

LAND SOUTH OF THE A48, BONVILSTON
SITE ALLOCATION PROSPECTUS

SEPTEMBER 2022

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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 25 residential dwellings (based on a density of 35 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** immediately adjacent to the settlement of Bonvilston (which scores highly within the VoG Sustainable Settlements Appraisal), with a range of local amenities within walking distance of the site;
- The site is a logical extension and 'rounding off' to the existing settlement boundary;
- The site is **available for development** and the proposals are **suitable**;
- The principle of development for developing the site for a 100% affordable housing scheme has been accepted by VoG;
- 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**;
- The 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 impact appraisal, Topographic Survey, and Tree Survey.
- 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 the Land South of the A48, Bonvilston, to the allocation stage. The report will provide support for the allocation of the site within the emerging RLDP, evidencing the deliverability of the site - as one cohesive development and sustainable urban extension to the settlement of Bonvilston

This document notes how design opportunities arise from analysis and shape the outcome. It also describes how design principles specifically produced for the site / proposals have influenced the design through to completion. It narrates the vision we have for the site and 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 south of the A48, Bonvilston:

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.

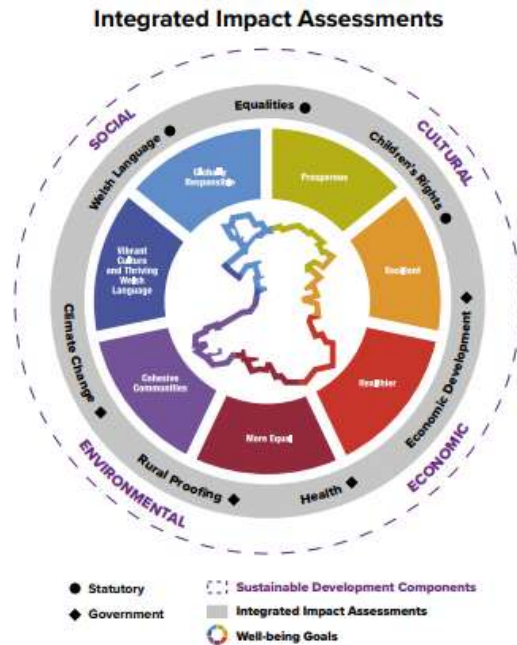
Future Wales, The National Plan 2040 (FEBRUARY 2021)

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

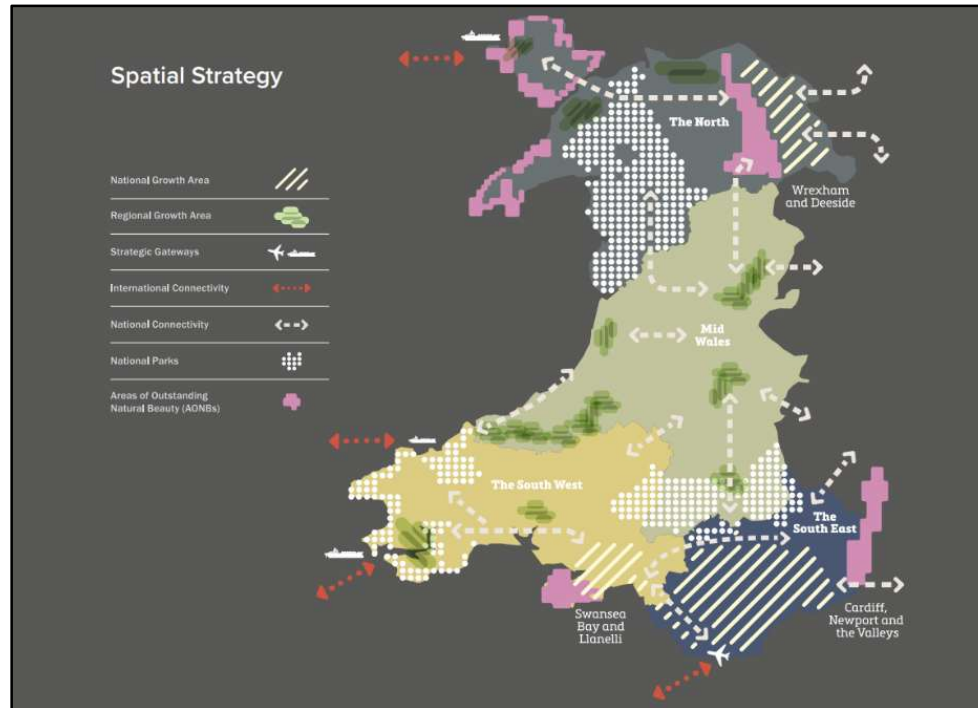
In order to achieve its vision by 2040, Future Wales has set out 11 outcomes which act as overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales. The 11 Outcomes effectively represent the goal for Wales in 2040. These 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 South of the A48' and comprises approximately 0.88 hectares, with a net developable area of 0.72 hectares.

The site represents a parcel of greenfield land adjacent to the Southern settlement boundary of Bonvilston. The site is primarily grassland, with a boundary consisting of hedgerows aside from the property to the east. The site is bounded to the West and East by residential dwellings. To the north is the A48 which provides links to Cardiff, and South of the site are fields that are largely used for agricultural purposes.

In its purest form, the opportunity seeks to deliver:

- Circa 25 new homes, comprising a minimum of 40% affordable housing and a mix of types;
- Highways infrastructure within the site and associated upgrades to the surrounding highway network;
- New access to the site via a new priority junction;
- Strong legible pedestrian connections throughout the site and with the existing settlement;
- Green Infrastructure; and
- Sustainable Drainage Systems (SuDS).

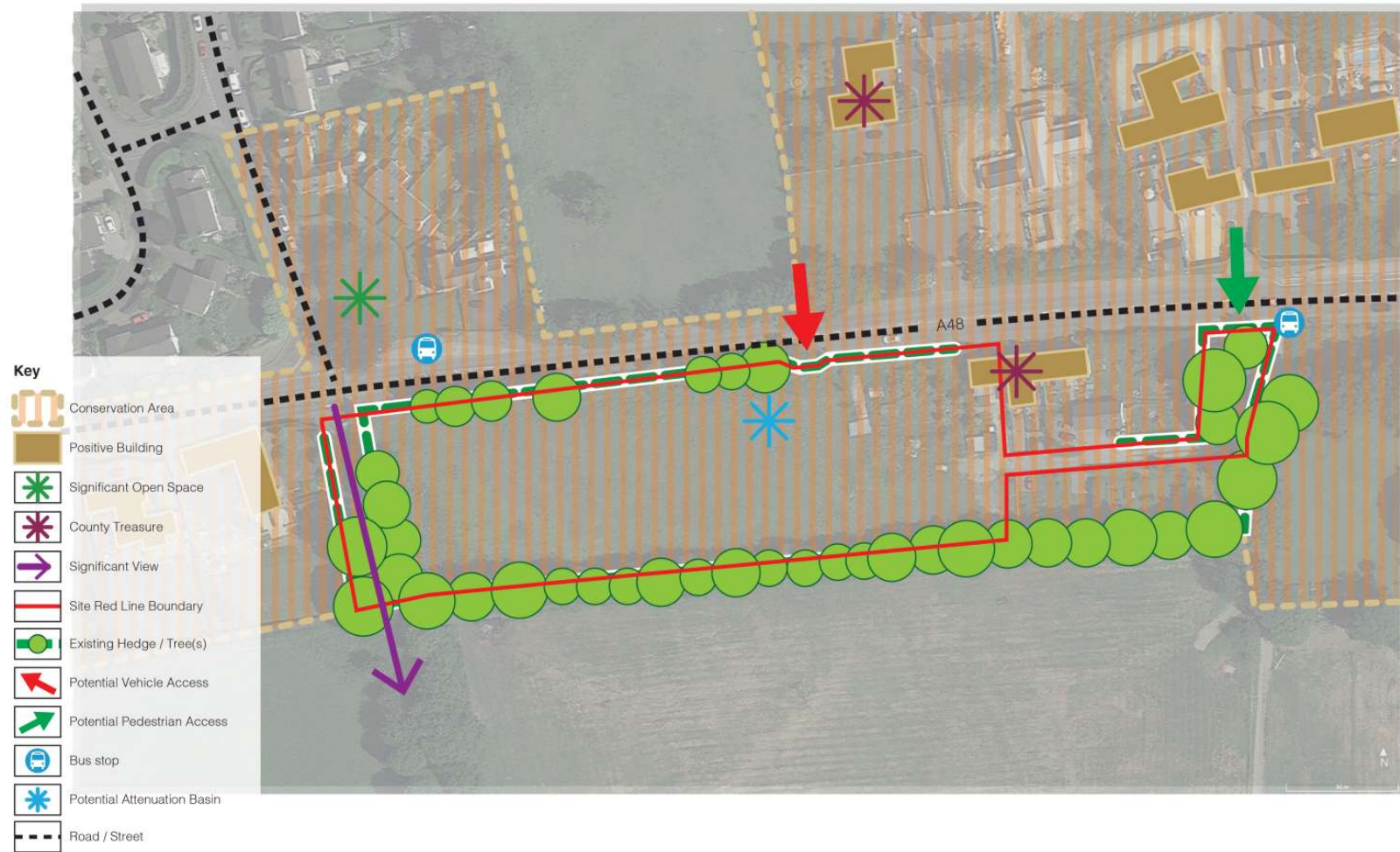
An aerial view of the site and an illustrative masterplan are provided overleaf. In addition, an opportunities and constraints plan which has informed the proposed site layout is provided, with the various features identified discussed within this document.



Site location (showing approximate site boundary in red)



Illustrative Masterplan



Opportunities and Constraints plan

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
- Site Viability
- Environmental and landscape contributions
- Accessibility and proximity to services and facilities
- Supporting infrastructure and utilities
- Climate change, placemaking and wellbeing
- Summary and conclusions

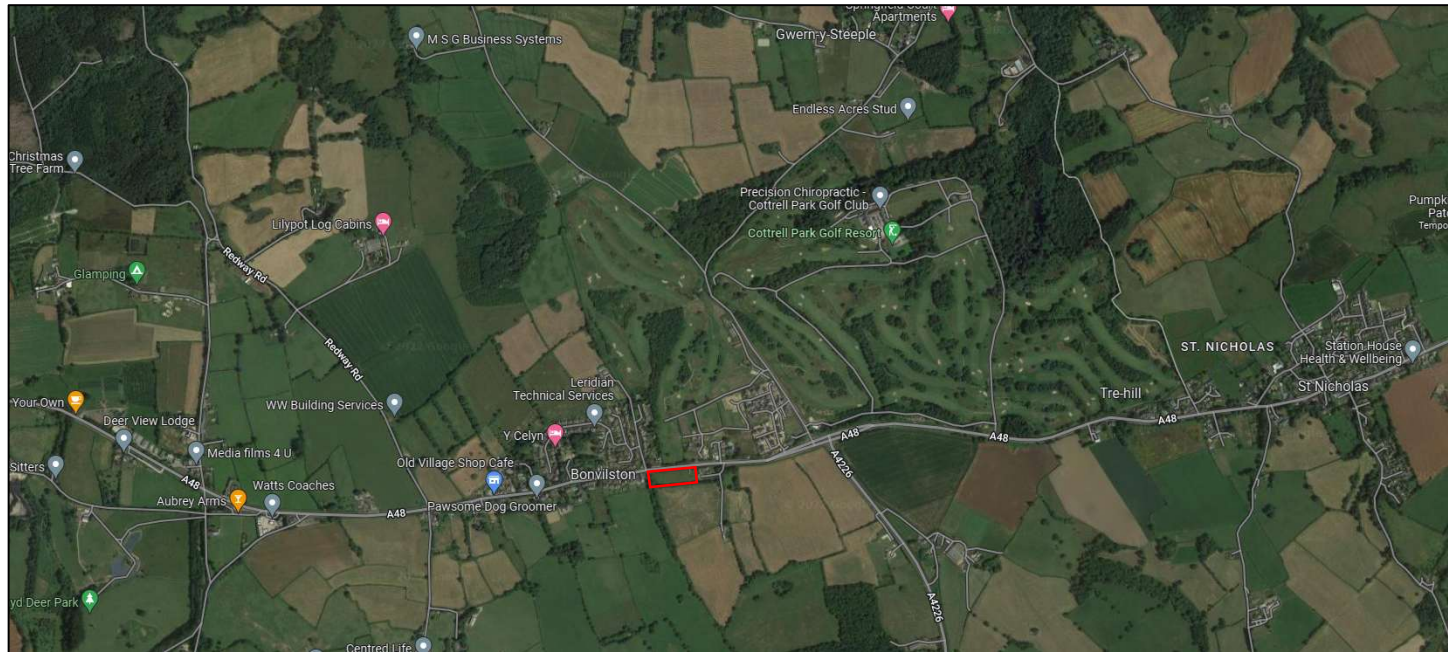
In some areas the submissions provide a justified account of why a particular technical study has not been undertaken (having detailed and considered regard to the site and its setting etc).

3.0 **SITE DETAILS**

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

The site is a greenfield site comprising a field bordered by hedgerows and existing trees, and measuring approximately 0.88 hectares (ha), towards the east of the settlement of Bonvilston (which lies within the administrative boundary of the Vale of Glamorgan County Council).

The site comprises of a rectangular parcel of land, which narrows slightly from west to east, and has some minor structures including sheds within its boundaries, however these would not prohibit development. An annotated site aerial indicating the extent of the site and the site and its wider surrounds, are included below:

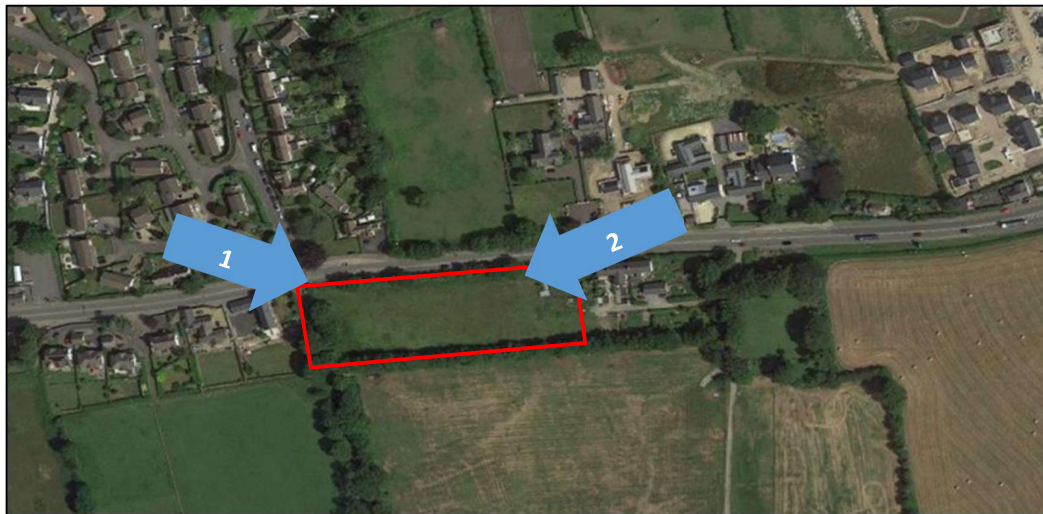


Aerial view of the site and surroundings

The site is bordered by the following land uses:

- To the north by the A48
- To the east by residential development;
- To the south by agricultural land and uses; and
- To the west by existing residential development forming the main part of the Bonvilston settlement

Access to the site is currently obtained along the northern boundary, via two gated access points, as shown on the plan and photos below:



Site access references (showing approximate site boundary in red)



Image 1: Access point in the North West corner



Image 2: Access point towards the North East corner of the site

The nearest major settlements are Cowbridge and Culverhouse Cross which are located 4.7 and 4.5 miles away respectively. The site benefits from being in proximity to the A48 and A4232 which facilitate access to an array of shops and services in the respective towns. The site is also linked to the M4 by these roads, which provides a connection eastward to Cardiff and beyond, and westwards towards Swansea.

The location benefits from a public house, café, church and bus stops in its immediate vicinity within 400m (5 minutes walking time), and greater levels of facilities and services are available in the nearby towns mentioned previously. The nearest hospital is Barry Hospital which is located just under 6 miles from the site.

3.2 PROPOSED USE (Q 3.10-3.11)

The site currently comprises approximately 0.88 hectares of greenfield land and is being promoted for residential use.

In summary, the opportunity seeks to deliver:

- Circa 25 new homes, comprising a mix of types to be confirmed (based on an NDA of 0.72 ha and a density of 35 dph);
- New access to the site via a new priority junction;
- Internal highways and parking arrangements;
- Pedestrian linkages with existing settlement;
- Private and shared amenity space;
- Landscaping and Green Infrastructure;
- Sustainable Drainage Systems (SuDS).
- Retention and enhancement of existing western GI corridor – With the implementation of a separate pedestrian link

The layout, access arrangements and scheme composition in terms of dwelling types and tenures is subject to further design and refinement, however it clearly demonstrates that the site represents a logical extension to the settlement boundary, which can accommodate an appropriate development, subject to detailed design and assessment.

A high-quality scheme is proposed, which will be sensitively designed having regard to this edge of settlement location within a Conservation Area. A key aspect is the retention and enhancement of the site boundaries, to soften and screen the development, along with the introduction of additional landscaping and Green Infrastructure features to provide biodiversity benefits.



The Urbanists Masterplan Framework

3.3 SITE HISTORY (Q 3.12-3.13)

Review of the Vale of Glamorgan's online planning register does not identify any historic planning applications on the site.

A pre-application enquiry (ref. P/DC/2020/00063/PRE) was submitted in 2020 in respect of development part of the site as an affordable exception site. In short, the pre-application response confirms that the principle of development of the site as an affordable exception site (i.e. 100% affordable housing) would be acceptable in principle subject to further refinement and material considerations. An extract of the layout submitted and assessed as part of the pre-application enquiry is provided overleaf.

It is considered that this positive pre-application response confirms the suitability of the site for a mixed tenure development (i.e. market and affordable), with the associated extension to the settlement boundary proposed through this candidate site submission.



Extract of illustrative scheme layout submitted for pre-application enquiry

The site has not thought to have been previously promoted for allocation.

3.4 SITE SURROUNDINGS (Q 3.14)

As previously mentioned, the site is bordered by residential properties to the west and east, the A48 to the north, and agricultural land to the south and east beyond the residential properties. As the site is being promoted for residential allocation, it is not considered that there would be any risk of conflicting land use.

4.0 SITE AVAILABILITY

4.1 LEGAL RESTRICTIONS AND CONSTRAINTS (Q 4.1)

There are no known existing Legal Covenants / Constraints tied in within the site, that could constrain the site's suitability for development. As demonstrated by the documents submitted in support of this application, direct access can be achieved from the adopted highway without the need for crossing third party land.

4.2 DEVELOPMENT MARKETING (Q 4.2)

The site has not been actively marketed for development, however the site promoter/landowner has had discussions to date with a Housing Association and developer although no agreements are in place.

4.3 SITE INVESTIGATION / SURVEYS (Q 4.3)

The following surveys have been undertaken in support of this candidate submission:

- Topographical Survey
- Preliminary Ecology Survey;
- Arboricultural Survey and Impact Assessment; and
- Landscape and Visual Appraisal.

4.4 SITE DELIVERABILITY (Q 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 2026/2027.

5.0 SITE VIABILITY

As required, a DVM has been prepared and is submitted in support of this candidate site submission to evidence the viability of the proposed development. The appraisal is based on 25 units and takes into account all expected / known costs, demonstrates 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.

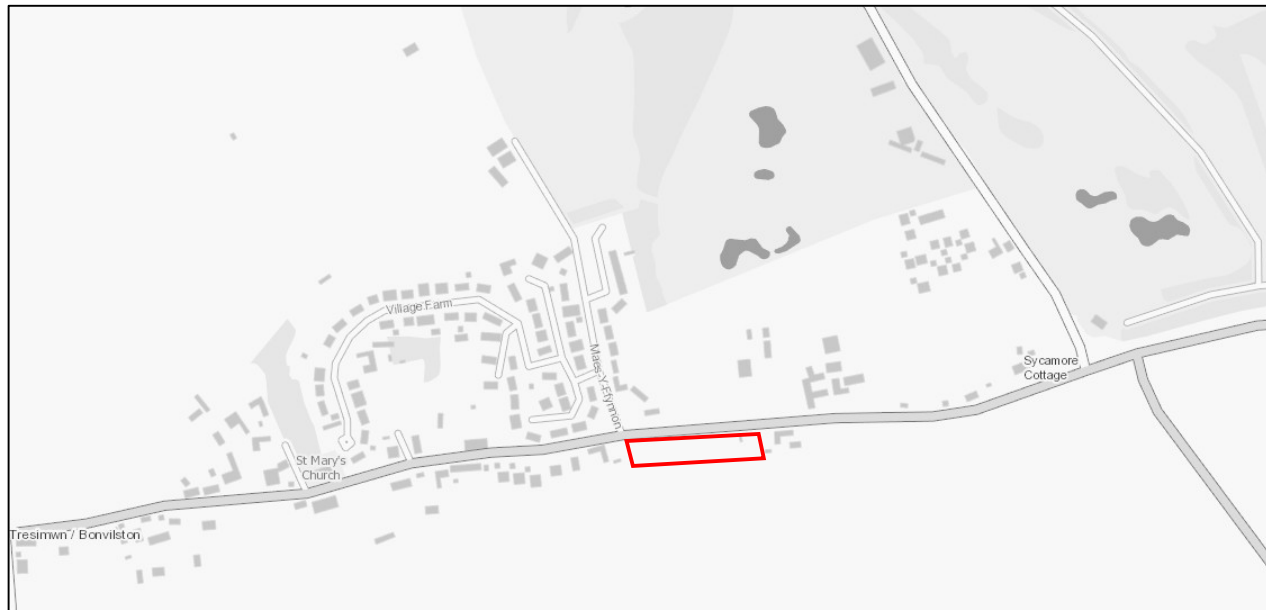
The site promoter would welcome the opportunity to discuss this aspect further with the LPA and is prepared and willing to engage in this process.

Please refer to the separate DVM for more detail.

6.0 ENVIRONMENTAL AND LANDSCAPE CONSIDERATIONS

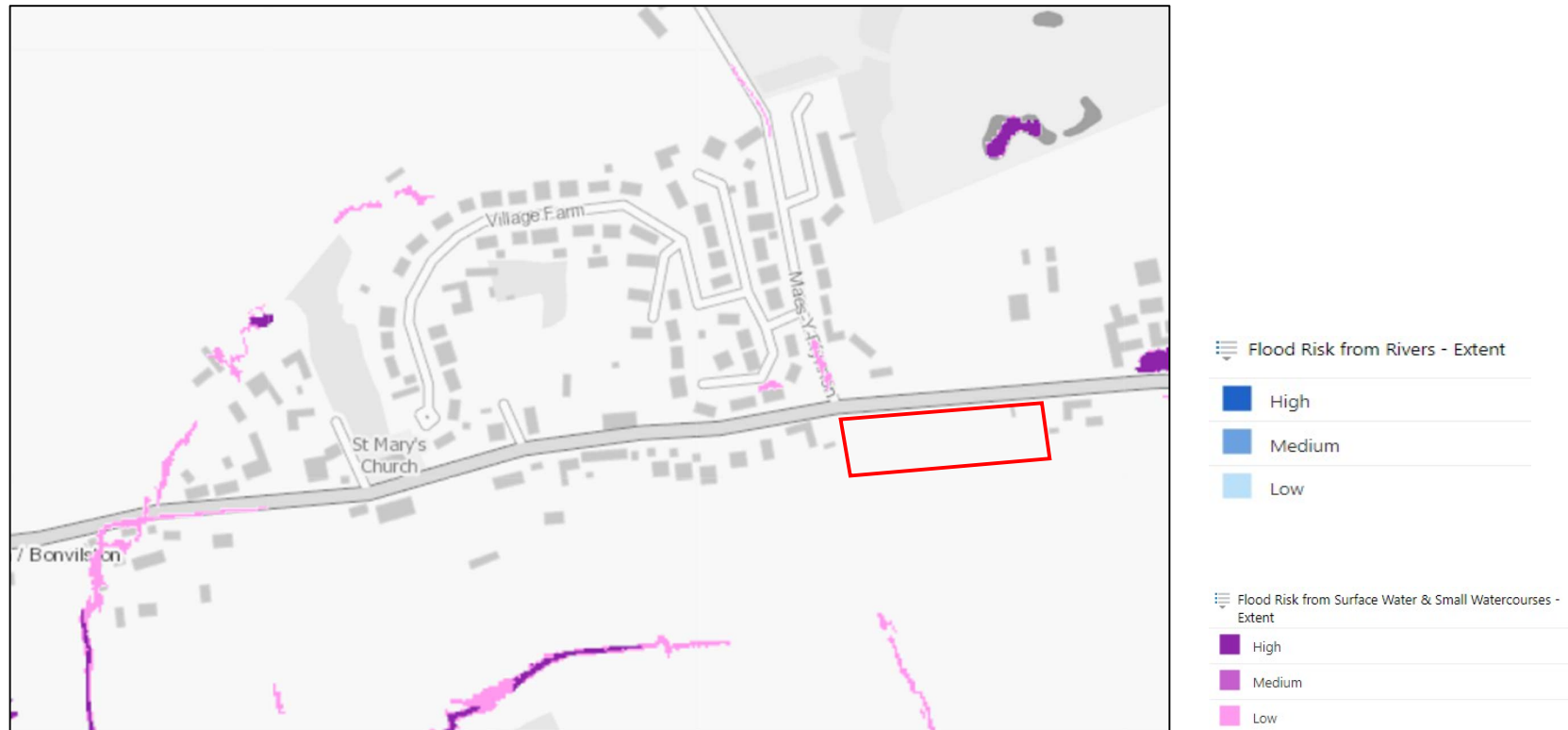
6.1 FLOOD RISK AND SURFACE WATER (Q 6.1 – 6.2)

Referring to both the Natural Resources Wales Development Advice Map and the New Flood Map for Planning, the site is located away from a flood risk zone. Therefore, a Flood Consequences Assessment is deemed unnecessary.



NRW Development Advice Flood Map

Additionally, reference to the Natural Resources Flood Risk Assessment Map shown below indicates that the site is at no risk of flooding from surface water & small water course and rivers.



NRW Flood map for planning, risk assessment map

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.

6.2 ECOLOGICAL DESIGNATIONS (Q 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 Soltys Brewster.

As confirmed in the separate report, the desk study results confirmed that the candidate site does not hold any designations for nature conservation. Furthermore, five non-statutory, locally designated sites were located within 1km of the site. Additionally, four types of priority habitat were identified within 1km desk study search as well as three parcels of ancient semi natural woodland, four parcels of restored ancient woodland sites and two Natural Resources Wales priority areas of enclosed farmland. None of these designated or priority habitats were considered of ecological relevance given their physical separation from the candidate site and likely scale of any future residential development. The desk study returned an extensive list of records for protected fauna within 1km of the candidate site. This included the identification of a bat roost within 350m of the site boundary as well as multiple individual records of foraging and commuting bats within the 2km search radius.

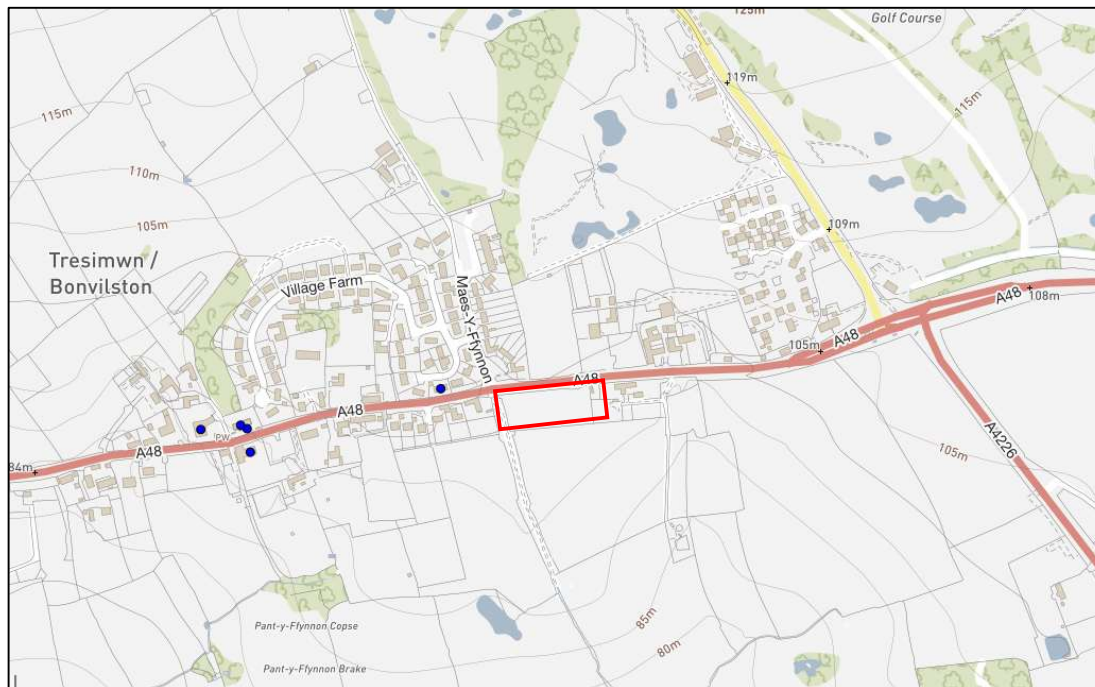
The data search included records of common amphibians including Great Crested Newt, Badger, Grass snake and European Hedgehog. During an extended Phase 1 survey a range of habitats within the site were identified with the most dominant comprising poor semi-improved grassland, line of trees and dense scrub. Of the habitats identified, hedgerow would be considered as Priority Habitats in Wales under the Environment Act 2016. Rabbit droppings and three common bird species were incidentally recorded within the site boundary. The linear habitat features at the site such as the hedgerow, linear tree belts of the boundary and dense scrub were considered likely to support a range of commuting and foraging bat species. These are to be retained as per the masterplan.

The candidate site contains a number of suitable trees and buildings assessed to have a low potential to support roosting bats. The habitats identified within the site were also likely to support nesting and foraging birds. All habitat areas were identified to provide some potential for basking, hibernating and foraging opportunities for reptiles. No waterbodies are located directly within the site boundary, although a review of satellite imagery located ponds within 250m of the site with the line of trees, hedgerow, dense scrub, poor semi-improved grassland and introduced shrub providing suitable terrestrial habitat for amphibians including Great Crested Newt. The survey work did not identify any over-riding ecological constraint to the proposed residential development at the site and avoidance, mitigation and enhancement measures have been identified appropriate to this stage of the site promotion. Further survey work would be recommended to inform a future planning submission at the candidate site and to inform any specific mitigation or licensing requirements with regards to protected species. Any future vegetation works at the site, such as tree and scrub removal, would also be subject to seasonal constraints i.e., outside of the bird nesting season.

6.3 HERITAGE CONSIDERATIONS (Q 6.4)

There are some heritage considerations to take into account as the site lies within Bonvilston Conservation Area. As such, the scheme will be sensitively and sympathetically designed to a high-quality having full regard for the Conservation Area Appraisal and Management Plan (2009) document. Any planning application would be supported by an appropriate Heritage Impact Assessment.

However, the site does not contain and is not in close proximity of any heritage assets, such as listed building or scheduled ancient monuments, which could be affected. The Cadw map of online records, extracted below, confirms this. Within the surrounding area, there are a few listed buildings which are illustrated in blue, although it is not considered that these would be given the proximity from the site.

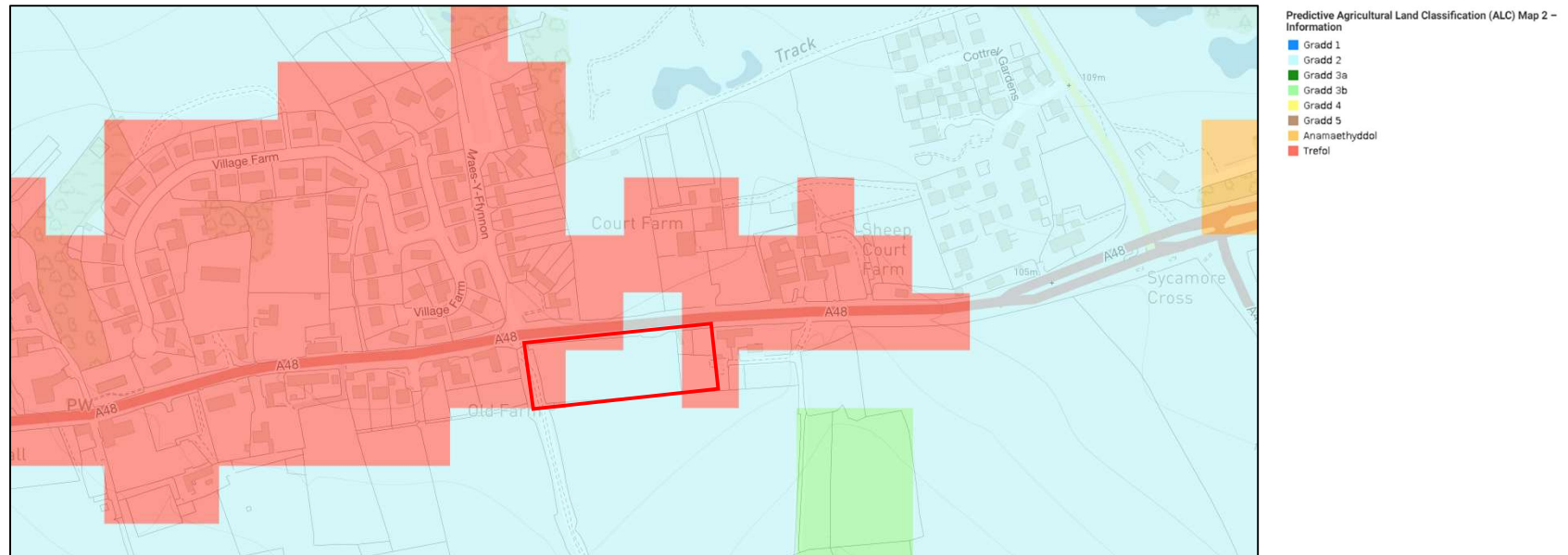


Cadw online records map (with approximate site location in red)

6.4 AGRICULTURAL LAND (Q 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 2: Very good quality agricultural land'. Planning Policy Wales Edition 11 (February 2021) identifies agricultural land grades 1, 2 and 3a as the best and most versatile, and seeks to conserve such resource.

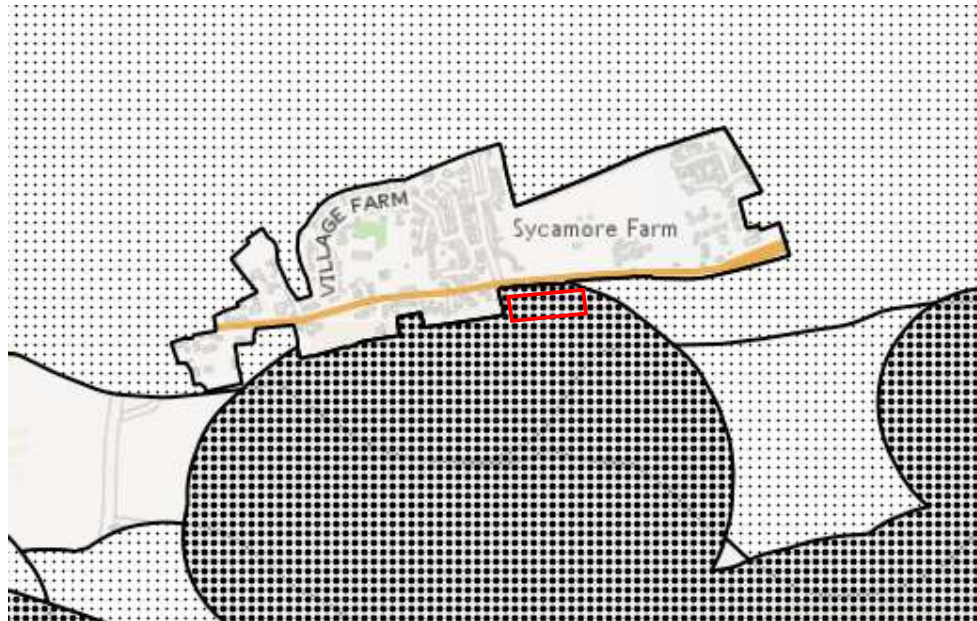
Further assessment and tests to establish the quality would therefore be undertaken in due course to confirm the quality of the land. However, it is not considered that it would be suitable to farm in any event given the location immediately adjoining existing residential development and is within private ownership. Overall, given that the site is relatively small, it is not considered that its development would result in a detrimental or significant loss of agricultural land.



Lle Data Map Wales – Agricultural Land Classification Map Showing Approximate Site Location

In addition, the site has not recently been used for agricultural purposes, nor is there any demand for this use on a site of this scale, therefore, its 'loss' is considered to be acceptable.

6.5 MINERALS SAFEGUARDING/QUARRY BUFFER ZONE (Q 6.6)



Extract from interactive LDP constraints map showing mineral safeguarding zones

According to the Vale of Glamorgan constraints map the site is located entirely within Mineral Safeguarding Limestone 1 and 2 zones, although it is outside of a quarry buffer zone. However, this does not seem to be 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 in the case 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 and near to a major road link, mineral extraction would have an unacceptable impact and therefore should not constrain the development.

6.6 OTHER LDP CONSTRAINTS (Q 6.7)

Landscape Designations

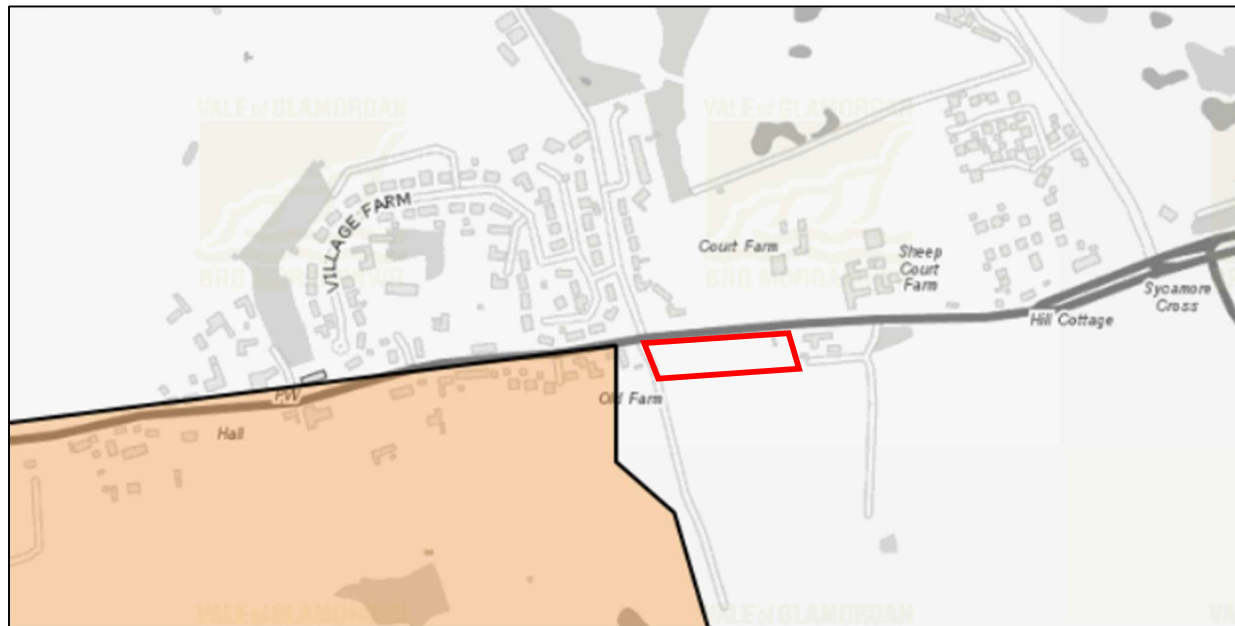
Reference to the VoG adopted LDP Proposals map and interactive Constraints map indicates that the site is currently located within the Nant Llancarfan Special Landscape Area (SLA). Reference to the VoG Landscape Area appraisal indicates that this particular SLA is characterised mostly by rolling lowland with the central area containing historic landscape of streams, semi-natural broadleaf woodlands, planted coniferous woodland and small farms.

Given the site location at the edge of the SLA adjacent to an existing settlement, it is not considered that this would pose a constraint to development, as the overall significance of the SLA would not be adversely impacted. A Landscape and Visual Appraisal is submitted with this candidate site submission to further assess the contribution of the site to the wider landscape. Notwithstanding this, development at the site will be of high-quality design and well screened to ensure that the qualities of the SLA are protected.



Extract from interactive LDP Constraints map – Special Landscape Area (showing approximate site location in red)

Furthermore, the VoG adopted LDP Constraints map and interactive constraints map show that the site is located outside, albeit in proximity to, a designated Landscape of Outstanding Historic Interest. As mentioned above, the scheme will be of a high-quality and sensitive design such that the designation will be preserved and enhanced.



Extract from interactive LDP Constraints map – Landscapes of Outstanding Historic Interest (showing approximate site location in red)

Tree Preservation Orders

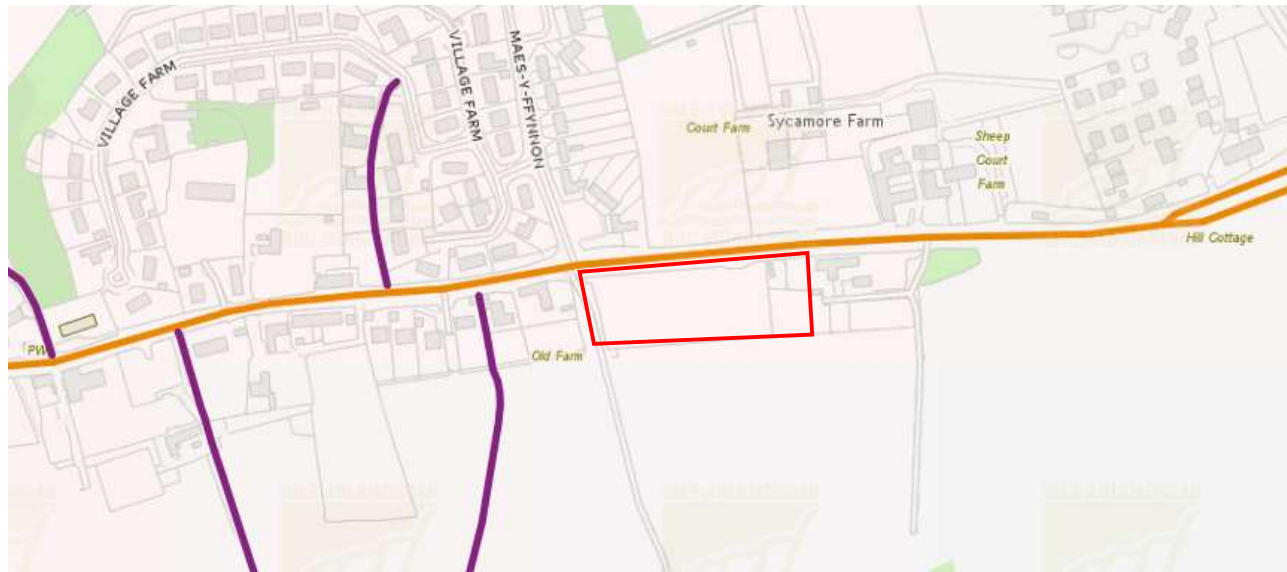
The Vale of Glamorgan online constraints map has identified some Tree Preservation Orders (TPOs) on the site, to the east and south-west of the site, as shown below. On site, however, there is no evidence of the eastern TPO group, however this is confirmed through the Tree Survey submitted with this candidate site submission.



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

Public Rights of Way

An extract has been taken from the VOGC Proposals map below which confirms that there are no public right of ways on or adjacent to the site. In the surrounding area, there are several public rights of ways, which will provide pedestrian connectivity and offer opportunities for recreation and leisure.



Extract of VoG Public Rights of Way map (showing approximate site location in red)

6.7 CONTAMINATION (Q 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 would be undertaken in due course to confirm this.

6.8 IMPACTS UPON SURROUNDINGS (Q 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.

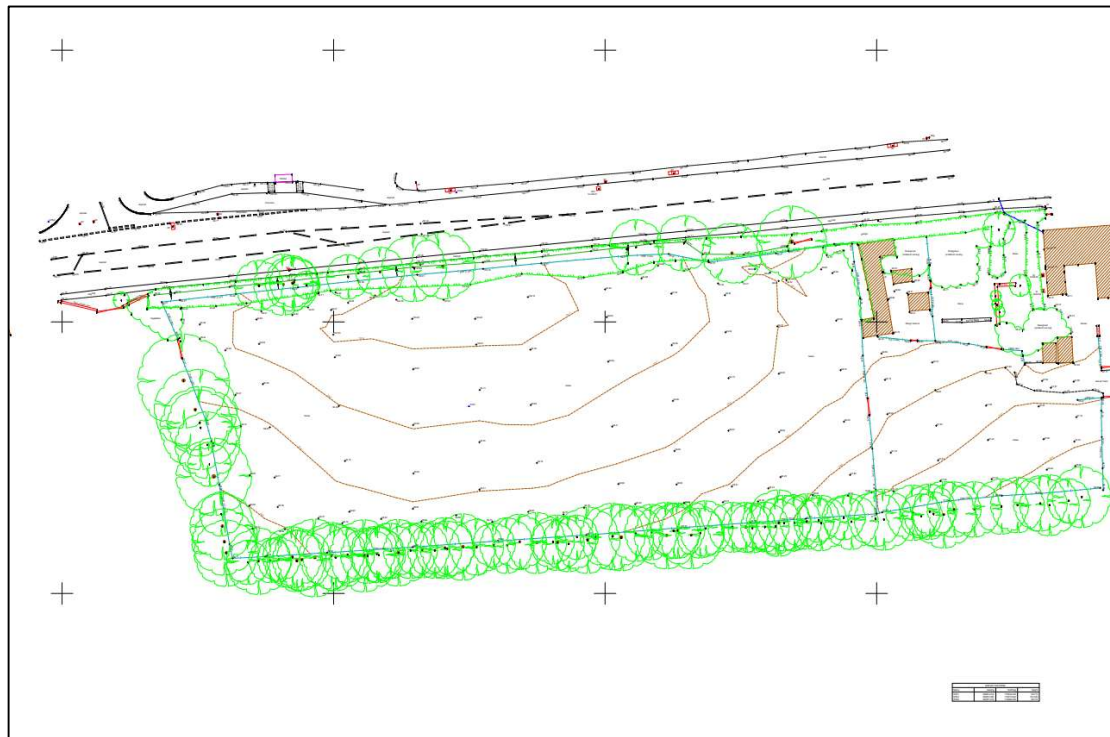
The development would result in additional, albeit minor, vehicular movements and loading on the local highways network, however it is considered that this could be suitably accommodated by the A48 given its strategic nature. Any planning application would be supported by evidence to demonstrate this, and that appropriate access arrangements to enable safe ingress and egress to the site can be achieved.

6.9 PHYSICAL CONSTRAINTS (Q 6.10)

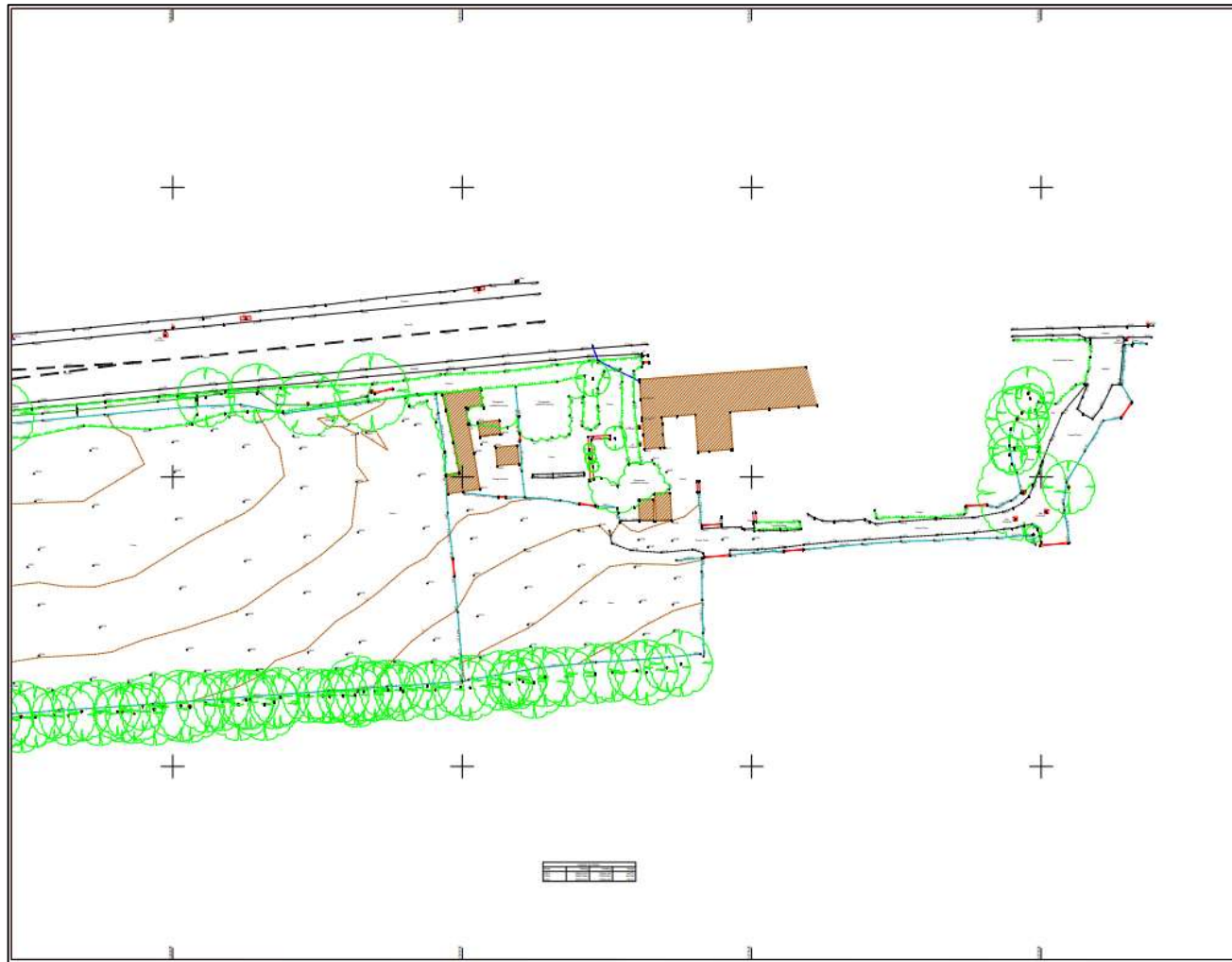
There are no known physical constraints on the site by way of overhead power cables, mains gas or sewer systems, or otherwise, that could inhibit development of the site. However, this would be established through further site investigations.

6.10 TOPOGRAPHY CONSTRAINTS (Q 6.11)

The topography of the site is unlikely to pose a constraint to development as the area is primarily flat.



Extract of topographical survey



Extract of topographical survey

7.0 SERVICES AND FACILITIES

7.1 PROXIMITY TO SETTLEMENT (Q 7.1)

The site is located adjacent to an existing Minor Rural Settlement – Bonvilston. An extract showing how the site would sit in respect of the existing settlement boundary is shown below. As can be seen, the site would make a logical and modest extension to the settlement limits.



Extract of VoG interactive LDP Constraints map – Settlements (showing approximate site location in red)

7.2 PROXIMITY TO SERVICES (Q 7.2)

The settlement of Bonvilston has been ranked highly in the VoG Sustainable Settlements Appraisal, scoring a total of 21 points according to services and facilities available. This places Bonvilston fifth out of a total of 96 settlements. Bonvilston was also identified as one of the areas that *'have a reasonable number of community facilities and transport services'*.

In terms of immediate facilities, there is a church, public house, and café within walking distance (500m) of the site. Overall, it is a sustainable rural location; however, a much wider variety of facilities are accessible by car or bus in the nearby settlements of Cowbridge and Culverhouse Cross. These are 4.7 and 4.5 miles from the site, respectively.

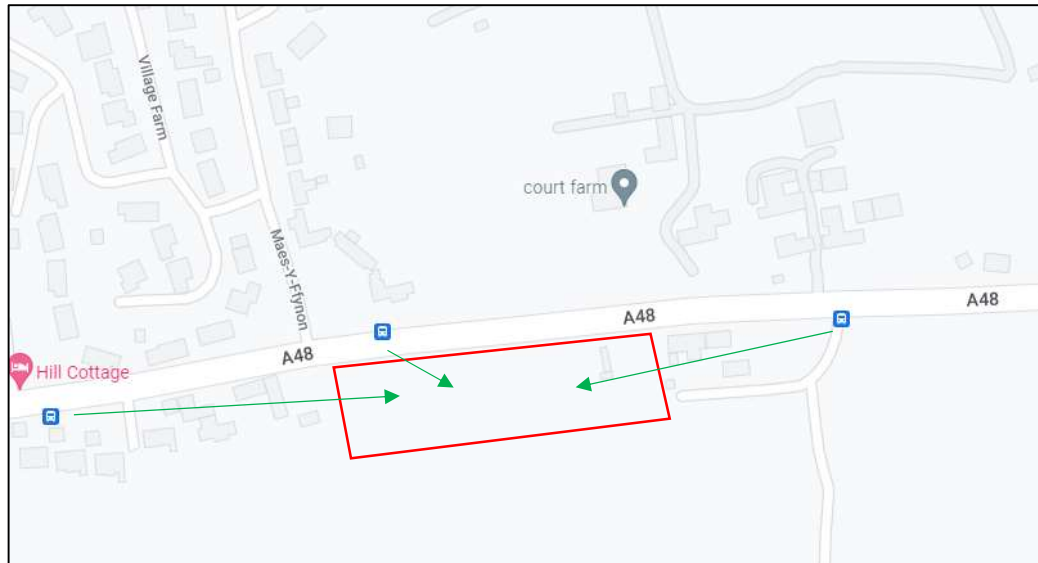
Culverhouse Cross retail park contains a variety of shops including but not limited to the following; B & Q, Tesco, M&S and Holland and Barrett

In terms of accessibility to schools, the site is within 1.5 miles of St Nicholas CIW Primary School, and 2.5 miles of Peterston Super Ely Primary school. Cowbridge Comprehensive School is located 4.7 miles from the site.

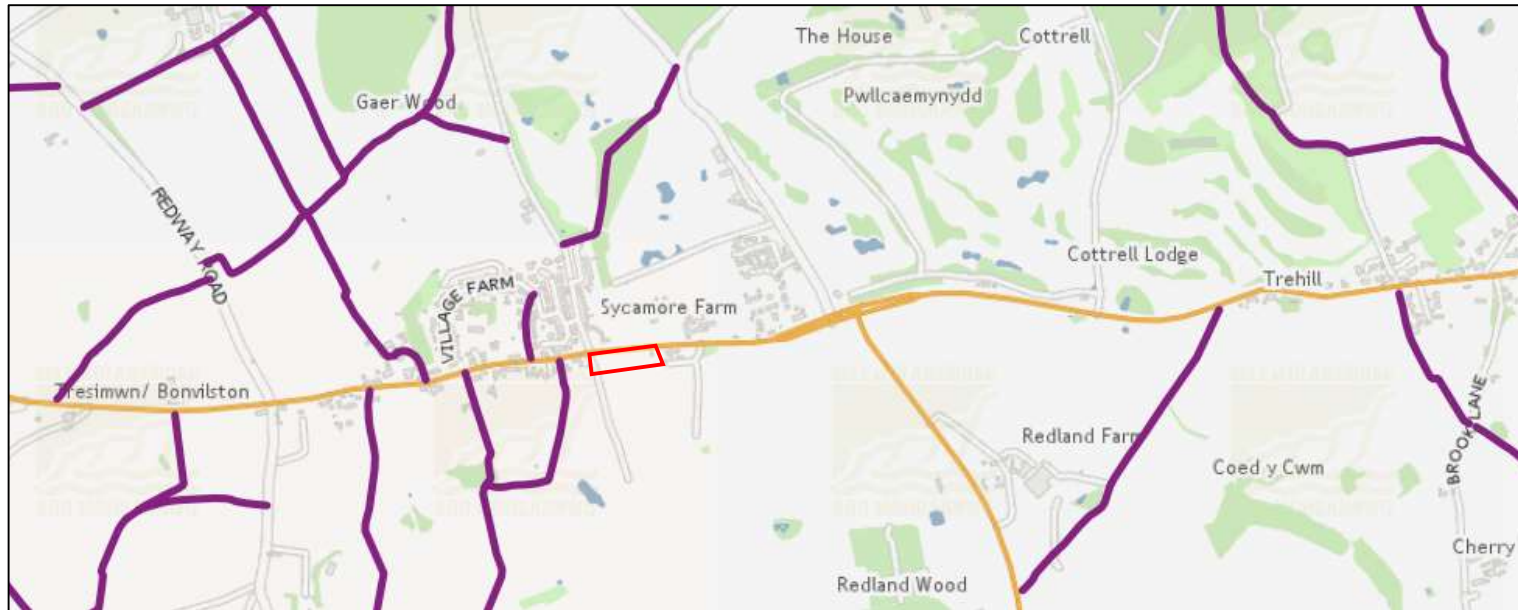
7.3 SUSTAINABLE TRAVEL OPPORTUNITIES (Q 7.3)

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

As of present, in terms of public transport, there are 3 bus stops within walking distance (400m) of the site which are served by the X2 service, which facilitates travel between Cardiff and Porthcawl. It also provides access to Cardiff central train station as the principal stop in Cardiff city centre is within walking distance.



Bus stops in relation to the site



Vale of Glamorgan PROW map

As previously mentioned, there are no Public Rights of Way on the site itself, although there are several in the immediate area.

7.4 POTENTIAL LOSS OF COMMUNITY FACILITIES (Q 7.4)

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

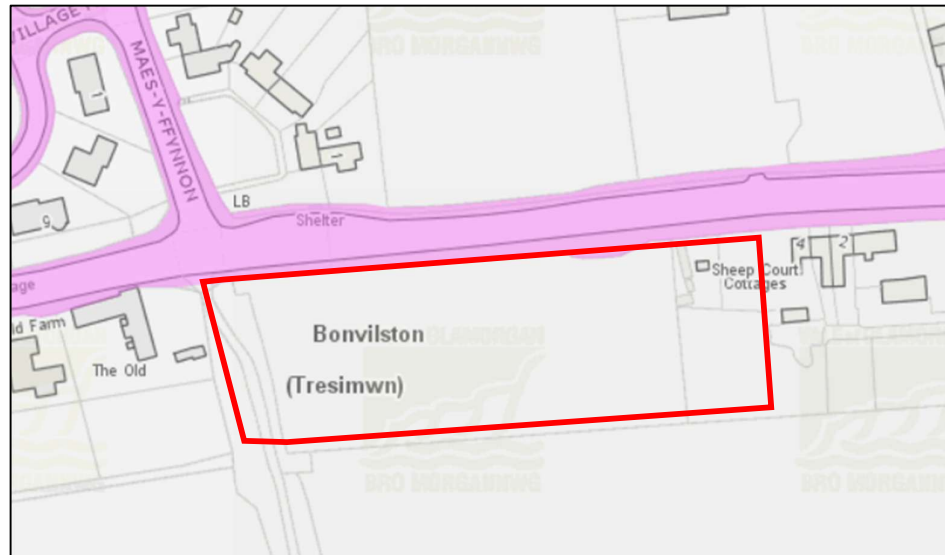
8.0 INFRASTRUCTURE & UTILITIES

8.1 CONNECTIONS TO SERVICES (Q 8.1)

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. Although a Utilities Assessment will be undertaken prior to development, to establish how the proposed development will be serviced with key utility suppliers, whether diversion or protection of existing apparatus may be required, and estimated costs for service connection and diversion works.

8.2 PUBLIC HIGHWAY ACCESSIBILITY (Q 8.2)

The site is located immediately adjacent to the adopted highway and is currently accessible via two gated entrances – in the north-western corner from the A48 and in the south-eastern corner from the adjacent residential properties.



Extract of VoG interactive constraints map – Adopted Highway (showing approximate site location in red)

It is proposed to create a new access from the A48, as submitted with the pre-application enquiry and shown on the illustrative layout included overleaf. The Local Highways Authority did not provide any objection to the creation of a new access within the advice received, however have recommended some measures to ensure the acceptability of the proposals in terms of visibility splays and highways mitigation measures. Detailed access design arrangements would be submitted with any planning application which would seek to respond to the points raised.

9.0 CLIMATE CHANGE AND WELLBEING

9.1 CLIMATE CHANGE AND ZERO CARBON CONTRIBUTIONS (Q 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 (Q 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 have 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 east, as well as the main road frontage onto the A48.

The proposed development is therefore 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. 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.

9.3 WELL-BEING OF FUTURE GENERATIONS ACT (Q 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 HEALTH & WELL-BEING CHECKLIST

9.4 THEME: HEALTHY AND ACTIVE ENVIRONMENTS (Q 9.4)

The site will be served by new and existing footpaths and cycleways that link to the wider area and existing PRoW network – 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.

9.5 THEME: AGE FRIENDLY ENVIRONMENTS (Q 9.4)

The site and proposals will look to incorporate the following elements in order to meet the requirements age friendly environments:

- 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.

9.6 THEME: COMMUNITY SAFETY (Q 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 THEME: OPEN SPACES (Q 9.4)

- The proposal will provide for new open spaces within the site which will provide appropriate amenity space for residents.
- A LEAP is currently indicated on the site at this stage to provide for a play area for children.
- The new open space be within walkable distances as recommended by the Fields in Trust standards.

9.8 THEME: HEALTHY FOOD CHOICES (Q 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 adjoining settlement of St Nicholas so the therefore retention of local shops is not applicable, however, the new residents will be able to support their nearest businesses in the areas of Cardiff, Cowbridge and Bridgend.

9.9 THEME: COMMUNITY FACILITIES (Q 9.4)

- The development proposal will not involve the loss of an existing community facility and does not plan to introduce one.
- 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 site does not intend to provide any new community facilities but will support any existing facilities.
- It is considered that the existing healthcare services and education needs available have the ability to support the level of additional housing.

9.10 THEME: PROMOTING ACTIVE AND SUSTAINABLE TRAVEL (Q 9.4)

- The site will promote active and sustainable travel given its walking distance to facilities and access to public transport in the immediate vicinity that provides links to nearby settlements.
 - Residents from the scheme will have access to the cycle link along with A48 and will be able to walk to various amenities.
 - Any future application would be supported by a Travel Plan which would detail the active travel measures and targets for modal shift.
-

9.11 THEME: AIR QUALITY (Q 9.4)

In terms of the baseline conditions of the site and its surroundings, based on local monitoring data, air quality at the proposed development is likely to be good; concentrations of nitrogen dioxide are below the relevant objectives adjacent to roads which experience higher traffic volumes than the A48 near to the proposed development. Therefore, it is considered that the air quality for future residents will be acceptable. The site itself does not sit within any Air Quality Management Area (AQMA), given that the Vale of Glamorgan does not have an AQMA and as such, this does not present any constraints.

During construction of the proposed development, dust will be generated. With appropriate mitigation in place - which would be implemented through conditional requirements imposed on any planning permission – construction dust impacts will not be significant on nearby residential receptors identified west and east of the site.

It is acknowledged that 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, the impact upon air quality at existing residential properties has been considered, although there should not be any issue. Taking into account 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 THEME: NOISE (Q 9.4)

An assessment of the existing ambient and background noise levels impinging on the site from local sources will 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 25 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 Bonvilston (scored highly within the Sustainable Settlements Appraisal), with key facilities and services 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 immediately off the A48, which has capacity for a new junction and an increase in traffic volume;
- 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 Culverhouse Cross;
- There are opportunities for active travel links with the wider area;
- The site is located immediately adjacent to the existing built form, and for this reason is considered to have immaterial impact on the Special Landscape Area designation;
- The site is not at risk of flooding and is not subject to any other known technical issue that could constrain development;
- The site is located within a residential area, and the proposals represent a compatible land use;
- The current provision of infrastructure utilities is expected to connect sufficiently to the site;
- The viability appraisal has confirmed that the development will be wholeheartedly viable;
- The site is situated within the Vale of Glamorgan which has been designated as a growth area on the Future Wales Spatial Strategy; and
- The proposal has scope to be completed sustainably and provide a development which facilitates the needs of a wide variety of people.

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

Finally, the layout for the proposed development has fully assessed and designed the development to ensure the sustainable placemaking objectives of PPW11 are considered and are fundamental components of the approach to bringing forward development at the site.

In short, the prospectus has successfully evidenced:

- The assessment work undertaken has not identified any materially significant or detrimental constraints that cannot be satisfactorily overcome.
- The illustrative layout 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 demonstrate the suitability of the site for allocation in the Replacement LDP.