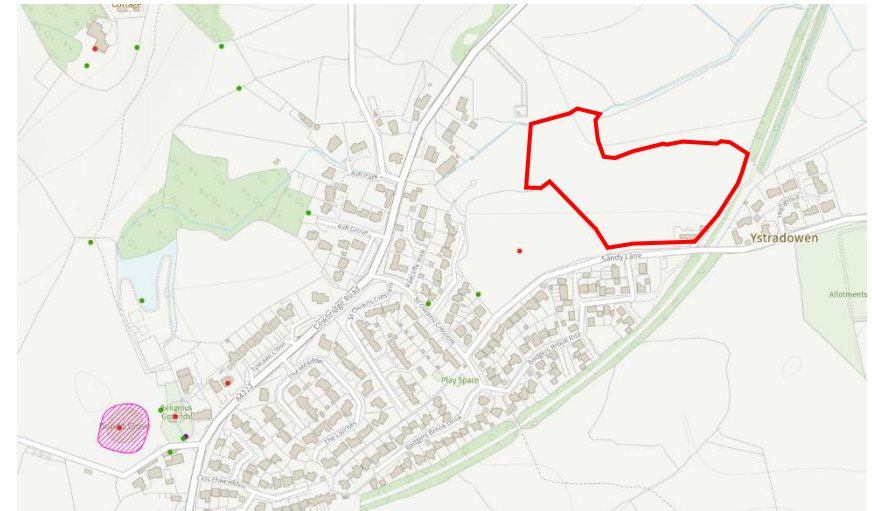
6.3 HERITAGE CONSIDERATIONS (6.4)

The Historic Wales map / database shows that there are no heritage assets to take into consideration that directly impact the site. The site lies outside of a conservation area and does not contain, or is impacted by, listed buildings or scheduled ancient monuments.

Within the surrounding area National Monuments Records Wales records the adjacent field (to the west) is a site of a battlefield (marked on the map in red). Furthermore, within the further surrounding area there are a variety of Historic Environmental Records, illustrated in green, a listed building in purple, and a scheduled monument in the far southwest of the town (mapped by the pink stripes), however it is not considered that these would be impact upon given their proximity from the site.



Historic Wales online records map (approx. site boundary in red)



The Heritage Assessment submitted as part of the proposal for the Bellway Scheme at 'Land off Badgers Brook Rise' states that:

"The postulated site of an 11th-century battle is recorded to the north of the site. The battle, and its postulated location, are likely to have been derived from spurious 19th-century sources, and it is considered unlikely to represent a genuine historic battlefield. It is therefore considered unlikely that any currently unrecorded early medieval archaeological remains survive within the site or its immediate vicinity. The site formed part of the agricultural hinterland of the settlement at Ystradowen (and the estate of Talyfan) during the medieval and post-medieval periods. The potential for currently unrecorded archaeological deposits of these periods to occur within the site is believed to be low"

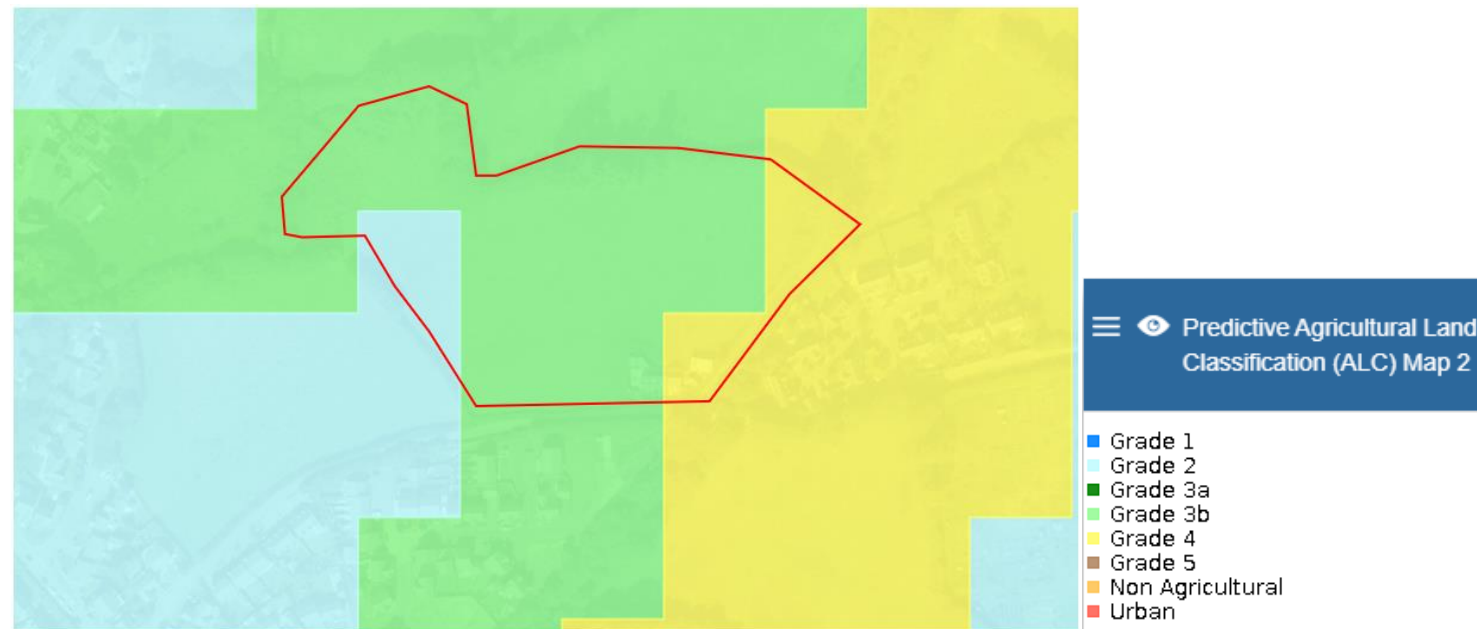
"Heritage conclusion: The site of an early medieval battle to the north of the site is likely to be spurious and the potential for early medieval remains is considered to be low. The site formed part of the agricultural hinterland of Ystradowen during the medieval, post-medieval and modern periods and the potential for significant archaeological remains of these periods to occur within the site is also considered to be low."

It is therefore considered that the recorded battlefield on the site / field adjacent to the proposed site would, and should, have no impact on the proposal.

6.4 AGRICULTURAL LAND (6.5)

In order to assess the site's potential for quality of agricultural land, a review of the Agricultural Land Classification Predictive Map indicates that the site lies primarily within 'Grade 3b: moderate quality agricultural land'.

Planning Policy Wales Edition 11 (February 2021) identifies agricultural land grades 1, 2 and 3a as the best and most versatile. Overall, development of the site would result in the loss of approximately 2.67 ha of Grade 3b "agricultural land". It is important to note however that this land's current and past use has never been for agricultural use or as agricultural land.



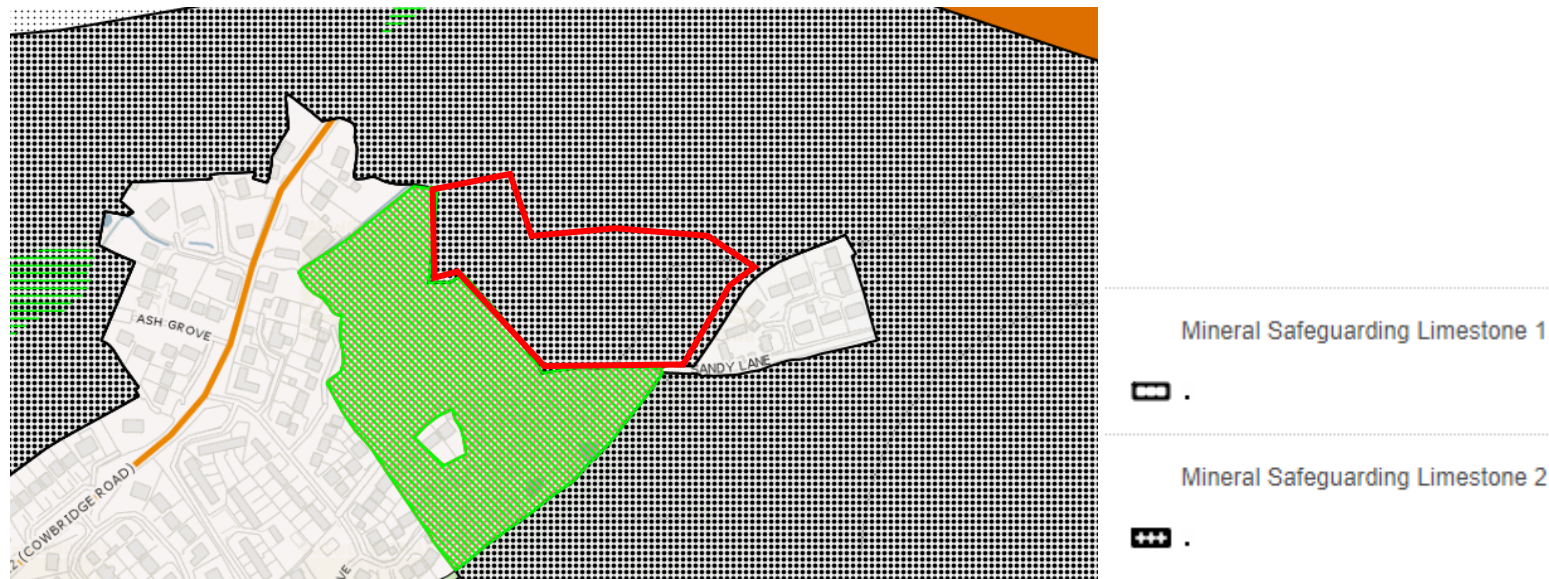
Lle Data Map Wales – Agricultural Land Classification Map (Showing Approximate Site Location in red)

- The majority of the land is classified as Grade 3b (green) - moderate quality agricultural land;
- A minor portion of the land on the east is classified as Grade 4 (yellow) – poor quality agricultural land;
- A minor portion of the land on the west is classified as Grade 2 (light blue) – good quality agricultural land.

An Agricultural Land Classification Report has been undertaken by Kernon to assess and establish the quality of the land. The preliminary findings of this confirm that the land is a mixture of grades not too dissimilar to that shown on the ALC predictive map (as shown above). The full report will be submitted imminently to support this submission.

Overall, given that the site is relatively small, and this parcel of land does not form part of a larger agricultural holding and has never been used for agricultural use, it is not considered that its development would result in a detrimental or significant loss of agricultural land.

6.5 MINERALS SAFEGUARDING/QUARRY BUFFER ZONE (6.6)



- Located within a Mineral Safeguarding Limestone 1; and
- Located within a Mineral Safeguarding Limestone 2

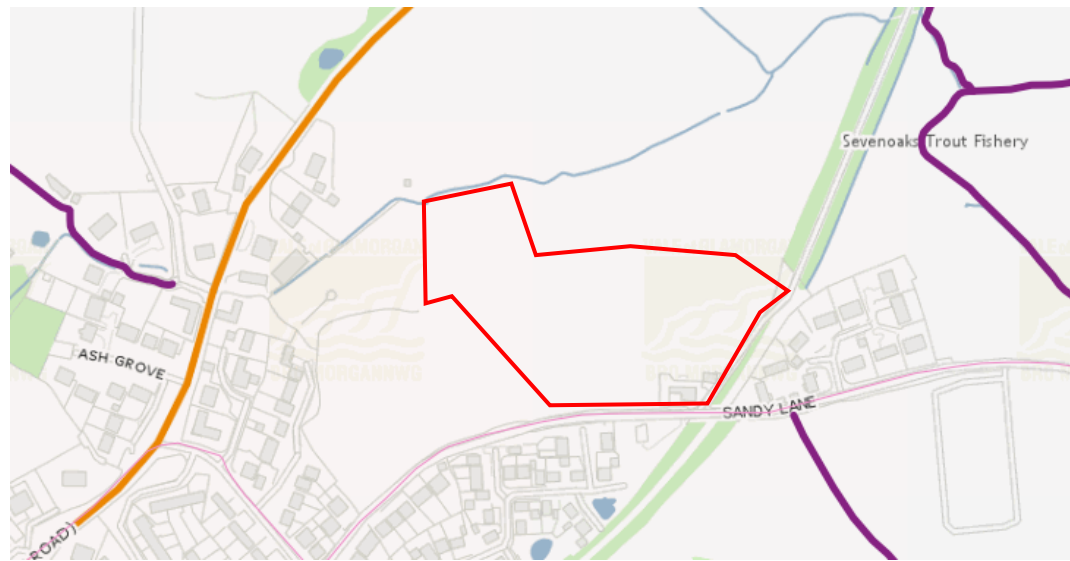
According to the Vale of Glamorgan Proposals map the site is located entirely within Mineral Safeguarding Limestone 1 and 2 zones. This however is not an issue as Policy MG22 of the VoGC LDP states that development can be permitted in an area of known mineral resource provided that extraction would have an unacceptable impact on environmental or amenity considerations, or, that the development would have no significant impact on the possible working of the

resource by reason of its nature or size. Given the site location adjacent to an existing residential area, mineral extraction would have an unacceptable impact and therefore should not constrain the development.

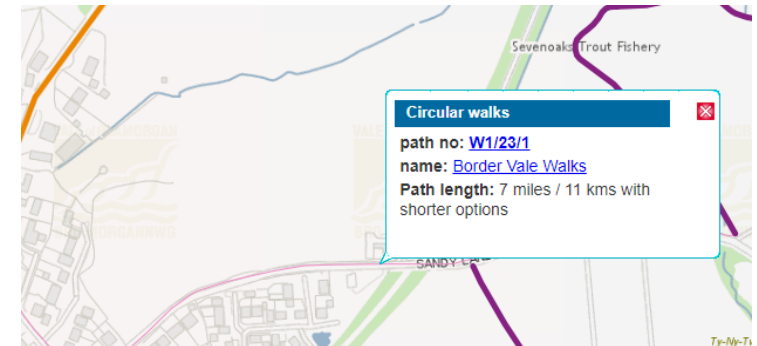
6.6 OTHER LDP CONSTRAINTS (6.7)

Public Rights of Way

An extract has been taken from the VOGC Proposals map below confirms that the site is immediately adjacent to Circular Walk ('Border Vale Walks'). This will provide pedestrian connectivity and offer opportunities for recreation and leisure.



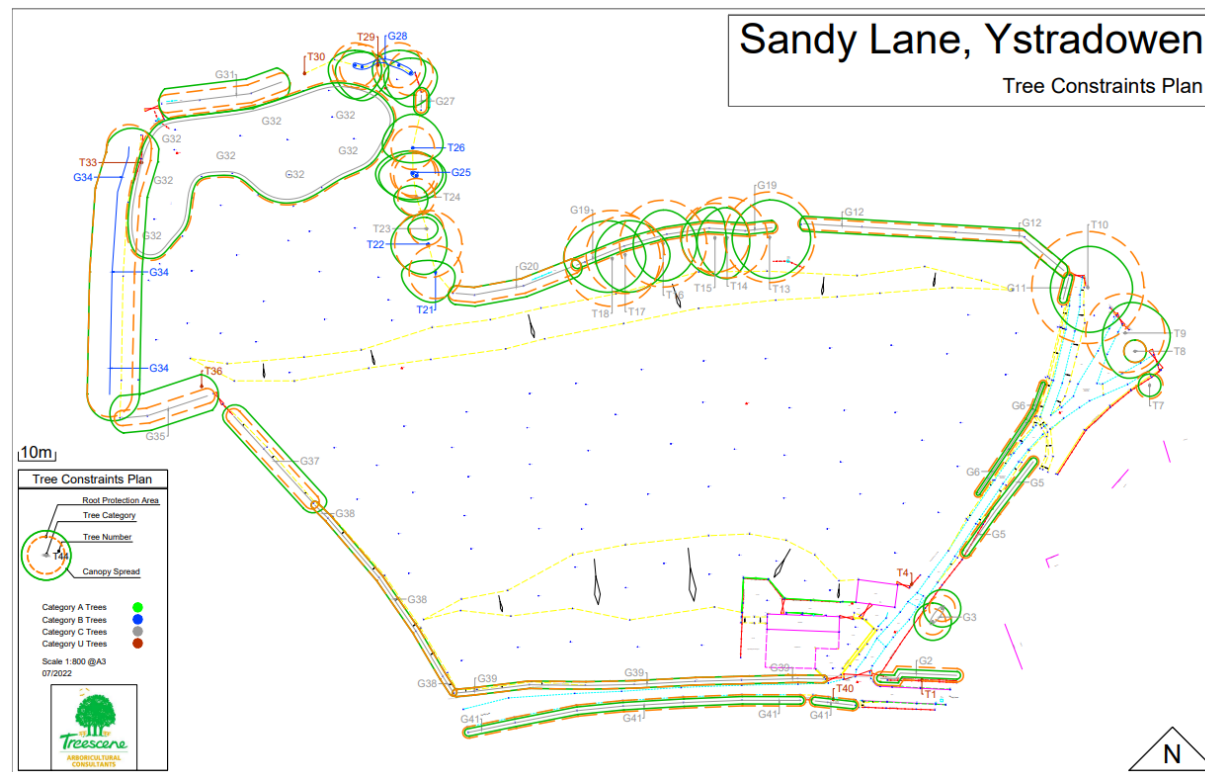
Extract of VoG Interactive Map - PRow



Circular walks
path no: [W1/23/1](#)
name: [Border Vale Walks](#)
Path length: 7 miles / 11 kms with shorter options

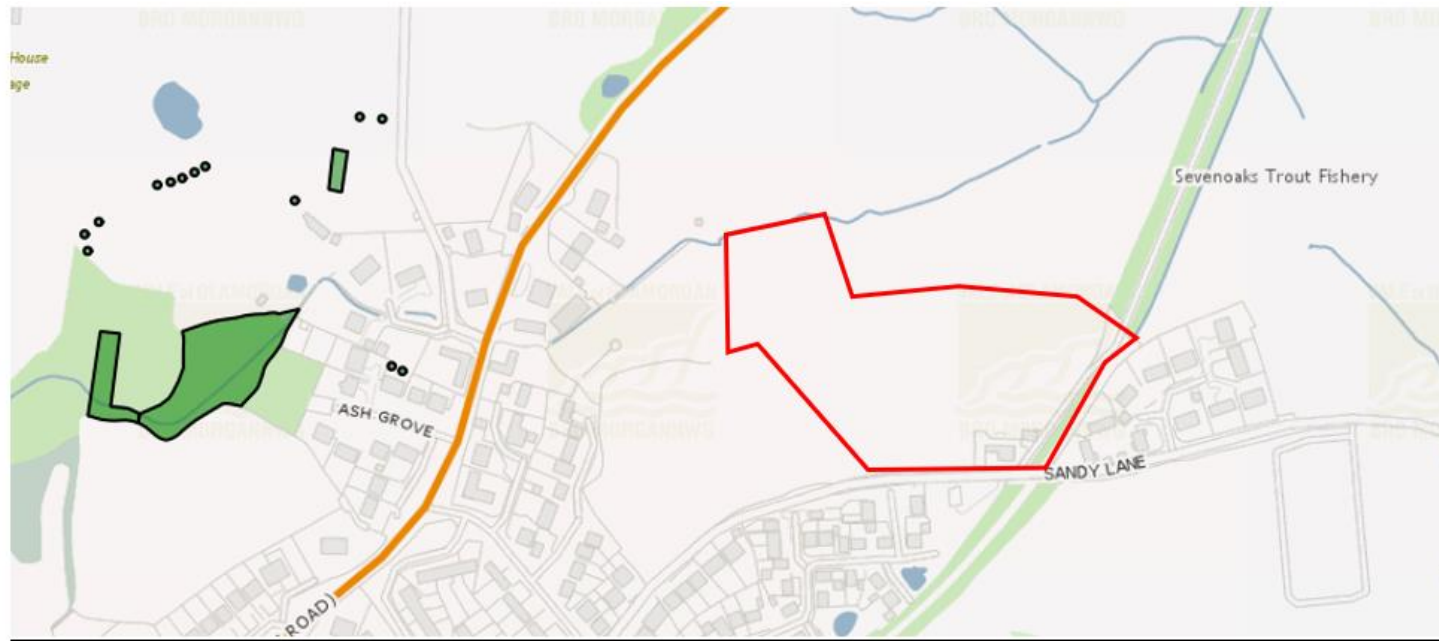
TPO's

There are no protected trees at the site. Treescene have undertaken a Tree Survey which confirms that there are 0 trees of high quality, 6 trees of moderate quality, 28 trees of low quality, and 7 trees that are in such a condition that they cannot realistically be retained.



The development of the site would, and is, looking to remove the trees that are classified as Category U trees (trees that are in such a condition that they cannot realistically be retained) on the Tree Survey, in order to ensure the safety and deliverability of the site.

Please refer to the submitted Tree Survey and Tree Constraints Plan for further detail.



Extract of VoG interactive Constraints Map – TPOs (showing approximate site location in red)

6.7 CONTAMINATION (6.8)

Given that the site is greenfield in nature, it is not envisaged that there would be any issues in respect of contamination. However, appropriate site investigations could be undertaken in due course if this is deemed necessary.

6.8 IMPACTS UPON SURROUNDINGS (6.9)

Residential development of the site is considered to be a compatible land use given its location within an existing settlement and adjoining properties. It is therefore not anticipated that there would be any adverse issues by way of noise, light or odour pollution.

The development would result in additional, albeit minor, vehicular movements and loading on the local highways network, however it is considered that this could be suitably accommodated. Any planning application would be supported by evidence to demonstrate this, and that appropriate access arrangements to enable safe ingress and egress to the site can be achieved.

6.9 PHYSICAL CONSTRAINTS (6.10)

There are no known physical constraints on the site by way of overhead power cables, mains gas or sewer systems, or otherwise, that could inhibit development of the site

There is a derelict yard / shed at the south-eastern corner of the site, however this can be easily removed, and as such poses no constraint to development.

6.10 TOPOGRAPHY CONSTRAINTS (6.11)

The topography of the site should not pose an issue to development.

The site is in general and overall flat, with it gently falling in gradient towards the trees to the north. As such, the site's lowest point is at the northwest corner of the site, with the site's highest point being at the northeast corner. Please refer to the submitted Topographical Survey for further detail.

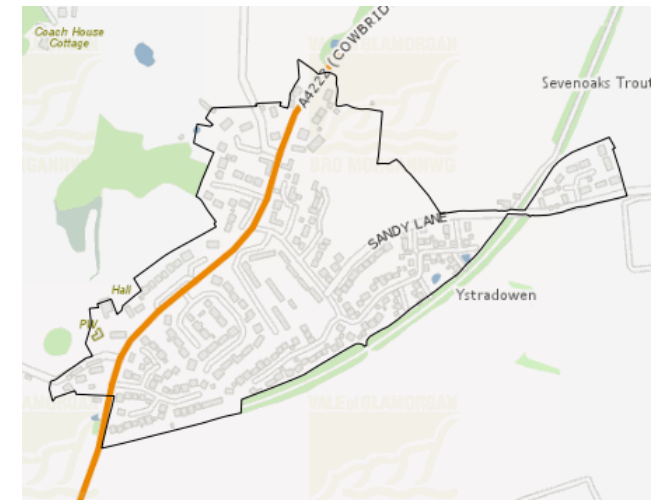
7.0 SERVICES AND FACILITIES

7.1 PROXIMITY TO SETTLEMENTS (7.1)

As previously mentioned, the site adjoins the settlement of Ystradowen, a small village situated within the north of the Vale of Glamorgan. The nearest major towns to the site include Llanharry, Pontyclun and Cowbridge. The site benefits from being in proximity to the M4 and A48 which facilitate access to an array of shops and services in the respective towns such as eastward to Cardiff and westwards towards Bridgend.



Extract of VoG Interactive Map – Settlement Boundary



7.2 PROXIMITY TO SERVICES (7.2)

The settlement of Ystradowen has been ranked highly in the VoG Sustainable Settlements Appraisal, scoring a total of 11 points according to services and facilities available. This places Ystradowen 16th out of a total of 96 settlements. As a result, this would be deemed a suitable area to accommodate growth. The site is also within 3 miles of the centre of Cowbridge, which is ranked joint 3rd place for services and facilities within the Vale of Glamorgan and therefore would also provide for future residents of the site.

In terms of immediate facilities, there is a restaurant / pub ('The White Lion'), petrol station / garage, and artificial football pitch all within the village of Ystradowen.

Within Cowbridge (circa 5 minutes south) there are a range of services and facilities, which include but are not limited to:

- Several pubs and restaurants such as The Bear Hotel, Harry's Cowbridge, The Horse & Groom;
- Leisure Centre;
- Athletic / Rugby Club;
- Cowbridge Comprehensive School;
- Several shops including Waitrose, Tesco Express; and
- Several primary schools (Welsh & English).

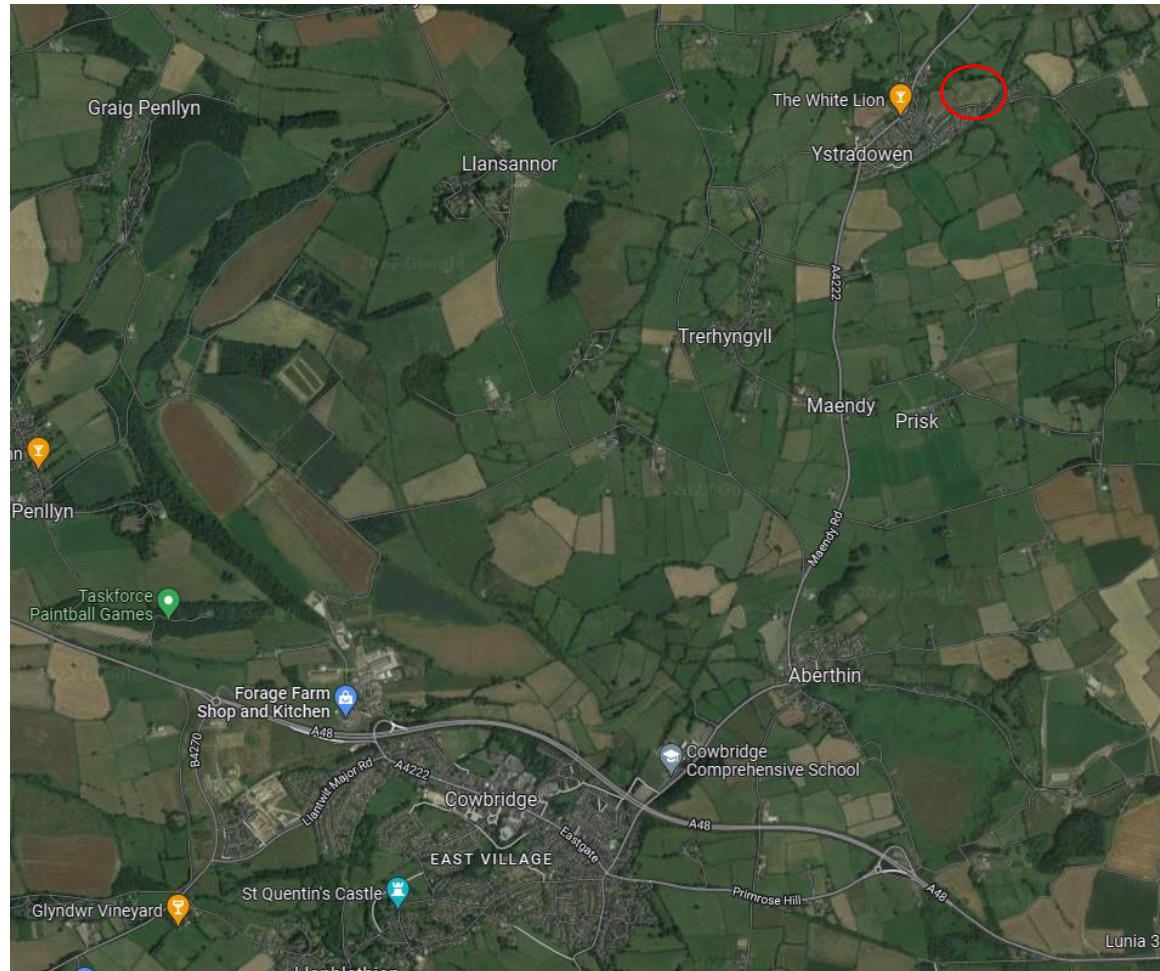
Similarly, within Pontyclun (circa 5 minutes north) there are a range of services and facilities, which include but are not limited to:

- Several pubs and restaurants such as The Windsor, The Thirsty Elephant, Indiaah;
- Leisure Centre;
- Athletic / Rugby Club;
- Cowbridge Comprehensive School;
- Several shops including Tesco Express, Co-Op; and
- Several primary schools (Welsh & English).

Furthermore, Talbot Green Shopping Centre / Retail Park is 12 minutes north there are a vast range of services and facilities, which include but are not limited to:

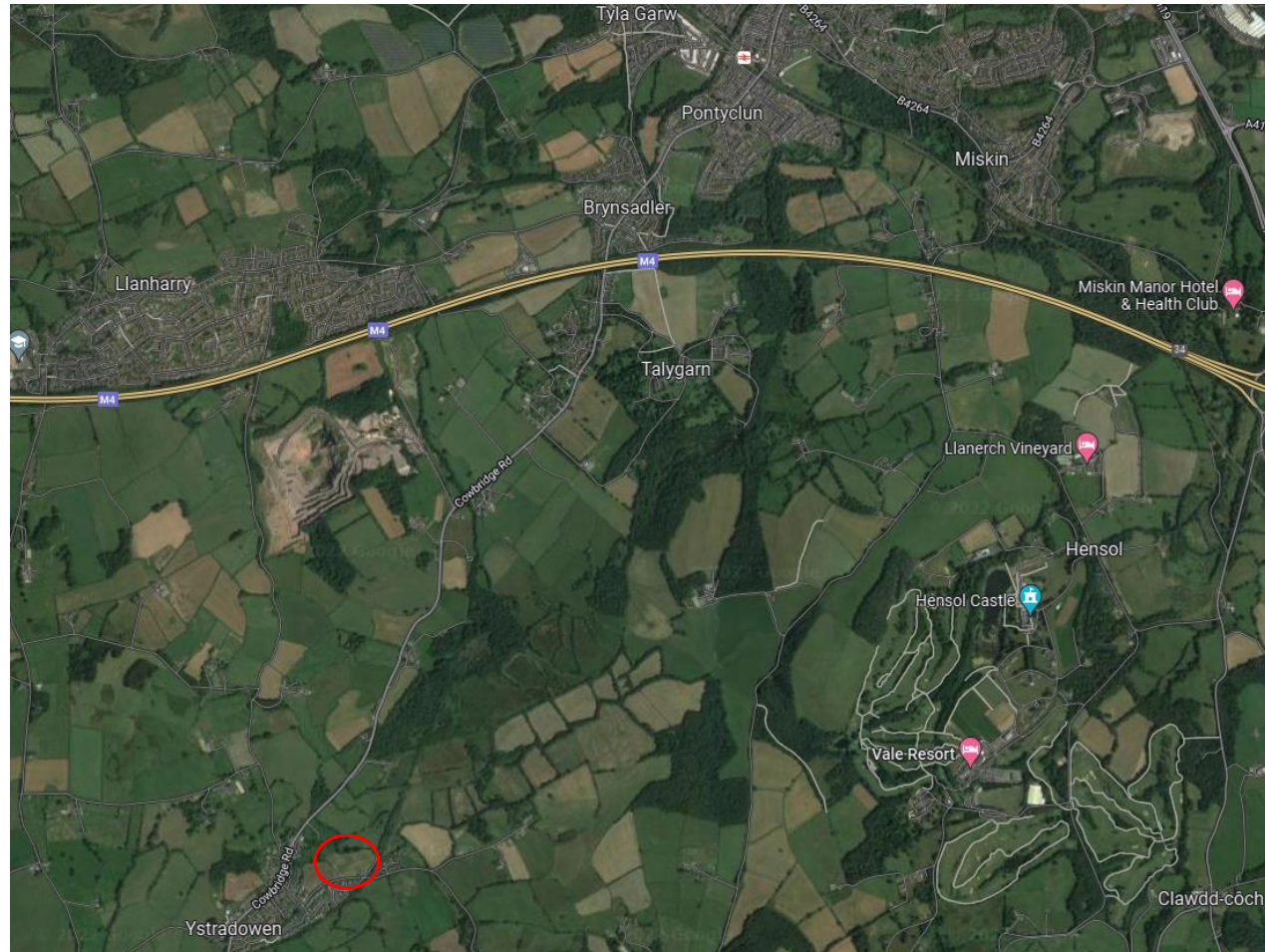
- Tesco, Asda;
- Leekes, Argos;
- River Island, TK Maxx, JD Sports; and
- Nando's, Taco Bell, McDonalds

Proximity to Cowbridge



Proximity to Cowbridge (site in red)

Proximity to Pontyclun



Proximity to Pontyclun (site in red)

7.3 SUSTAINABLE TRAVEL OPPORTUNITIES (7.3)

Consideration will need to be given to the transport hierarchy set out in PPW11, which priorities walking, cycling and public transport ahead of private motor vehicles, and how future residents will access the towns of Cowbridge, Pontyclun and Culverhouse Cross.

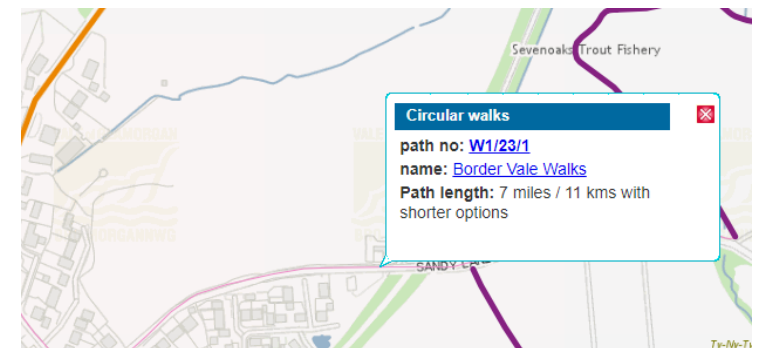
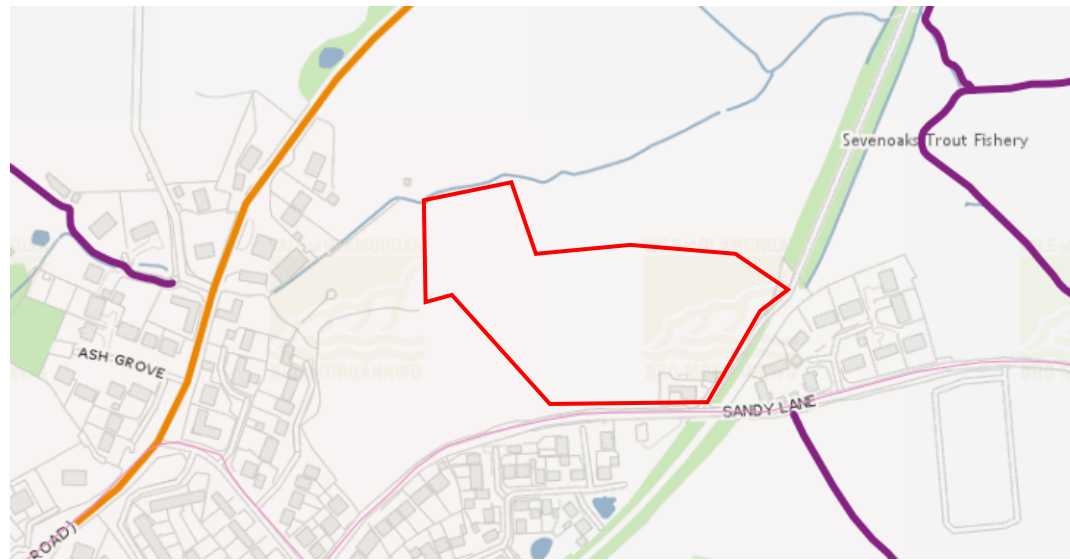
As of present, in terms of public transport, there are two bus stops within the village (Ty Mawr Close – outlined in green) (approximately 400m from the site) that provide services between Llantwit Major and Talbot Green (321 Nat Group Service).

The closest train station is in Pontyclun, approximately 4.8km away. The 321 Nat Group Service above provides, and facilitates, travel to Pontyclun along its route. Cardiff central train station is a short 10-minute train journey from Pontyclun being the next stop along.



Bus stops in relation to the site

The site is immediately adjacent to Circular Walk ('Border Vale Walks'). This provides sustainable pedestrian connectivity and offers opportunities for recreation and leisure.



7.4 POTENTIAL LOSS OF COMMUNITY FACILITIES (7.4)

The site does not currently comprise any community facilities, and therefore, any development would not result in any loss of such facilities.

8.0 **INFRASTRUCTURE & UTILITIES**

8.1 **ACCESS TO MAINS SERVICES SUPPLIES (8.1)**

It is not envisaged that access to main services etc. is a constraint to the proposed development due to the proximity to the residential development at Badgers Brook Rise to the south. It is anticipated that the site is readily capable of connected to all main services, including mains water supply, sewerage system, electrical supply, gas supply and broadband / landline telephone from the pre-existing services, facilities and suppliers at Badgers Brook Rise.

8.2 **PUBLIC HIGHWAY ACCESSIBILITY (Q 8.2)**

The site is currently accessible from the public highway via a gateway entrance in the South-Western corner. This is connected via mostly single-track lanes, and through the existing estate roads to the A48.

The Transport Statement (August 2013) submitted as part of the proposal for the Bellway Scheme at 'Land off Badgers Brook Rise' (ref. 2013/00856/OUT) states that:

"Ystradowen is characterised by predominantly residential land, holding good footway provisions throughout with 2.0m (approx.) footways typically being provided on both sides of the road within the settlement, and the majority of the roads are lightly trafficked with traffic any traffic being at low speeds. The main challenge to pedestrian movement in the settlement is the A4222 Cowbridge Road which runs through the settlement and to the west of the site. However, a zebra crossing is provided between the junctions of the Cowbridge Road and Tymawr Close and The Meadow thus facilitating the crossing of this busy road.

Local Highway Network

Badgers Brook Rise

Badgers Brook Rise, to the east of the development site, is a 60m stretch of single carriageway road of approximately 6m in width that ends as a cul-de-sac and provides a turning head at its eastern most end. At its western most end it links with St Owains Crescent. It is a typical estate road with footways being provided on both sides of the road.

Sandy Lane

Sandy Lane, to the south of the proposed development site, is a single carriageway road of approximately 6m in width for its first 35m after which it reduces to 4.5m which is just wide enough to allow two cars to pass one another. At its western most end it forms the minor arm of a priority junction with St Owains Crescent. For the first 50m from the junction with St Owains Crescent, the road is a typical residential estate road and has several dwellings fronting onto it.

After this the road becomes more rural in nature and provides access to other dwellings, the Highgrove residential development, and farmland/buildings. The width of the road on this part of Sandy Lane varies but at its narrowest point is only 2.5m in width, which is only just wide enough for a single vehicle. For the first 50m footways are provided on both sides of the road after which they end abruptly; beyond this footway provision is intermittent with pedestrians being required to walk in the carriageway for significant lengths.

St Owains Crescent

St Owains Crescent, southwest of the site, is a single carriageway road of 6m in width and forms the major arm of the priority junction with Sandy Lane. The road is a typical residential estate road with residential dwellings fronting onto it and footpaths running along both sides of the road. On street parking is freely available. Approximately 150m north of the junction with Sandy Lane, St Owains Crescent forms the minor arm of a priority junction with the A4222 Cowbridge Road.

A4222 Cowbridge Road

The A4222 Cowbridge Road is a single carriageway road 7.5m wide and forms the major arm of the priority junction with St Owains Crescent. The A4222 Cowbridge Road is the main route that runs through the village of Ystradowen and links it with the neighbouring settlements of Cowbridge to the south and Talbot Green/Llantrisant to the north. The section of the road that passes through the village, has footways on both sides of the road and traffic travelling along it is subject to a 30mph speed limit. Beyond the urban limits, to the south of the village the footway is provided on the eastern side of the road only whilst to the north footway provision ends at the boundary of the village. Outside the boundary, traffic travelling along the A4222 is subject to the national speed limit for single carriageways.

Wider Network

To the south the A4222 Cowbridge Road gives access to the A48 Cowbridge By-Pass which runs broadly east to west and provides links to Cardiff to the east and Bridgend to the west. To the north the A4222 gives access to the A473 which runs broadly east to west and provides links to Talbot Green/Llantrisant. At its eastern end it links with A4119 which runs broadly north to south and provides access to junction 34 of the M4 motorway."

As there has been no material change to these specific areas as described above, it is therefore acceptable and appropriate to consider that the above represents and describes the current Local Highway Network position relating to the proposed site.

9.0 **CLIMATE CHANGE AND WELLBEING**

9.1 **CLIMATE CHANGE AND ZERO CARBON CONTRIBUTIONS (9.1)**

The advice outlined in PPW 11 shows that consideration is required to the increased focus on climate change and decarbonisation issues, including the provision of digital infrastructure, EV charging and PVs on new dwellings. In view of the Council's declaration of a Climate Emergency, it has been strongly outlined that the site promoter should consider what measures will be taken as part of the proposal to address climate change including potential for EV charging and renewable energy provision.

The scheme will be designed and built to a high-quality standard, taking a 'fabric first' approach and seeking to incorporate sustainable materials and energy efficient technologies. Opportunities to integrate solar panels, electric vehicle charging, and alternative energy sources will be explored at the detailed design stage.

9.2 **PLACEMAKING (9.2)**

The proposed Candidate Site would meet the national sustainable placemaking outcomes set out in Planning Policy Wales 11 (Figure 5 refers) in the following ways:

- I. *Creating and sustaining communities* – the site would provide much needed housing with an appropriate density for the area;
- II. *Growing our economy in a sustainable manner* – the provision of additional housing on the site will support the local economy through additional households using the local facilities and amenities. Elements of the scheme could also contribute to renewable energy through the use of sustainable materials, solar panels, electric vehicle charging, and alternative energy sources (to be explored at the detailed design stage).
- III. *Making best use of resources* – the construction of the site would look to make the best use of sustainably sourced materials and would comprise high quality housing which would be built to last;
- IV. *Maximising environmental protection and limiting environmental impact* – ecology is a key consideration in preparing the Masterplan for the site and retention of key hedgerow / trees has been an important consideration. Moreover, the site is sustainably located and would therefore limit car usage through walkable amenities and supporting the use of other methods of sustainable transport. Other elements to the scheme such as electronic vehicle charging points would also be explored to help to reduce pollution.
- V. *Facilitating accessible and health environments* – the site is well located in walking distance to a range of facilities and public transport to promote sustainable development. Moreover, areas of green space has been provided within the site to support appropriate play space and amenity areas for residents. The site connects well to the adjoining housing to the west and to the main road frontage onto the A48.

The proposed development is wholly compliant with the goals, aims, objectives and concepts of Placemaking set out within Planning Policy Wales (11th Edition) and Future Wales: The National Plan 2040 through the creation of a sustainable and resilient community.

It is the aim of this proposed development to adhere to, compliment, and enhance the concept of a sustainable community which can sit alongside and strengthen the existing and emerging built form and uses located adjacent to the site's boundary. The scale of the proposed development has been carefully designed to ensure that it is considered acceptable, appropriate, and set in consideration of the environmental capacity of the site, the viability of the scheme and density of surrounding development. This will be achieved by providing a development which incorporates meaningful design and other physical considerations to allow new structures to remain in keeping with the local aesthetic

The masterplan demonstrates the proposed layout of the site, including indicative open space and landscape provision. It illustrates that the indicative-built form respects the context of the site, has the ability to provide adequate amenity and privacy, whilst also integrating and responding to the site context. The development proposals seek to link with existing habitats and create continuous corridors in order to integrate the proposed areas of open space and landscaping enhancement with the existing landscape features. These are all fundamental principles of placemaking – which the scheme is underpinned on. A holistic approach to the planning and design of the development and the spaces it creates has been adopted. The scheme seeks to draw upon the site's potential to create high-quality development that promotes well-being in the widest sense. The master planning approach to the scheme considers the site's context, and its relationship to its wider surroundings. Placemaking has, accordingly, been considered at the earliest possible stage.



9.3 WELL-BEING OF FUTURE GENERATIONS ACT (9.3)

Along with the Placemaking principles in PPW, the site also promotes sustainable development and assists in achieving the requirements of the Well-being of Future Generations (Wales) Act 2015 through the following ways:

- *A prosperous Wales* – the provision of additional housing in a sustainable location will provide further investment both locally and for Wales as a whole, namely through supporting jobs, the use of local amenities and available public transport;
- *A resilient Wales* – the site does not contain development or uses which would support agricultural / tourism industries;
- *A healthier Wales* – the sustainable location of the use and proximity to sustainable transport will assist in reducing emissions. Moreover, features such as the instillation of electric charging points would also assist in promoting low carbon emissions;
- *A more equal Wales* – the site does not propose any employment uses, however, the construction phase of the site would provide for jobs and support economic principles;
- *A Wales of cohesive communities* – the site will provide for a range of housing to meet a range of needs and is well connected to public transport and local amenities / areas which provide for jobs;
- *A Wales of vibrant culture and thriving Welsh language* - additional housing in a sustainable location will support jobs, the use of local amenities and available public transport, encouraging people to live and work in Wales;
- *A globally responsible Wales* – the site is well located to support public transport and local schools / jobs helping reduce the carbon footprint of any new development.

As such, it is considered that the site and proposals are in line with the Well-being of Future Generations (Wales) Act 2015.

9.4 HEALTHY AND ACTIVE ENVIRONMENTS (9.4)

The site will be served by new and existing footpaths and cycleways that link to the wider area and existing PRow network (see Section 6.6 - PRow) – which will be attractive and comfortable, consistent with the encouragement of mobility for all. These walking and cycling connections will be enhanced and created on site to help residents travel safely to and from their desired destination.

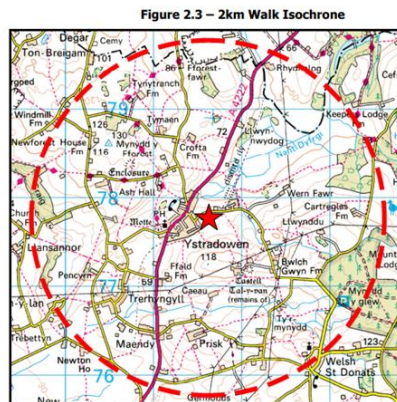
Traffic calming can be incorporated into the site to help protect pedestrians and keep children safe whilst playing outside their homes.

A cycle storage shelter can be incorporated into the site to encourage active travel and provide a safe space for people to store their bikes.

The Transport Statement (August 2013) submitted as part of the proposal for the Bellway Scheme at 'Land off Badgers Brook Rise' (ref. 2013/00856/OUT) states that:

"Pedestrian Facilities

When assessing the accessibility of a site for pedestrians, and the proximity of local facilities, an average walking speed of 1.4 m/s can be assumed, which equates to approximately 400 metres in 5 minutes, or 3 mph (Source: The Institution of Highway and Transportation (IHT) publication 'Guidelines for Providing Journeys on Foot, 2000'). Walking is an important mode of travel - at the local level walking has the potential to replace car borne trips up to distance so of 2 kilometres. The 2 km walking isochrone is shown at Figure 2.3



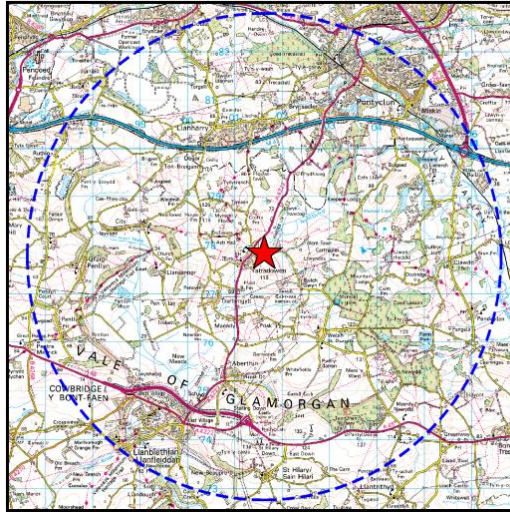
Land off Badgers Brook Rise, Ystradowen, Vale of Glamorgan – Transport Statement
August 2013

The 2 km walking isochrone shows that the whole of the settlement of Ystradowen and its facilities lie well within 2km, easily accessible on foot.

Cycling Facilities

It is widely accepted that an average cycling speed of 4.2 metres/second can be assumed when assessing accessibility. This puts the whole of Ystradowen within a 3.5 minute cycle ride of the site. As a result, it can be considered that cycling has the potential to substitute for short car trips particularly those trips fewer than five kilometres.

Figure 2.4 – 5km Cycle Isochrone



The 5km cycling isochrone is shown at Figure 2.4 above which shows the extent of surrounding area that is within cycling distance of the site. As can be seen nearby settlements of Cowbridge, Llanharry and Pontyclun are all within a 5km cycle distance.”

It is therefore acceptable that this still stands and is the current situation.

It is therefore considered that the above represents the current position with the site and therefore, it can be considered further proposals for housing in this location are acceptable and appropriate.

9.5 AGE FRIENDLY ENVIRONMENTS (9.4)

- Homes will be built to lifetime standards to ensure the longevity of the development and a worthwhile purchase for home buyers.
- The site layout will avoid steep changes in ground level, particularly due to the naturally flat surface of the land.
- Public transport links are available near the site which means that those who do not drive are still supported for their travel needs.
- The site itself and its immediate surroundings comprise of various active travel facilities, of which are only likely to improve following potential implementation of the Active Travel and Safe Routes in Communities Projects currently being consulted on in the VOGC.

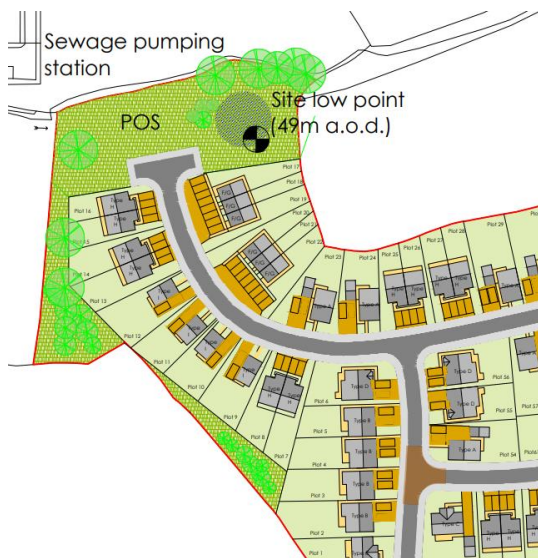
- Current footpaths and PROW are also connected to and run through the site which makes them convenient for those walking and promoting healthier / more active lifestyles.
- The design layout will be uncomplicated and cater for all abilities, such as those with lower mobility and potential residents with dementia.

9.6 COMMUNITY SAFETY (9.4)

- The detailed design stage of the proposals will incorporate measures to design out crime, for example, providing appropriate street lighting, appropriate defensible boundary treatments (such as fencing) and windows overlooking areas of open space and parking areas to provide residential surveillance.

9.7 OPEN SPACES (9.4)

- The proposal includes private outdoor amenity spaces for each house, and the flats will have shared outdoor amenity areas.
- Open space will be provided at the northwest of the site. The specific use of this shared open space / amenity space will be confirmed as part of any discussions during any future planning application submission. Notwithstanding this, a play space for children and young people is something that the Applicant would be willing to deliver here if necessary.
- The open space will be at the northwest of the site (as shown below), and therefore within walking distance for residents (as recommended by the Fields in Trust standards).



9.8 HEALTHY FOOD CHOICES (9.4)

- The site will provide for private garden areas for residents which could be used for the private growing of produce.
- There are no food shops within the local village therefore retention of local shops is not applicable, however the new residents will be able to support their nearest businesses in the towns of Pontyclun & Talbot Green, and Cowbridge, and shops further afield in Cardiff, and Bridgend.

9.9 COMMUNITY FACILITIES (9.4)

- The development proposal will not involve the loss of any existing community facility (as there are none at / on site).
- Given the accessibility of the area, any future community facilities to be developed within the surrounding area would be accessible by sustainable travel options.
- The development does not plan to introduce new community facilities, other than the shared outdoor amenity space, although this is intended purely for residents.
- It is considered that the existing healthcare services and education needs available have the ability to support the level of additional housing.

9.10 PROMOTING ACTIVE AND SUSTAINABLE TRAVEL (9.4)

- The site will promote active and sustainable travel given its walking distance via the Circular Walk - 'Border Vale Walks' to facilities and access to public transport in the immediate vicinity that provides links to nearby settlements.
- Currently it is feasible to incorporate sustainable travel in the form of public transport as there are currently 2 bus stops in Ystradowen which link to nearby settlements. Sustainable travel is slightly limited as there is a lack of consistent cycle paths and immediate rail provision, however Pontyclun train station is nearby (5 minutes) and can provide sustainable travel.

9.11 AIR QUALITY (9.4)

In order to support the candidate site submission, air quality consultants can be commissioned to review and provide a high-level assessment of the baseline air quality information for the area surrounding the proposed site, and to undertake a qualitative assessment of the potential effects of the proposed development. The assessment will be carried out to identify any potential air quality constraints to the development of the site for the proposed uses and the potential for significant air quality effects in the surrounding area.

In terms of the baseline conditions of the site and its surroundings, air quality at the proposed development is likely to be good. It is therefore considered that the air quality for future residents will be acceptable.

The proposed development will generate very little additional traffic on the local road network, given the number of dwellings proposed for allocation, and as such there should not be any issue / impact from the development upon air quality at existing residential properties. Taking into account of the existing good air quality in the vicinity of the site, and the likely volume of traffic generated as a result of the proposed development, those impacts at nearby existing residential and ecological sites are unlikely to have a significant effect.

Furthermore, EV charging points will be included on site to encourage the use of electric vehicles.

9.12 NOISE (9.4)

- An assessment of the existing ambient and background noise levels impinging on the site from local sources can (and will is so desired) be undertaken to assess current levels and draw comparison to projected changes arising from additional traffic and dwellings.
- The proposal seeks to minimise the impacts of noise generated on the site via its building designs and layout which should reduce any effects on nearby residents. This noise increase is thought to be minimal given the low number of proposed dwellings and screening for the site which will help reduce noise.

10.0 SUMMARY & CONCLUSIONS

Following a review of the above sections, it is considered that the site wholeheartedly has potential in its deliverability of circa 67 dwellings alongside a new access point, pedestrian links, Green Infrastructure and SuDS. In particular, the following is outlined:

- The site is within a sustainable location adjacent to the settlement of Ystradowen which has some local amenities within walking distance of the site;
- There are no known legal covenants or constraints that would prevent development on the site;
- The site benefits from being located in the vicinity of the A4222 - the main route that runs through the village of Ystradowen and links it with the neighbouring settlements of Cowbridge to the south and Talbot Green / Llantrisant to the north.;
- The site is situated within proximity to a number of bus stops which provide sustainable transport to neighbouring settlements as well as larger towns such as Cowbridge and Pontyrcun / Talbot Green;
- There are opportunities for pedestrian links with the wider area;
- The site is considered to have no impact on any Green Wedge or Special Landscape Area designations;
- The site is not at risk of flooding;
- The site is within a Mineral Safeguarding Area for Limestone 1 and 2;
- The site is not within an area of adverse air impacts and as such, it is considered that the proposed development will have low impact of pollution levels;
- The current provision of infrastructure utilities is expected to connect sufficiently to the site;
- A viability appraisal is being undertaken (following receiving the up-to-date ACG figures from the Vale of Glamorgan Council) to confirm the financial deliverability of the site from an economic point of view and will be submitted imminently;
- The site is situated within the Vale of Glamorgan which has been designated as a growth area on the Future Wales Spatial Strategy;
- The proposal has scope to be completed sustainably and provide a development which facilitates the needs of a wide variety of people and
- There is not deemed to be a risk of conflicting land use from the proposal.

The above clearly outlines that the site has potential to bring residential development in the area, has a lack of technical constraint and can be delivered early in the plan period, represents a robust submission and is a strong and viable candidate site.

In short, the prospectus has successfully evidenced:

- The site has been scrutinised as part of an initial baseline assessment of multidisciplinary, suitably qualified consultants.
- The assessment work undertaken has not identified any materially significant or detrimental constraints that cannot be satisfactorily overcome.
- The Illustrative Masterplan fully adheres to the placemaking principles set out in PPW 11 and fully responds to the various Health and Well-being objectives of PPW 11 and other national guidance.

- The site is viable and can make a meaningful contribution in terms of housing provision, promote health & well-being with the amounts of public open space, Green Infrastructure and pedestrian links provided and opportunities for engagement with nature amongst much more.

We consider that the information contained within this consultation response should provide sufficient evidence to support the approach of the Preferred Strategy of seeking to allocate the land for residential development during the Plan Period to 2033.