

VALE OF GLAMORGAN

REPLACEMENT LOCAL DEVELOPMENT PLAN
2021 - 2036

HOUSING LAND SUPPLY

September 2023



BACKGROUND PAPER - BP9



| | |
|---|----|
| Executive Summary | 3 |
| 1.Introduction | 4 |
| 2. Housing Land Supply..... | 5 |
| 2.1 Land Bank Commitments..... | 5 |
| 2.2 Dwellings Completed between the 1 st April 2021 to March 31 st 2023 | 5 |
| 2.2 Sites with Planning Permission | 7 |
| 2.3 LDP Allocations to be Carried Forward | 10 |
| 2.4 Allowance for Large Windfall Sites..... | 12 |
| 3.0 Existing Housing Supply & Housing Requirements..... | 17 |
| 4. Spatial Distribution of Housing | 18 |
| 5. Affordable Housing..... | 23 |

Appendices

Appendix 1: Housing Land Supply by Settlement Category

Executive Summary

- i. This paper is one of a series produced by the Vale of Glamorgan as part of the evidence base for the Replacement Deposit Local Development Plan (RLDP) 2021-2036. Each topic paper can be read in isolation or together to gain a wider understanding of how the policies and/or allocations in the RLDP have been developed to address issues facing the Vale of Glamorgan.
- ii. The purpose of this paper is to identify the contribution that the existing housing land supply within the Vale of Glamorgan shall make towards the delivery of the housing requirements of the RLDP of 7,890 dwellings proposed by the Council within its Preferred Strategy for the period 2021-2036. The Preferred Strategy also proposes to make provision for a 10% allowance to provide a degree of flexibility to ensure delivery of the requirement and equates to a total provision of 8,769 dwellings.
- iii. To meet this requirement, the Council has undertaken an assessment of the various sources of housing supply that will contribute to meeting this identified provision. The Paper identifies the following provision:
 - 785 dwellings have been completed within the authority since between April 1st 2021 and March 31st 2023 (i.e. since the start of the RLDP period)
 - There are 513 dwellings under construction at April 1st 2023.
 - 1,449 dwellings will be provided on housing sites with extant planning permissions and sites under construction at April 1st 2023.
 - 1,710 dwellings will be provided through existing adopted local development plan sites, and
 - 1,603 dwelling contributions from windfall developments (i.e., unallocated housing developments) over the lifetime of the RLDP.
- iv. The paper indicates that the above sources of housing land supply within the Vale would contribute some 6,060 dwellings towards the 8,769-dwelling requirement, and a need for the RLDP to identify additional sites to accommodate 2,619 dwellings. Further detail on the additional sites to meet this are set out in the Vale of Glamorgan RLDP Draft Preferred Strategy.
- v. Finally, the paper provides an assessment of the contribution that the RLDP will have in delivering affordable housing over the plan period and identifies an initial target of 2,000 affordable homes to be delivered through the RLDP. It is the intention of the Council to revisit this target at the Deposit Plan to take account of the contribution from Key Site allocations identified within the Preferred Strategy, and additional affordable housing led sites to be identified in the Deposit Plan.

1. Introduction

- 1.1 This topic paper is one of a series produced by the Vale of Glamorgan as part of the evidence base for the Replacement Deposit Local Development Plan (RLDP) 2021-2036. Each topic paper can be read in isolation or together to gain a wider understanding of how the policies and/or allocations in the RLDP have been developed to address issues facing the Vale of Glamorgan.

Purpose of the Background Paper

- 1.2 The purpose of this paper is to identify the amount of additional land the Council will be required to allocate for housing in the Vale of Glamorgan RLDP necessary to meet the **7,890 dwellings** proposed by the Council within its Preferred Strategy.
- 1.3 The estimated housing requirement identified within the Preferred Strategy is based on the housing requirement of 7,890 dwellings plus a 10% flexibility allowance to safeguard against sites not being brought forward. This equates to a **provision for 8,679 dwellings** over the plan period 2021-2036.
- 1.4 In considering the amount of additional land required the paper examines the various components that will contribute towards the housing land supply for the plan period and follows the methodology for calculating the necessary supply as detailed within the Welsh Government 'Development Plans Manual: Edition 3', March 2020 (DPM).
- 1.5 This involves scrutinising existing land bank commitments and trend based small and large windfall site completions expected over the RLDP plan period. This paper therefore duly considers each component in order to determine the remaining dwelling requirement to inform the Replacement LDP.

2. Housing Land Supply

Land Bank Commitments

- 2.1 Land Bank commitments within the Vale of Glamorgan which shall contribute towards meeting the authority's housing requirements come from the following sources:
- Dwellings completed since the start of the RLDP period (1st April 2021- 31st March 2023).
 - Units currently under construction as of 1st April 2023.
 - Sites with planning permission (outline/full or reserved matters) as at 1st April 2023.
- 2.2 The Council's LDP Annual Monitoring Report (AMR) information provides the most recent evidence on housing completions and supply in this respect and is therefore the starting point to identify these commitments.
- 2.3 The DPM advises discounting a proportion of the land bank to combat non-delivery where relevant and appropriate. This is considered a sensible approach as a safeguarding measure and will be adopted to ensure there is a supply of land for housing which meets the requirement identified.
- 2.4 Consequently, in considering the existing contribution to be made by housing sites allocated within the existing LDP, the Council has excluded sites that have yet to receive planning permission and where no developer interest has been shown in bringing forward a site since the LDP has been adopted, or where the Council has been made aware through discussions with landowners/developers of issues affecting the deliverability of a site. However, the discounting of sites at this stage does not automatically remove the prospect of such sites being included in the RLDP where they are supported by robust viability and deliverability evidence through the candidate sites process.

Dwellings Completed between the 1st of April 2021 to March 31st 2023

- 2.5 The RLDP Preferred Strategy requires 7,890 new dwellings to be accommodated in the Vale of Glamorgan during the 15-year LDP period from 2021 to 2036.
- 2.6 The plan period commenced on 1st April 2021. In the first two years of the plan period (1st April 2021 to 31st March 2023), 785 units have been completed, as evidenced in Table 1 below. A total of 700 units were delivered on large sites (10 or more dwellings) and a further 85 were delivered on small windfall sites (less than 10 dwellings). Table 1 also includes the source of each of the large sites.

| Table 1: Vale of Glamorgan Annual Dwelling Completions April 1st, 2021- to 31st March 2023 | | | | |
|---|--|--|-----------------------------------|-----------------------------------|
| SITE NAME | Source LDP Allocation/ Windfall | Site Status 1st April 2023 | DWELLINGS COMPLETE 2021-22 | DWELLINGS COMPLETE 2022-23 |
| Land at Barry Waterfront, Cliffside Road, Barry (Taylor Wimpey) | LDP | Site Complete | 20 | 0 |
| South Quay (Waterside), Barry Waterfront (Barratt) | LDP | Site Complete | 20 | 0 |
| South Haven Phase 2, Barry Waterfront, Barry (Persimmon) | LDP | Ste Complete | 20 | 12 |
| Land to the east of Eglwys Brewis (Land off Cowbridge Road) | LDP | Under construction | 20 | 80 |
| East Quay, Barry Waterfront, Barry | LDP | Under construction | 0 | 28 |
| Development land at East Quay, Barry Waterfront | LDP | Under construction | 0 | 43 |
| Holm View (phase 1) | LDP | Phase 1 Complete | 3 | 0 |
| Land at Hayes Road, Barry | Windfall | Site Complete | 0 | 23 |
| St. Pauls Church and Hall, St. Pauls Avenue, Barry | Windfall | Site Complete | 0 | 27 |
| The Old Rectory, 10-12, Old Port Road, Wenvoe | Windfall | Site Complete | 0 | 10 |
| Land to the north and west of Darren Close, Cowbridge | LDP | Under construction | 42 | 44 |
| Land adjacent to Llantwit Major Bypass (Phase 1 and 2) | LDP | Site Complete | 16 | 0 |
| Land at and adjoining St. Cyres School, Murch Road | LDP | Site Complete | 5 | 0 |
| Land north of the Railway Line, Rhoose (Taylor Wimpey) | LDP | Site Complete | 33 | 0 |
| Land West of Swanbridge Road, Sully | LDP | Phase 1 Under construction | 103 | 45 |
| Land to the east of Bonvilston | LDP | Under construction | 5 | 6 |
| Land at Subway Road, Barry (Wales & West) | Windfall | Site Complete | 72 | 0 |
| Cwrt Canna, land adjacent to Llangan Primary School, Llangan (Newydd) | Windfall | Site Complete | 6 | 0 |
| Northcliffe Lodge, Northcliffe Drive, Penarth | Windfall | Site Complete | 4 | 13 |
| LARGE SITES TOTAL | | | 369 | 331 |
| SMALL SITES (LESS THAN 10 UNITS) | | | 62 | 23 |
| TOTAL DWELLINGS FOR YEAR | | | 431 | 354 |
| TOTAL COMPLETIONS April 1st 2021- March 31st 2023 | | | 785 | |

Sites with Planning Permission

- 2.7 Sites that already have planning permission as of 1st April 2023 form another significant component of supply, including developments that are already under construction. Sites that are subject to the signing of a Section 106 agreement have also been included within the supply.
- 2.8 Table 2 below details the sites which are also considered deliverable during the Plan Period; thereby justifying their inclusion within the 'Land Bank Commitments', together these contribute 1,449 dwellings to the land supply at April 2023, plus a further 513 units on large sites were under construction. Table 2 also identifies the developer where known. It will be noted that most sites within the table are either being brought forward by major or local housing developer, including Registered Social Landlords and the Council's own house building programme.
- 2.9 The sites with planning permission have been discussed with the developers as part of the preparation of the housing trajectory for the AMR and those sites included on the list below are realistically likely to be delivered during the RLDP plan period. As demonstrated by the AMR, the delivery of housing in the Vale has been broadly in line with the Housing Trajectory and it is therefore considered that it will not be necessary to apply any non-delivery allowance to the landbank contribution at this stage.
- 2.10 The sites included within the land bank will be reassessed at Deposit stage and if there is any uncertainty about the delivery of any of the sites in question, the land bank contribution will be amended accordingly.

| Table 2: Committed Sites- Sites with planning permission and/or under construction April 2023 | | | | | |
|--|---|--------------------------|----------------------------|---|--|
| Settlement Tier | Site Name & Planning Reference | Source | Total Site Capacity | Dwellings not started April 2023 | Dwellings Under Construction April 2023 |
| Key Settlement: Barry | Land known as East Quay, Barry Waterfront, Barry 2019/01393/RES (Taylor Wimpey) | LDP Allocation (with PP) | 58 | 0 | 30 |
| Key Settlement: Barry | East Quay, (Land to West of Cory Way, South of the Graving Dock) 2019/01384/RES (Persimmon) | LDP Allocation (with PP) | 62 | 0 | 62 |
| Key Settlement: Barry | Development land at East Quay, Barry Waterfront - 2019/01385/RES (Barratts) | LDP Allocation (with PP) | 56 | 0 | 13 |

| | | | | | |
|-------------------------------|---|--------------------------|-----|-----|----|
| Key Settlement: Barry | Development land at East Quay, Barry Waterfront (to East of Cory Way) 2019/01386/RES (United Welsh) | LDP Allocation (with PP) | 36 | 0 | 36 |
| Key Settlement: Barry | Holm View (Phase1 11 dwellings Complete) Phase 2 31 dwellings application 2022/00397/REG3 (Vale of Glamorgan Council) | LDP Allocation (with PP) | 42 | 31 | 0 |
| Key Settlement: Barry | Hayes Wood, The Bendricks 2021/00378/REG3 (Vale of Glamorgan Council) | Windfall | 53 | 41 | 12 |
| Key Settlement: Barry | Colcot Health Clinic, Winston Road, Barry 2021/01444/RG3 Vale of Glamorgan Council | Windfall | 12 | 0 | 12 |
| Key Settlement: Barry | 81-85, Holton Road, Barry -former Dan Evans 2021/00622/FUL (Hafod) | Windfall | 25 | 25 | 0 |
| Key Settlement: Barry | Castle Hotel, Jewel Street, Barry 2019/01062/FUL(Newydd) | Windfall | 14 | 0 | 14 |
| Key Settlement: Barry | Sea View Labour Club, Dock View Road, Barry 2019/01061/FUL (Newydd) | Windfall | 28 | 0 | 28 |
| Key Settlement: Barry | Former Windsor Hotel, Holton Road, Barry 2019/01060/FUL (Newydd) | Windfall | 18 | 0 | 18 |
| Key Settlement: Barry | Haydock House, 1, Holton Road, Barry 2013/01249/FUL (Hafod) | Windfall | 16 | 0 | 16 |
| Key Settlement Barry | Land at Coldbrook Road East, Cadoxton 2021/01743/FUL (Vale of Glamorgan Council) | Windfall | 20 | 0 | 20 |
| Key Settlement Barry | Former Railway Sidings, Ffordd y Milleniwm, Barry 2020/00775/OUT Pending S106 (Hafod) | Windfall | 56 | 56 | 0 |
| Service Centre (Cowbridge) | Cowbridge Comprehensive 6th Form Block, Aberthin Road 2018/01408/FUL Pending S106. (Hafod) | LDP Allocation (with PP) | 34 | 34 | 0 |
| Service Centre (Cowbridge) | Land to the north and west of Darren Close, Cowbridge 2017/00841/RES – Phase 1 – 169 Units 2018/0240/RES – Phase 2 - 306 Units (Taylor Wimpey) | LDP Allocation (with PP) | 475 | 242 | 64 |

| | | | | | |
|------------------------------------|--|--------------------------------|-----|-----|----|
| Service Centre (Llantwit Major) | Land adjacent to Froglands Farm, Llantwit Major- Land North of West Camp - Site B - Eastern Parcel, Llanmaes 2020/00352/OUT Pending S106 (Welsh Ministers) | LDP Allocation (with PP) | 90 | 90 | 0 |
| Service Centre (Llantwit Major) | Phase 1 Land between new Northern Access Road and Eglwys Brewis Road- Land East of B4265 – Site B - Western Parcel, Llanmaes- 2020/00351/OUT- 140 dwellings approved Pending S106 (Welsh Ministers) | LDP Allocation (with PP) | 140 | 140 | 0 |
| Service Centre (Penarth) | Land to the rear of Nos. 2 to 4, St. Cyres Road, Penarth 2020/01232/RG3 (Vale of Glamorgan Council) | Windfall | 14 | 0 | 14 |
| Service Centre (Penarth) | 56a, Windsor Road, Penarth (Former Monty Smith Ltd) 2018/01420/FUL (X-Stream Properties) | Windfall | 21 | 0 | 21 |
| Service Centre (Penarth) | Land adjacent to Oak Court- Planning application 2022/00294/HYB 70 bed extra care and 32 older person accommodation Pending S106 (Wales and West) | LDP Allocation (with PP) | 102 | 102 | 0 |
| Service Centre (Penarth) | Land south of Llandough Hill / Penarth Road Application 2020/01590/HYB Pending S106 | LDP Allocation (with PP) | 133 | 133 | 0 |
| Service Centre (Penarth) | Land north of Leckwith Road 2018/01023/FUL (Hafod) | LDP Allocation (with PP) | 40 | 0 | 40 |

| | | | | | |
|---------------------------------------|---|--------------------------|--------------|--------------|------------|
| Primary Settlement (St Athan) | Land to the east of Eglwys Brewis (Land off Cowbridge Road) 2019/01408/RES (Barratt David Wilson) | LDP Allocation (with PP) | 253 | 72 | 80 |
| Primary Settlement (St Athan) | Land off Gileston Road, St. Athan 2017/01263/FUL | Windfall | 18 | 18 | 0 |
| Primary Settlement (St Athan) | St. Athan Boys Village, St. Athan Application 2022/00452/RES (JS Construction) | Windfall | 15 | 15 | 0 |
| Primary Settlement (Rhoose) | Land to the North of Heol Y Pentir, Rhoose 2022/00602/RES (Wales and West) | Windfall | 15 | 15 | 0 |
| Primary Settlement (Sully) | Phase 1: Land West of Swanbridge Road, Sully (Taylor Wimpey) | LDP Allocation (with PP) | 325 | 118 | 25 |
| Primary Settlement (Sully) | Phase 2: Land West of Swanbridge Road, Sully. Application 2016/01520 (Taylor Wimpey) | LDP Allocation (with PP) | 190 | 190 | 0 |
| Minor Rural Settlement (Bonvilston) | Land to the east of Bonvilston, Application 2015/00960/FUL (Acorn) | LDP Allocation (with PP) | 120 | 72 | 8 |
| Minor Rural Settlement (Southerndown) | Dunraven Court, Beach Road, Southerndown 2019/00503/FUL | Windfall | 22 | 22 | 0 |
| Minor Rural - Wick | Land at St. Brides Road, Wick 2021/01081/FUL (Wales and West) | Windfall | 17 | 17 | 0 |
| Other Rural (Hensol) | Hensol Castle, Hensol Castle Park, Hensol 2018/00482/HYB | Windfall | 16 | 16 | 0 |
| | | | 2,536 | 1,449 | 513 |
| Total Dwellings April 2023 | | | | 1,962 | |

LDP Allocations to be Carried Forward

- 2.11 In addition to sites with permission, there are several LDP allocations that have yet to receive planning permission but which the Council consider are appropriate to carry forward into the RLDP, contributing 1,710 dwellings to the housing land bank. These include sites where either developer interest in bringing forward has been expressed through either the submission of a pre-planning application or where a planning application is currently being

considered by the Council. Also included are sites owned by the Council and identified within its housing delivery programme, and sites that have been resubmitted as candidate sites for the RLDP. These sites are set out in Table 3 below. The Council will continue to monitor progress on these sites and will update this table at Deposit stage if required.

| Table 3- Existing LDP Allocations Considered Deliverable within RLDP period | | | |
|--|--|---|--|
| Settlement Tier | Allocated Site Name | Status | Total Site Capacity at April 2023 |
| Key Settlement (Barry) | Land to the west of Pencoedre Lane | No current planning application - Site part of Council's Housing Programme | 135 |
| Service Centre (Llantwit Major) | Former Eagleswell Primary School | No current planning application - Site part of Council's Housing Delivery Programme | 72 |
| Service Centre (Llantwit Major) | Land between new Northern Access Road and Eglwys Brewis Road (east) | No current planning application - Candidate Site Submission | 185 |
| Service Centre (Cowbridge) | Land adjoining St. Athan Road, Cowbridge - Land between Windmill Lane and St Athan Road, Cowbridge | 2022/00958/FUL planning application awaiting determination | 105 |
| Service Centre (Penarth) | Land at Upper Cosmeston Farm, Lavernock, | 2020/01170/OUT planning application awaiting determination | 576 |
| Primary Settlement (St Athan) | Land at Church Farm, St. Athan - No Current Application | No current planning application - Candidate Site Submission | 250 |
| Primary Settlement (St Athan) | Former Stadium Site / Land adjacent to Burley Place, St. Athan – Developer interest | No current planning application – Developer interest | 80 |

| | | | |
|-------------------------------|--|---|--------------|
| Primary Settlement (St Athan) | Land at Higher End St Athan (Phase 2) | 2022/00266/RES - 25 Affordable Dwellings - planning application awaiting determination | 25 |
| Primary Settlement (Rhoose) | Land north of the Railway Line, Rhoose (East). | Application 2022/00733/FUL submitted June 2022- planning application awaiting determination | 282 |
| | | TOTAL | 1,710 |

- 2.12 Conversely, Table 3 below, identifies those sites within the adopted LDP which the Council consider will not come forward during the RLDP and shall be excluded from the supply for the RLDP, alongside the Council's justification for excluding each site is provided for each site is also provided.

| Site Name | Dwelling Total | Reason for Removing from supply |
|--|-----------------------|--|
| Headlands School, St. Augustine's Road | 65 | Site retained for educational purposes |
| Llandough Landings | 120 | Landowners have indicated that the site is unviable |
| Land off Sandy Lane, Ystradowen (Phase 2) No Current Application | 45 | Conflict with RLDP strategy unless approved before adoption RLDP as site complies with existing LDP. |
| Total | 230 | |

Allowance for Large Windfall Sites

- 2.13 Windfall sites are sites with a capacity of 10 or more residential units that are not specifically allocated for housing yet come forward in accordance with the development plan and other material planning considerations. Assessing the likely contribution that such sites can make to the housing land supply requires consideration of the sites that have come forward under the respective LDP policies in recent years.
- 2.14 Given the very nature of windfall sites, it is considered most realistic to monitor the total number of units completed annually as opposed to the number of units with planning consent, although these permitted sites can give a useful 'sense check' of the accuracy of the future RLDP large site windfall allowance. This method helps to provide a realistic estimate of the likely contribution such sites may make to the land supply.

2.15 Table 4 below provides details of large windfall sites approved between 2011 and 2021, which are in addition to those sites allocated in the adopted LDP.

| Table 4: Large Windfall Development Sites Approved 2011-2021 | | | |
|---|----------------------|----------------------|------------------|
| Site Name | Planning Ref. | Year Approved | Dwellings |
| Llantwit Major Social Club, Beach Road | 2011/01299/FUL | 2012 | 16 |
| Former Marine Hotel, Barry Island | 2013/00778/FUL | 2013 | 20 |
| Porthkerry Road Methodist Church, Barry | 2014/00224/FUL | 2014 | 11 |
| The Pumphouse, Hood Road, Barry | 2014/00920/FUL | 2014 | 15 |
| Site of former quarry, Leckwith Road, Llandough | 2013/00632/FUL | 2014 | 25 |
| Land west of Bendrick Road, Barry | 2013/00936/RES | 2014 | 14 |
| Old Station Yard, St. Athan | 2013/01165/FUL | 2014 | 23 |
| Haydock House, 1, Holton Road, Barry | 2013/01249/FUL | 2015 | 15 |
| Barry Dock Conservative Club | 2014/01300/FUL | 2015 | 21 |
| Mount Sorrel Hotel, Porthkerry Road, Barry | 2014/01129/OUT | 2015 | 34 |
| Bryneithin Home for the Elderly, St. Andrews Road, Dinas Powys | 2015/00954/OUT | 2015 | 18 |
| Woodlands Road, Barry | 2015/00570/FUL | 2015 | 27 |
| Former Adult Training Centre, Woodlands Road, Barry | 2015/00566/FUL | 2015 | 30 |
| Land to the south of Craig Yr Eos Avenue, Ogmore by Sea | 2015/00016/FUL | 2015 | 20 |
| 67-79 Dochdwy Road, Llandough | 2013/01257/FUL | 2015 | 18 |
| Redwood Close, Boverton, Llantwit Major | 2014/00055/FUL | 2015 | 12 |
| Former Post Office Sorting Office, Llantwit Major | 2014/00193/FUL | 2015 | 18 |
| Land at Pentre Meyrick | 2014/00933/FUL | 2016 | 13 |
| Northcliffe Lodge, Northcliffe Drive, Penarth | 2017/00541/FUL | 2016 | 30 |
| St. Athan Boys Village, St. Athan | 2016/00369/OUT | 2016 | 15 |
| Chapel Terrace, Twyn Yr Oden, Wenvoe | 2015/01228/FUL | 2017 | 15 |
| Land to the rear of Westgate, Cowbridge | 2016/00809/FUL | 2017 | 37 |
| United Reformed Church, Windsor Road, Barry | 2016/00219/FUL | 2017 | 22 |
| The Highlands, Old Barry Road, Penarth | 2016/01142/FUL | 2017 | 11 |
| Land at Cogan Hill, Penarth | 2016/00115/OUT | 2017 | 40 |
| Land at the Rectory, Wenvoe | 2015/01129/FUL | 2018 | 12 |
| Tathan Hall, 6, Rectory Drive, St. Athan | 2017/00066/FUL | 2018 | 16 |
| Provincial House, Kendrick Road, Barry | 2018/00092/FUL | 2018 | 32 |
| St. Pauls Church Hall, Arcot Street, Penarth | 2017/01337/FUL | 2018 | 14 |
| Former RS Garage, Windsor Road, Penarth | 2017/00955/FUL | 2018 | 12 |
| The Goods Shed, Hood Road, The Innovation Quarter, Barry | 2018/01358/FUL | 2019 | 11 |
| Land East of the Goodsheds, Hood Road, Barry | 2018/01359/FUL | 2019 | 42 |
| Land at Subway Road, Barry | 2018/01108/FUL | 2019 | 72 |
| Cwrt Canna, adj. to Llangan Primary School | 2018/01231/FUL | 2019 | 13 |
| Castle Hotel, Jewel Street, Barry | 2019/01062/FUL | 2019 | 14 |
| Sea View Labour Club, Dock View Road, Barry | 2019/01061/FUL | 2019 | 28 |

| | | | |
|--|----------------|------|-------------|
| The Windsor, 166-170, Holton Road, Barry | 2019/01060/FUL | 2019 | 18 |
| Land at Hayes Road, Barry | 2019/00603/FUL | 2019 | 23 |
| 56a, Windsor Road, Penarth | 2018/01420/FUL | 2019 | 21 |
| St. Pauls Church and Hall, St. Pauls Avenue, Barry | 2018/01383/FUL | 2019 | 31 |
| Land to the North of Heol Y Pentir, Rhoose | 2018/01421/OUT | 2019 | 17 |
| The Old Rectory, 10-12, Old Port Road, Wenvoe | 019/01311/FUL | 2020 | 10 |
| Colcot Health Clinic, Winston Road, Barry | 2021/01444/RG3 | 2021 | 12 |
| 81-85, Holton Road, Barry | 2021/00622/FUL | 2021 | 25 |
| Dunraven Court, Beach Road, Southerndown | 2019/00503/FUL | 2021 | 22 |
| Land off Gileston Road, St. Athan | 2017/01263/FUL | 2021 | 18 |
| Hensol Castle, Hensol Castle Park, Hensol | 2018/00482/HYB | 2021 | 16 |
| Land to the rear of Nos. 2 to 4, St. Cyres Road, Penarth | 2020/01232/RG3 | 2021 | 14 |
| Total Large Windfall Approvals 10 years 2011-2021 | | | 1013 |
| Annual 10-year Average | | | 101 |

2.16 Table 5 provides a summary of annual large windfall completions over the 20-year period 2001-2021, which indicates that annual windfalls have delivered an average 73 dwellings per annum, and 74 dwellings per annum over the 10-year period covered by the current LDP (2011-2021).

| | |
|-------------------------------------|---------------------|
| 2001-2 | 54 |
| 2002-3 | 118 |
| 2003-4 | 66 |
| 2004-5 | 71 |
| 2005-6 | 95 |
| 2006-7 | 1 |
| 2007-8 | 173 |
| 2008-9 | 35 |
| 2009-10 | 71 |
| 2010-11 | 32 |
| 2011-12 | 107 |
| 2012-13 | 56 |
| 2013-14 | 12 |
| 2014-15 | 42 |
| 2015-16 | 87 |
| 2016-17 | 55 |
| 2017-18 | 71 |
| 2018-19 | 11 |
| 2019-20 | 186 |
| 2020-21 | 111 |
| Total | 1454 |
| 20 Year Annual Average | 73 (rounded) |
| LDP Annual Average (2011-21) | 74 |

- 2.17 In the analysis of Tables 4 and 5 above, since commencement of the adopted Vale of Glamorgan LDP annual windfall approvals have equated to an average of 101 dwellings, and the average large windfall delivery equate to 74 dwellings per annum. It is of interest to note that the annual delivery over the past 10 years of the adopted LDP is on par with the large windfall allowance of 70 dwellings per annum agreed as part of the overall housing land supply for the adopted plan, and with the longer 20-year averages shown in Table 5. Therefore, it is considered reasonable to set a 74 dwellings p.a. windfall allowance in the RLDP going forward.
- 2.18 When calculating the 'large windfall allowance' going forward, the Welsh Government 'Development Plans Manual: Edition 3, March 2020' (DPM3) states at paragraph 5.73: "*LPA's should ensure there is no double counting in the early years of the plan between large windfall sites and those with planning permission. In practice, it is not recommended to include a large windfall allowance rate within the first 2 years of projected supply to avoid issues of double counting.*"
- 2.19 To avoid further double counting it has also been necessary to discount existing large windfall approvals that make up the existing land supply which and are forecast to be delivered within the year 2023-24. Consequently, a 12-year large sites windfall allowance has been included in the Council's land supply assumptions, equating to 888 dwellings of the remainder of the plan period (12 years x 74 dwellings per year for the period 2024-2036).

Allowance for Small Windfall Sites

- 2.20 Small windfall sites are sites that accommodate 9 or less dwellings; specifically recorded as part of the annual Joint Housing Land Availability Studies up until 2019 and in the reporting of housing delivery with the Council's LDP AMRs. Such sites also make an important contribution to the overall housing land supply, introducing an element of choice and flexibility into the housing market as they are generally delivered by self-builders and SME developers.
- 2.21 An allowance therefore needs to be made for small sites that are likely to be delivered over the RLDP plan period based on an assessment of past trends. Table 6 below illustrates the number of annual small site completions over the 20-year period (2001-2021) and the first 10-years of the LDP 2011-2021.

| | |
|------------------------|---------------------|
| 2001-2 | 70 |
| 2002-3 | 144 |
| 2003-4 | 78 |
| 2004-5 | 40 |
| 2005-6 | 153 |
| 2006-7 | 110 |
| 2007-8 | 77 |
| 2008-9 | 30 |
| 2009-10 | 47 |
| 2010-11 | 23 |
| 2011-12 | 55 |
| 2012-13 | 80 |
| 2013-14 | 54 |
| 2014-15 | 44 |
| 2015-16 | 44 |
| 2016-17 | 85 |
| 2017-18 | 46 |
| 2018-19 | 78 |
| 2019-20 | 33 |
| 2020-21 | 32 |
| 20 Year Total | 1323 |
| 20-year Average | 66 (rounded) |
| 10 Year Total | 551 |
| 10 Year Average | 55 |

2.22 Table 6 indicates that small windfall sites provide a relatively consistent supply of housing within the authority, and whilst it is noted that there have been several years where a spike in completions have occurred, average small site completions have remained relatively stable averaging some 66 dwellings annually over the long term and 55 dwellings annually over the 10-year period covered by the current LDP.

2.23 As with large windfalls, the annual delivery of small windfall sites of 55 dwellings per annum is on par with the large windfall allowance of 58 dwellings per annum agreed as part of the overall housing land supply for the adopted plan. On this basis it is reasonable to justify a small sites windfall allowance of 55 p.a as part of the RLDP land supply. This would deliver **715** additional dwellings (13 years x 55 dwellings p. a.) to the overall housing target over the plan period. A 13-year allowance is identified to ensure no double counting of small windfalls that were built in the years 2021-22 and 2022-2023.

Existing Housing Supply & Housing Requirements

- 2.24 Table 7 below draws the above elements together to identify the existing housing supply against the housing requirement and consequently identify the future need to be met by site allocations in the RLDP.
- 2.25 This indicates that the existing housing land bank within the Vale of Glamorgan at April 1st 2023 will contribute some 4,457 dwellings, and a further 1,603 dwellings will be provided through windfall development over the remaining years of the plan. In addition, in the first two years since the commencement of the RLDP i.e April 1st 2021, a total of 785 dwellings have been completed. Taken together these sources contribute 6,060 dwellings towards the RLDP housing provision figure of 8,679 dwellings, leaving a residual housing requirement of 2,619 dwellings to be provided through additional allocations within the RLDP.

Table 7: Components of supply

| | Component of Supply | Number of Dwellings | Notes |
|----------|--|---------------------------------------|--|
| | Housing Provision | 8,679 | Housing requirement for 2021-2036 (7,890 dwellings + 789 (10%) flexibility allowance) |
| A | Completions 21/22 and 22/23 | 785 | Comprising 700 dwellings on large sites and 85 dwellings on small sites |
| B | Units under construction 1 st April 2023 | 513 | |
| C | Units within planning permission | 1,449 | Includes sites that have S106 agreements pending where it is realistic that the agreement will be signed |
| D | Rolled forward LDP sites | 1,710 | Only those that are realistically likely to be developed – some are subject to planning applications |
| | Total Existing Supply (A+B+C+D) | 4,457 | |
| E | Large Sites Windfall Allowance (10 or more dwellings): | 888 (74 dwellings p.a. x 12 years) | A large sites windfall allowance of 74 dwellings p.a. is forecast over the plan period. To avoid double counting of large windfall sites already within the land supply, the allowance has been applied to remaining years of the plan 2024-2026 |
| F | Small Sites Windfall Allowance (9 or less dwellings): | 715 | An allowance of 55 dwellings p.a. has been included, which |

| | | | |
|--|---|--------------------------------|---|
| | | (55 dwellings p.a. x 13 years) | is based on an average of small site completions over the last 10 Years. To avoid double counting the allowance has been applied to remaining years of the plan 2023-2026 |
| | Total Windfall allowance (E+F) | 1,603 | |
| | Residual Requirement (Additional land to be allocated on new sites) | 2,619 | Housing provision minus total existing supply minus total windfall allowance |

3. Spatial Distribution of Housing

- 3.1 The RLDP Strategy sets out the framework for positively managing change up to 2036 to achieve a balance between environmental protection, improving quality of life and ensuring sustainable development. The LDP Strategy seeks to direct housing in the Vale of Glamorgan to the most sustainable locations in accordance with the LDP Settlement Hierarchy. This hierarchy is set out below and shall provide the planning framework for the sustainable distribution and direction of development across the Vale and has been used by the Council in the identification of sites for housing development within the LDP.

Key and Service Centre Settlements:

Key Settlement: Barry

Service Centre Settlements: Cowbridge, Llantwit Major, Penarth

Primary Settlements:

Dinas Powys, Rhoose, St. Athan, Llandough (Penarth), Sully, Wenvoe, Wick and Culverhouse Cross

Minor Rural Settlements:

| | | |
|-----------------|---------------|---------------------|
| Aberthaw (East) | Graig Penllyn | Penllyn |
| Aberthin | Llancarfan | Peterston Super Ely |
| Bonvilston | Llandow | Sigingstone |
| Colwinston | Llanmaes | St Brides Major |
| Corntown | Llysworney | St Nicholas |
| Ewenny | Ogmore by Sea | Treoes |
| Fferm Goch | Pendoylan | Ystradowen |

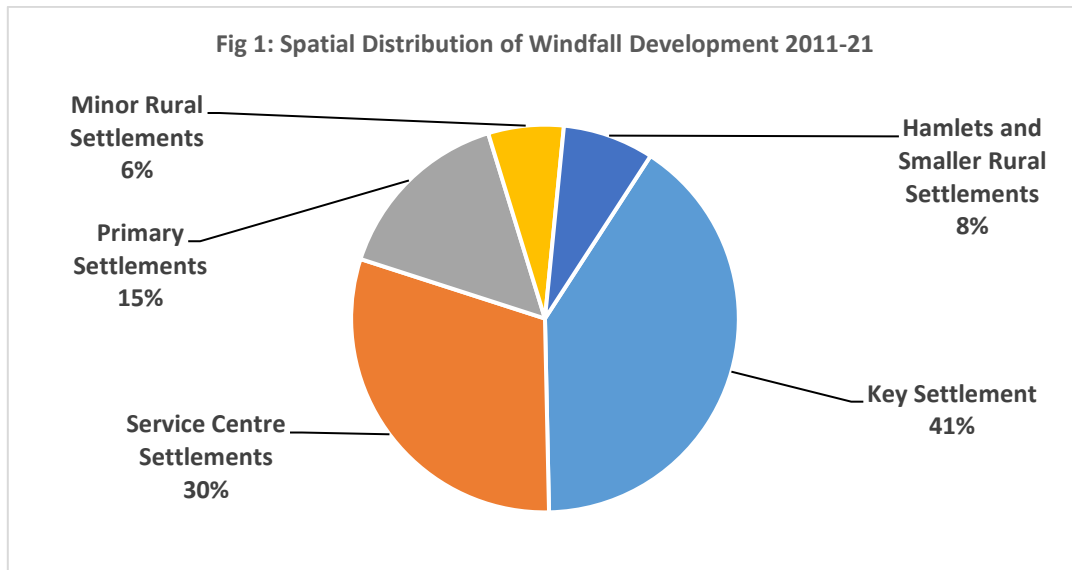
Hamlets and Smaller Rural Settlements:

| | | |
|------------------|--------------------|---------------------|
| Aberthaw (West) | Llanmihangel | St Brides Super Ely |
| Broughton | Llansannor | St Donats |
| Castle Upon Alun | Llantrithyd | St Georges |
| City | Maendy | St Hilary |
| Drope | Marcross | St Lythans |
| Dyffryn | Michaelston le Pit | St Mary Church |
| Flemingston | Monknash | St Mary Hill |
| Fonmon | Moulton | St Y Nyll |
| Gileston | Norton | Swanbridge |
| Gwern y Steeple | Ogmore Village | Tair Onen |
| Hensol | Pancross | The Downs |
| Lampha | Penmark | The Herberts |
| Lavernock | Penn Onn | Tredogan |
| Leckwith | Pentre Meyrick | Trerhyngyll |
| Llanbethery | Porthkerry | Tre-Dodridge |
| Llancadle | Ruthin | Twyn-yr-Odyn |
| Llandough (Cow) | Southerndown | Walterston |
| Llangan | St Andrews Major | Welsh St Donats |

- 3.2 The DPM stipulates that the LDP should illustrate how the spatial distribution of housing growth compliments the spatial strategy of the plan and its relationship to the settlement hierarchy of the plan, which is set out below. Further details on how the settlement hierarchy has been identified is set out within the RLDP Settlement Appraisal Review Background Paper (2023).
- 3.3 In respect of future spatial distribution of windfall development, the very nature of such developments makes it difficult to accurately predict the location and amount of windfall development across the settlement hierarchy of the plan period. The Council has therefore utilised past 10-year (2011-2021) windfall

development information as a means of distributing small and large windfall allowance across the settlement hierarchy.

3.4 Figure 1 below summarises the spatial distribution of housing on small and large windfall sites over the 10-year period 2011 to 2021 in relation to the LDP settlement hierarchy by percentage. The percentages shown in Figure 1 have been used as to distribute the windfall allowance for the plan across the RLDP settlement hierarchy.



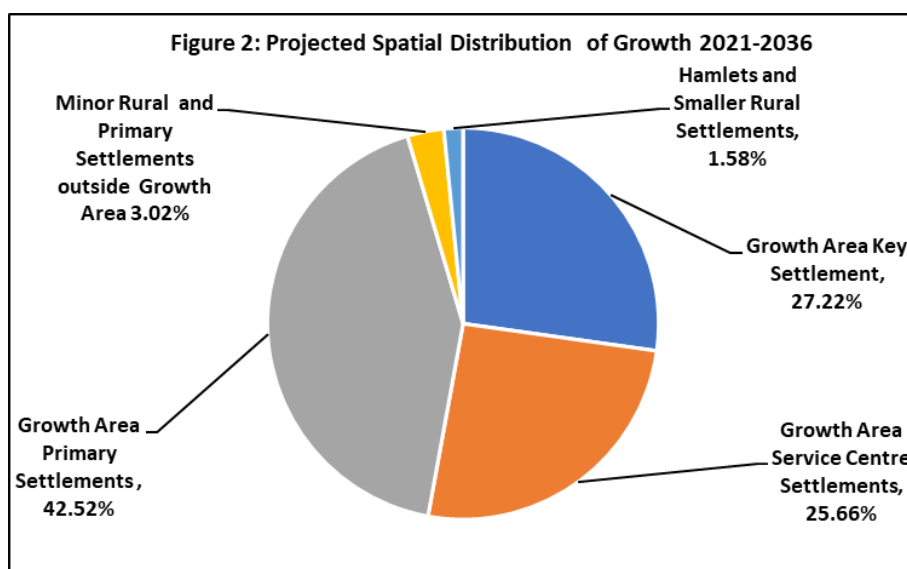
3.5 Table 8 below summarises the spatial distribution of the various components of the housing land supply as they relate to the RLDP Settlement Hierarchy. Appendice 1 provides a list of the existing housing commitments and RLDP allocations by settlement.

Table 8: Spatial Distribution of Existing Housing Supply (April 2023)

| Components of Housing Supply | | Settlement Hierarchy | | | | | |
|------------------------------|--|----------------------|----------------------------|--|--|---------------------------------------|----|
| | Total | Key Settlement Barry | Service Centre Settlements | Primary Settlements in Strategic Growth Area | Minor Rural Settlements and Primary Settlements outside of Strategic Growth Area | Hamlets and Smaller Rural Settlements | |
| A | Small Windfall | 85 | 33 | 23 | 22 | 5 | 2 |
| | Large (Windfall) and Allocations | 700 | 268 | 102 | 303 | 27 | 0 |
| | Units under Construction April 2023 | 513 | 261 | 99 | 145 | 8 | 0 |
| C | *Units with Planning permission Not Started (April 2023) | 1449 | 153 | 608 | 561 | 111 | 16 |
| D | LDP Sites carried forward | 1710 | 135 | 938 | 637 | 0 | 0 |
| E | Key Housing Allocations | 2,450 - 2,750 | 900 | 0 | 1,550 – 1,850 | 0 | 0 |

| | | | | | | | |
|------------------------|---|----------------------|--------------|--------------|--------------------|------------|------------|
| F | Additional Housing and Affordable Housing Led Allocations | TBC | TBC | TBC | TBC | TBC | TBC |
| G | Large windfall sites (10>) | 888 | 359 | 272 | 126 | 64 | 67 |
| H | Small windfall sites (<10) | 715 | 290 | 218 | 102 | 51 | 54 |
| I | Total Housing Provision | | 2,399 | 2,260 | 3,446-3,746 | 266 | 139 |
| Total Provision | | 8,510 – 8,810 | | | | | |

3.6 Figure 2 provides an indication of the spatial distribution of the projected growth over the plan period (based on 8,810 dwellings) across the Growth Area and Non-Growth Area settlements.



3.7 The spatial distribution of the housing land supply in Figure 2 illustrates that the spatial distribution of new housing is being directed in line with the spatial growth strategy (SP1), specifically to the settlements in the Vale that are best served by public transport connectivity and offer a good range of services and facilities. Barry, as a key settlement, is accommodating a significant proportion of new development commensurate with its status in the hierarchy and its credentials as a sustainable settlement well served by sustainable transport.

3.8 The service centre settlements are also accommodating an appropriate share. Whilst the highest proportion of development is identified within the primary settlements within the strategic growth area, it should be noted that there are five settlements within this category – St Athan, Rhoose, Dinas Powys, Llandough and Sully. These are settlements that as well as having good existing and proposed public transport links, are also well served by employment opportunities in proximity, aligning housing with employment. It will be noted that only a small proportion of development is likely to take place outside of the strategic growth area, with some of this development relating to planning permissions granted in accordance with the adopted LDP strategy.

4. Affordable Housing

- 4.1 The Replacement LDP has a key role in ensuring new housing development incorporates a mix of market and affordable housing, thereby contributing to the development of sustainable, cohesive communities. This includes incorporating a range of tenures and property sizes, to cater for the plethora of housing needs identified across the Vale. Planning Policy Wales Edition 11 (PPW), states that: *“Planning authorities must understand all aspects of the housing market in their areas, which will include the requirement, supply, and delivery of housing. This will allow planning authorities to develop evidence-based market and affordable housing policies in their development plans and make informed development management decisions that focus on the creation and enhancement of Sustainable Places (WG, 2021, para 4.2)”*
- 4.2 Key to the understanding of the level of affordable housing is the Local Housing Market Assessment (LHMA), which identifies the level and type of housing need per annum, both numerically and spatially.
- 4.3 The Development Plans Manual (Edition 3) requires LHMA to “identify the total affordable housing need extrapolated over the plan period, spatial implications and the predominant tenure mix required” (para 5.32).
- 4.4 The latest Vale of Glamorgan LHMA (2021) identifies an annual need for 1,205 affordable units (rounded) to address existing backlog and future need arising over the period 2021-2026. This comprises:
- 915 units of social rented accommodation
 - 211 units of intermediate rented housing
 - 79 units of low-cost home ownership
- 4.5 The existing backlog of need from people on the housing waiting list is most acute within Barry and Penarth/Llandough, although there are a significant number of people on the waiting list across all areas of the Vale. Much of the need for affordable housing consists of smaller one and two-bedroom units for social rent across many parts the Vale of Glamorgan, reflecting societal trends in household composition and the high prevalence of single person households and households comprising of couples with no children.

- 4.6 In March 2022, a new methodology for the preparation of LHMA's was published by WG. All future LHMA's must now be submitted to Welsh Government for approval. An LHMA using the new methodology must be in place prior to Deposit stage as it will be required to inform policies within the RLDP. A new version of the LHMA tool was published on 30th June 2023, which updated the default data and included the new May 2022 electoral wards. Due to timescales, it was not possible to prepare a new LHMA utilising the new tool as part of the evidence base for the Preferred Strategy, but this will be included as part of the evidence base for the Deposit Plan.

Addressing the Affordable Housing Need through the RLDP

- 4.7 PPW states that "*development plans must include a target for affordable housing (expressed as numbers of homes)*" (WG, 2021, para. 4.2.28). This should be based on the LHMA and identified through the expected contributions that the LDP, and its policies, will make to meeting this target, whilst taking account of both deliverability and viability considerations. These latter points are pertinent as the level of affordable housing contributions that can be secured through the planning system is integrally dependent on how viable it is for different areas and sites to provide affordable housing, along with all other necessary planning contributions. Edition 3 of the Development Plans Manual confirms, "*LPA's should maximise the delivery of affordable housing in their LDP, based on the viability evidence of allocations/sites in their plan*" (WG, 2020, para 5.105).
- 4.8 In terms of development viability and affordable housing provision, the Council is currently reviewing viability evidence that will inform a review of the Council's current affordable housing requirements as set out in the adopted LDP. This review shall inform the affordable housing target of the RLDP, which it anticipates the LDP can achieve through the various components of the housing land supply set out in the RLDP.
- 4.9 Notwithstanding this, the Council has undertaken an assessment of the current housing land bank as detailed in section 2 of this paper to identify the affordable housing contributions that these sources are expected to achieve.

Contribution from sites with planning permission and or under construction

- 4.10 In terms of sites with planning permission and/or currently under construction, analysis of planning reports and section 106 agreements indicates that these sites shall provide 1,092 affordable dwellings as detailed in Table 9 below:

| Table 9: Affordable Housing Contributions Permitted Sites on within the Housing Land Bank | | |
|--|--|--------------------|
| Settlement Tier | Site Name & Planning Reference | Affordable Housing |
| Key Settlement: Barry | East Quay, Barry Waterfront, Barry | 8 |
| Key Settlement: Barry | Land known as East Quay, Barry Waterfront | 36 |
| Key Settlement: Barry | East Quay, (Land to West of Cory Way, South of the Graving Dock) | 9 |
| Key Settlement: Barry | Development land at East Quay, Barry Waterfront | 56 |
| Key Settlement: Barry | Holm View (Phase 2) | 31 |
| Key Settlement: Barry | Hayes Wood, The Bendricks | 53 |
| Key Settlement: Barry | Colcot Health Clinic, Winston Road | 12 |
| Key Settlement: Barry | 81-85, Holton Road, Barry | 25 |
| Key Settlement: Barry | Castle Hotel, Jewel Street | 14 |
| Key Settlement: Barry | Sea View Labour Club, Dock View Road | 28 |
| Key Settlement: Barry | Former Windsor Hotel, Holton Road | 18 |
| Key Settlement: Barry | Land at Hayes Road | 23 |
| Key Settlement: Barry | St. Pauls Church and Hall, St. Pauls Av. | 27 |
| Key Settlement: Barry | Haydock House, 1, Holton Road | 16 |
| Key Settlement Barry | Land at Coldbrook Road East, Cadoxton | 20 |
| Primary Settlement (St Athan) | Land to the east of Eglwys Brewis (Land off Cowbridge Road) | 43 |
| Primary Settlement (St Athan) | Land adjacent to Froglands Farm | 32 |
| Primary Settlement (St Athan) | Phase 1 Land between new Northern Access Road and Eglwys Brewis Road | 49 |
| Primary Settlement (St Athan) | Land off Gileston Road | 18 |
| Primary Settlement (St Athan) | St. Athan Boys Village | 6 |
| Service Centre (Cowbridge) | Cowbridge Comprehensive 6th Form Block, Aberthin Road (Hafod) | 34 |
| Service Centre (Cowbridge) | Land to the north and west of Darren Close, Cowbridge | 190 |
| Service Centre (Penarth) | Land to the rear of Nos. 2 to 4, St. Cyres Road, Penarth | 14 |
| Service Centre (Penarth) | Land north of Leckwith Road | 40 |
| Service Centre (Penarth) | Land adjacent to Oak Court | 102 |
| Primary Settlement (Rhoose) | Land to the North of Heol Y Pentir, Rhoose | 16 |
| Primary Settlement (Sully) | Phase 1: Land West of Swanbridge Road | 55 |
| Primary Settlement (Sully) | Phase 2: Land West of Swanbridge Road | 75 |
| Minor Rural Settlement (Bonvilston) | Land to the east of Bonvilston | 25 |
| Minor Rural Settlement (Wick) | Land at St. Brides Road, Wick | 17 |
| | | 1092 |

Contribution from existing LDP allocations to be carried forward into the RLDP

- 4.11 A further source of affordable housing will be through the contribution made from existing LDP allocations which the Council consider are deliverable and align with the spatial strategy of the emerging RLDP. Together the Council anticipate that these sites have the potential to provide a further 634 affordable dwellings (Table 10).
- 4.12 Of the sites listed in Table 10, a number are either subject to a planning application currently being considered by the Council and where the level of affordable housing is known, sites being developed by Registered Social Landlords and sites owned by the Council. For sites not subject to a planning application, the Council has applied the existing affordable housing requirement against the site capacity to identify a number of units. For these latter sites, the Council acknowledge that the amount of affordable housing that may be achieved on these sites may change.

| Settlement Tier | LDP Site Name | Site Capacity | Affordable Housing Policy Requirement | Total Affordable |
|-------------------------------|--|---------------|---------------------------------------|------------------|
| Key Settlement: Barry | Land to the west of Pencoedre Lane | 135 | Target 50% Provision | 68 |
| Primary Settlement (St Athan) | Former Eagleswell Primary School | 72 | Target 50% Provision | 36 |
| Primary Settlement (St Athan) | Former Stadium Site / Land adjacent to Burley Place, St. Athan. | 80 | 35% | 28 |
| Primary Settlement (St Athan) | Land between new Northern Access Road and Eglwys Brewis Road | 235 | 35% | 88 |
| Primary Settlement (St Athan) | Land at Higher End St Athan (Phase 2) Affordable Dwellings under consideration | 25 | 100% Affordable Scheme | 25 |
| Service Centre (Cowbridge) | Land adjoining St. Athan Road, Cowbridge - | 105 | 40% | 42 |
| Service Centre (Penarth) | Land at Upper Cosmeston Farm, Lavernock, | 576 | 50% | 288 |
| Service Centre (Penarth) | Land south of Llandough Hill / Penarth Road | 133 | 40% | 53 |

| | | | | |
|-------------------------------------|--|-----|-----|-----|
| Primary Settlement (Rhoose) | Land north of the Railway Line, Rhoose (East). | 262 | 35% | 92 |
| Minor Rural Settlement (Ystradowen) | Land off Sandy Lane, Ystradowen (Phase 2) | 45 | 40% | 18 |
| | | | | 634 |

Contribution from Large Windfall sites of 10 or more units

- 4.13 Table 8 above provides an indication of the likely spatial distribution of large and small windfall sites over the RLDP plan period. To calculate the potential affordable housing contribution arising from 888 large windfall dwellings projected to come forward, the Council has applied the current LDP affordable housing policy requirements to the spatial distributions of large windfalls.
- 4.14 For Barry a 30% provision had been applied to the 394 anticipated windfall dwelling figure, which could provide 118 affordable dwellings. Outside of Barry, across the remaining settlement categories a further 568 dwellings are projected, where current policy requires either 35% or 40% affordable housing requirement depending. For these windfalls a 37.5% affordable contribution has been applied (this being the medium point of the 35% and 40% requirement). This equates to some 213 affordable dwellings, and a combined affordable contribution of 331 dwellings. In calculating the amount of affordable housing, the Council acknowledge that this may change due to site-specific viability, or where a proportion of windfall sites are delivered by RSLs as 100% affordable housing schemes.

| Viability area | Large Windfall figure | Potential affordable housing contribution |
|------------------------------|------------------------------|--|
| Barry (Key settlement) – 30% | 359 | 108 |
| Other areas - 37.5% average | 529 | 198 |
| | Total | 308 |

Contribution from Small Windfall (sites between 1 and 9 dwellings)

- 4.15 Current LDP policy seeks affordable housing contribution on sites resulting in a net gain of 5 dwellings within Barry at 30% provision, and 35% provision in Llantwit Major, Rhoose and St Athan. Outside of these settlements current LDP policy requires a 40% affordable housing contribution where the development would result in a net gain of 1 dwelling, or a net gain of 2 where the development involves the conversion of an existing buildings.

- 4.16 Given the nature of these smaller windfall developments, it is difficult to project the number of dwellings that will be delivered through sites, particularly where the affordable housing contribution may be in the form of a commuted sum as will be the case where a single dwelling is proposed. Therefore, a dwelling allowance from this source has not been accounted for within the LDP affordable housing target, however the Council shall monitor affordable housing delivery annually, and shall seek to disaggregate the annual number of affordable housing dwellings by source, i.e., large, and small windfalls and the level of commuted sums received in its annual monitoring report.
- 4.17 The analysis of affordable housing contributions from sites with permission, existing deliverable LDP allocations as of April 2022 and projected windfall sites indicate that this could delivery as 2,034 dwellings as summarised in Table 12 below. This figure will be recalculated following the identification of additional housing sites required to deliver the identified RLDP housing requirement and a review of development viability across the authority.

| Table 12: Anticipated Affordable Housing Units by Source | |
|--|------------------|
| Source | Dwellings |
| Sites with permission and or under construction at April 2022 | 1,092 |
| Contribution from existing LDP allocations to be carried forward | 634 |
| Large Windfall Developments (10 or more dwellings) | 308 |
| Contribution from allocated sites – to be determined | N/A |
| Total Affordable Units | 2,034 |

Appendix 1: Housing Land Supply by Settlement Category

Table 1: Committed Sites- Sites with planning permission and/or under construction April 2023

| Settlement Tier | Site Name & Planning Reference | Source | Total Site Capacity | Dwellings not started April 2023 | Dwellings Under Construction April 2023 |
|-----------------------|---|--------------------------|---------------------|----------------------------------|---|
| Key Settlement: Barry | Land known as East Quay, Barry Waterfront, Barry 2019/01393/RES (Taylor Wimpey) | LDP Allocation (with PP) | 58 | 0 | 30 |
| Key Settlement: Barry | East Quay, (Land to West of Cory Way, South of the Graving Dock) 2019/01384/RES (Persimmon) | LDP Allocation (with PP) | 62 | 0 | 62 |
| Key Settlement: Barry | Development land at East Quay, Barry Waterfront - 2019/01385/RES (Barratts) | LDP Allocation (with PP) | 56 | 0 | 13 |
| Key Settlement: Barry | Development land at East Quay, Barry Waterfront (to East of Cory Way) 2019/01386/RES (United Welsh) | LDP Allocation (with PP) | 36 | 0 | 36 |
| Key Settlement: Barry | Holm View (Phase1 11 dwellings Complete) Phase 2 31 dwellings application 2022/00397/REG3 (Vale of Glamorgan Council) | LDP Allocation | 42 | 31 | 0 |
| Key Settlement: Barry | Hayes Wood, The Bendricks 2021/00378/REG3 (Vale of Glamorgan Council) | Windfall | 53 | 41 | 12 |
| Key Settlement: Barry | Colcot Health Clinic, Winston Road, Barry 2021/01444/RG3 Vale of Glamorgan Council | Windfall | 12 | 0 | 12 |
| Key Settlement: Barry | 81-85, Holton Road, Barry -former Dan Evans 2021/00622/FUL (Hafod) | Windfall | 25 | 25 | 0 |
| Key Settlement: Barry | Castle Hotel, Jewel Street, Barry 2019/01062/FUL(Newydd) | Windfall | 14 | 0 | 14 |
| Key Settlement: Barry | Sea View Labour Club, Dock View Road, Barry 2019/01061/FUL (Newydd) | Windfall | 28 | 0 | 28 |
| Key Settlement: Barry | Former Windsor Hotel, Holton Road, Barry 2019/01060/FUL (Newydd) | Windfall | 18 | 0 | 18 |
| Key Settlement: Barry | Haydock House, 1, Holton Road, Barry 2013/01249/FUL (Hafod) | Windfall | 16 | 0 | 16 |
| Key Settlement Barry | Land at Coldbrook Road East, Cadoxton 2021/01743/FUL (Vale of Glamorgan Council) | Windfall | 20 | 0 | 20 |

| | | | | | |
|------------------------------------|--|----------------|-----|-----|----|
| Key Settlement Barry | Former Railway Sidings, Ffordd y Milleniwm, Barry 2020/00775/OUT Pending S106 (Hafod) | Windfall | 56 | 56 | 0 |
| Service Centre (Cowbridge) | Cowbridge Comprehensive 6th Form Block, Aberthin Road 2018/01408/FUL Pending S106. (Hafod) | LDP Allocation | 34 | 34 | 0 |
| Service Centre (Cowbridge) | Land to the north and west of Darren Close, Cowbridge 2017/00841/RES – Phase 1 – 169 Units 2018/0240/RES – Phase 2 - 306 Units (Taylor Wimpey) | LDP Allocation | 475 | 242 | 64 |
| Service Centre (Llantwit Major) | Land adjacent to Froglands Farm, Llantwit Major- Land North of West Camp - Site B - Eastern Parcel, Llanmaes 2020/00352/OUT Pending S106 (Welsh Ministers) | LDP Allocation | 90 | 90 | 0 |
| Service Centre (Llantwit Major) | Phase 1 Land between new Northern Access Road and Eglwys Brewis Road- Land East of B4265 – Site B - Western Parcel, Llanmaes- 2020/00351/OUT- 140 dwellings approved Pending S106 (Welsh Ministers) | LDP Allocation | 140 | 140 | 0 |
| Service Centre (Penarth) | Land to the rear of Nos. 2 to 4, St. Cyres Road, Penarth 2020/01232/RG3 (Vale of Glamorgan Council) | Windfall | 14 | 0 | 14 |
| Service Centre (Penarth) | 56a, Windsor Road, Penarth (Former Monty Smith Ltd) 2018/01420/FUL (X-Stream Properties) | Windfall | 21 | 0 | 21 |
| Service Centre (Penarth) | Land adjacent to Oak Court- Planning application 2022/00294/HYB 70 bed extra care and 32 older person accommodation Pending S106 (Wales and West) | LDP Allocation | 102 | 102 | 0 |
| Service Centre (Penarth) | Land south of Llandough Hill / Penarth Road Application 2020/01590/HYB Pending S106 | LDP Allocation | 133 | 133 | 0 |

| | | | | | |
|--|---|----------------|-------------|-------------|------------|
| Service Centre (Penarth) | Land north of Leckwith Road 2018/01023/FUL (Hafod) | LDP Allocation | 40 | 0 | 40 |
| Primary Settlement (St Athan) | Land to the east of Eglwys Brewis (Land off Cowbridge Road) 2019/01408/RES (Barratt David Wilson) | LDP Allocation | 253 | 72 | 80 |
| Primary Settlement (St Athan) | Land off Gileston Road, St. Athan 2017/01263/FUL | Windfall | 18 | 18 | 0 |
| Primary Settlement (St Athan) | St. Athan Boys Village, St. Athan Application 2022/00452/RES (JS Construction) | Windfall | 15 | 15 | 0 |
| Primary Settlement (Rhoose) | Land to the North of Heol Y Pentir, Rhoose 2022/00602/RES (Wales and West) | Windfall | 15 | 15 | 0 |
| Primary Settlement (Sully) | Phase 1: Land West of Swanbridge Road, Sully (Taylor Wimpey) | LDP Allocation | 325 | 118 | 25 |
| Primary Settlement (Sully) | Phase 2: Land West of Swanbridge Road, Sully. Application 2016/01520 (Taylor Wimpey) | LDP Allocation | 190 | 190 | 0 |
| Minor Rural Settlement (Bonvilston) | Land to the east of Bonvilston, Application 2015/00960/FUL (Acorn) | LDP Allocation | 120 | 72 | 8 |
| Minor Rural Settlement (Southerndown) | Dunraven Court, Beach Road, Southerndown 2019/00503/FUL | Windfall | 22 | 22 | 0 |
| Minor Rural - Wick | Land at St. Brides Road, Wick 2021/01081/FUL (Wales and West) | Windfall | 17 | 17 | 0 |
| Other Rural (Hensol) | Hensol Castle, Hensol Castle Park, Hensol 2018/00482/HYB | Windfall | 16 | 16 | 0 |
| | | | 2536 | 1449 | 513 |
| Total Dwellings Land Bank Committed Sites at April 2023 | | | | 1962 | |

Table 2- Existing LDP Allocations Considered Deliverable within RLDP period

| Settlement Tier | Allocated Site Name/Site Notes | Source | Total Site Capacity at April 2023 |
|---------------------------------|--|----------------|--|
| Key Settlement: Barry | Land to the west of Pencoedtre Lane No Current Application - Site part of Council's Housing Programme | LDP Allocation | 135 |
| Service Centre (Llantwit Major) | Former Eagleswell Primary School No Current Application - Council's Housing Delivery Programme | LDP Allocation | 72 |
| Service Centre (Llantwit Major) | Land between new Northern Access Road and Eglwys Brewis Road- Land East of B4265 - Western Parcel, Llanmaes (Phase 2) – Candidate Site Submission. | LDP Allocation | 185 |
| Service Centre (Cowbridge) | Land adjoining St. Athan Road, Cowbridge - Application 2022/00958/FUL Land between Windmill Lane and St Athan Road, Cowbridge, under consideration | LDP Allocation | 105 |
| Service Centre (Penarth) | Land at Upper Cosmeston Farm, Lavernock, Application 2020/01170/OUT under consideration | LDP Allocation | 576 |
| Primary Settlement (St Athan) | Land at Church Farm, St. Athan - No Current Application- Candidate Site Submission | LDP Allocation | 250 |
| Primary Settlement (St Athan) | Former Stadium Site / Land adjacent to Burley Place, St. Athan – Developer interest | LDP Allocation | 80 |
| Primary Settlement (St Athan) | Land at Higher End St Athan (Phase 2) 2022/00266/RES - 25 Affordable Dwellings under consideration | LDP Allocation | 25 |
| Primary Settlement (Rhoose) | Land north of the Railway Line, Rhoose (East). Application 2022/00733/FUL submitted June 2022- 262 Dwellings currently under consideration | LDP Allocation | 262 |
| TOTAL | | | 1690 |



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