

Vale of Glamorgan Council

# Replacement Local Development Plan 2021 – 2036

November 2023



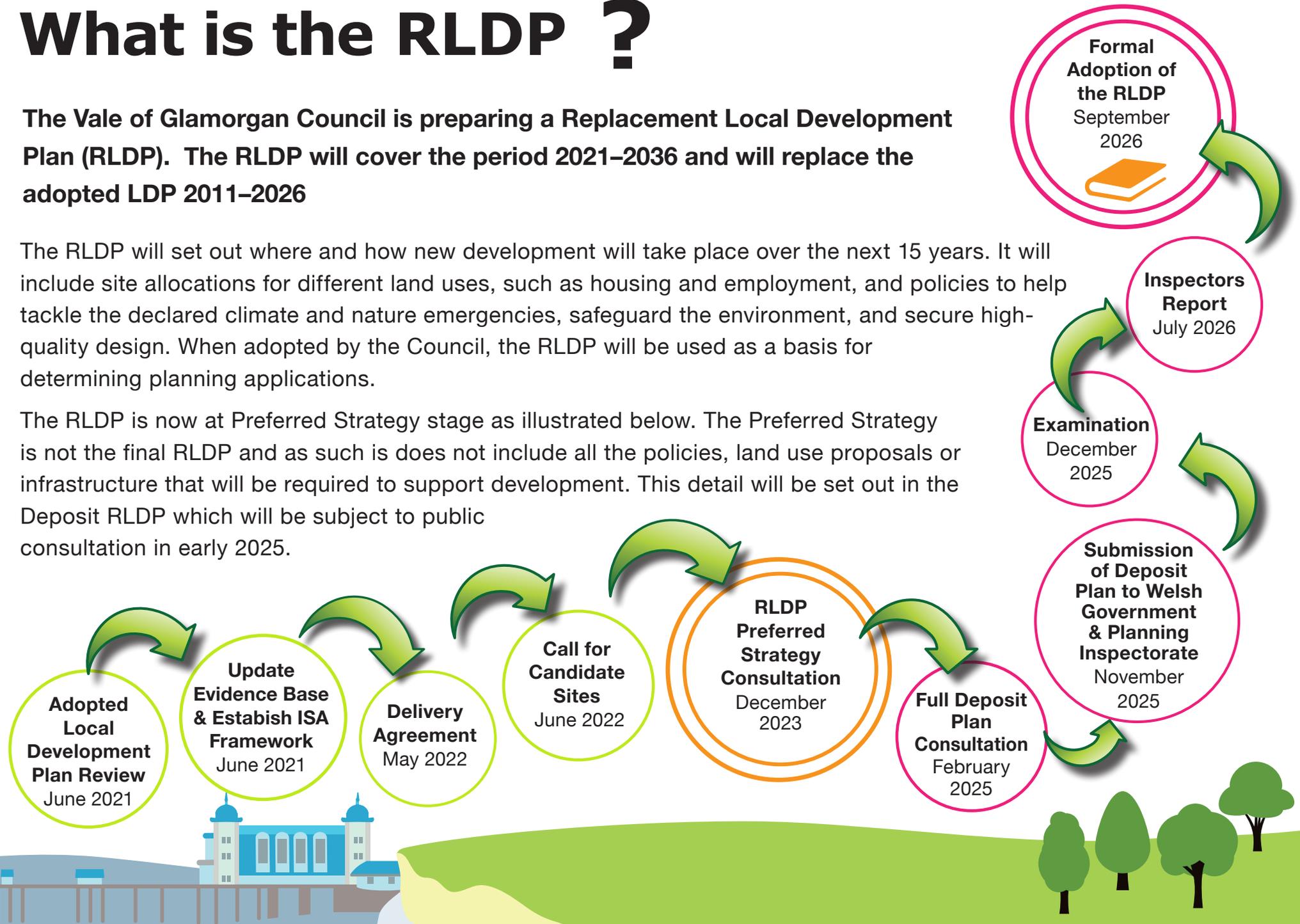
## Easy Read Preferred Strategy

# What is the RLDP ?

The Vale of Glamorgan Council is preparing a Replacement Local Development Plan (RLDP). The RLDP will cover the period 2021–2036 and will replace the adopted LDP 2011–2026

The RLDP will set out where and how new development will take place over the next 15 years. It will include site allocations for different land uses, such as housing and employment, and policies to help tackle the declared climate and nature emergencies, safeguard the environment, and secure high-quality design. When adopted by the Council, the RLDP will be used as a basis for determining planning applications.

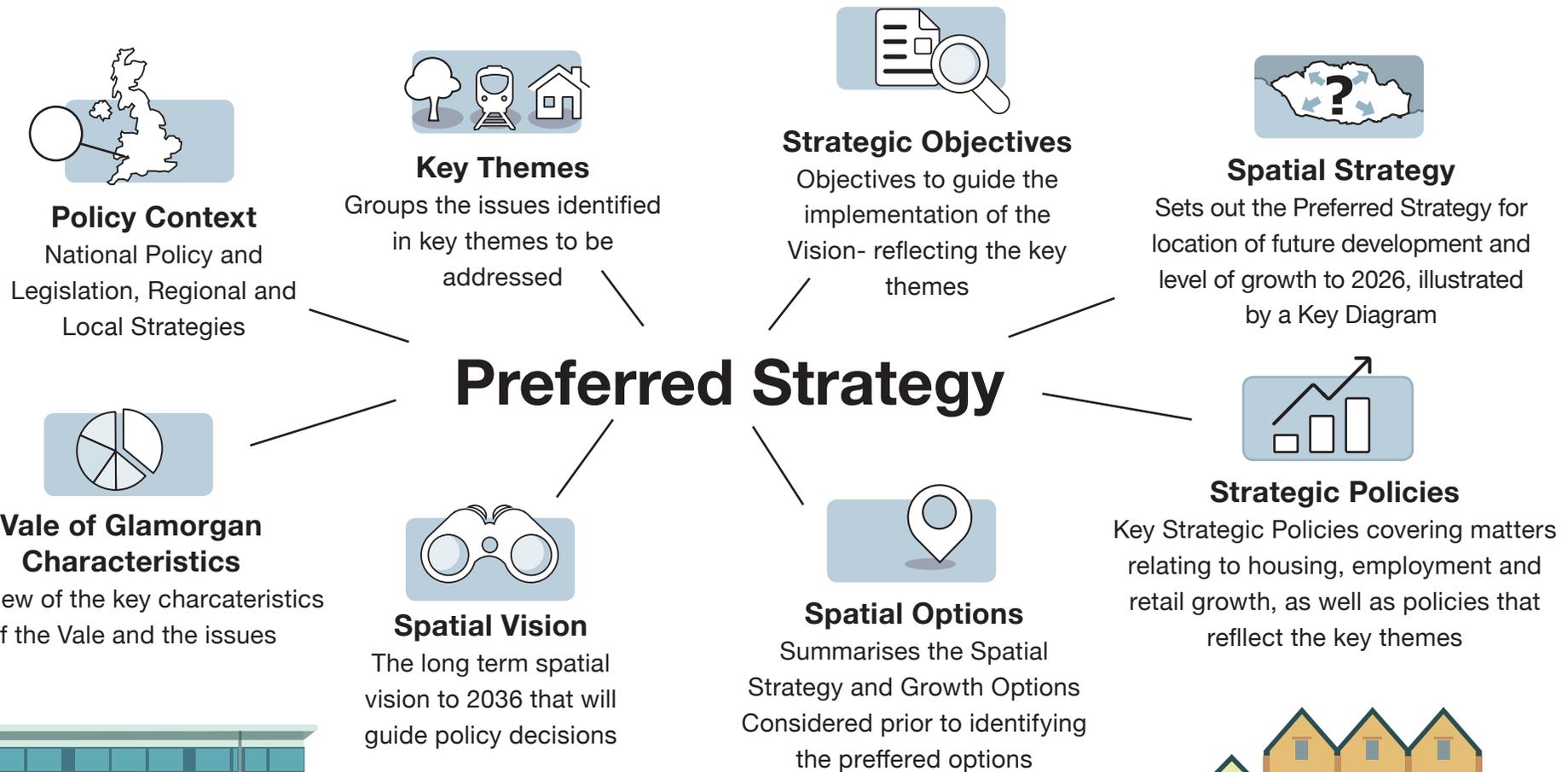
The RLDP is now at Preferred Strategy stage as illustrated below. The Preferred Strategy is not the final RLDP and as such does not include all the policies, land use proposals or infrastructure that will be required to support development. This detail will be set out in the Deposit RLDP which will be subject to public consultation in early 2025.



# What is the RLDP Preferred Strategy?

The Preferred Strategy is the first formal public consultation stage in the RLDP preparation process.

The Preferred Strategy sets out a Vision for the place we want the Vale of Glamorgan to be in 2036, issues and objectives, and broad spatial strategy; including the growth in population, housing and employment and how this growth will be spread across the Vale of Glamorgan, as illustrated below:



# RLDP Vision

The RLDP Vision looks forward 15 years to 2036 and shows how growth will contribute towards making the Vale healthier, connected, and sustainable place where people want to live and work. It establishes the overall direction & forms the link between the high-level vision and the spatial growth strategy and strategic policies.

*A summary of the Vale of Glamorgan RLDP Vision is shown below, the full vision is included in the Preferred Strategy document:*

## By 2036:-



The Council will have achieved its target of becoming zero carbon by 2030. It has adopted techniques and efficient resource use to mitigate its impact on the **environment**. All development within the Vale of Glamorgan is now built to the highest standards of environmental design and performance, incorporating measures to mitigate and adapt to the impacts of **Climate Change**.



The Vale continues to be a place where the **culture and diversity** of people is recognised and protected.



The Vale of Glamorgan is an all-year-round **tourist destination**. Sensitive and sustainable management of its built and natural assets including the Heritage Coast, Country Parks, beaches, countryside and historic heritage has enabled tourism to flourish. The Vale attracts visitors from afar and tourism is an important source of local employment, investment.



The Vale enjoys a range of **leisure and health benefits** within and between towns, villages, and the countryside. More residents participate in active and healthy lifestyles. Environmental enhancements has benefited biodiversity with the creation of new habitats. Tree Planting is contributing towards Climate Change resilience and adaptation.



The town and local **retail centres are vibrant places**, while the new marina at Barry Waterfront and revitalised Barry Island provide all year-round tourism.



Residents and visitors have access to local facilities and inclusive places to meet and play. New development will have respected the local character of the Vale, protecting its outstanding and distinctive historic, natural and built environment. The important **historic heritage** of the Vale continues to be conserved and enhanced.





The towns of Cowbridge, Llantwit Major and Penarth are vibrant and attractive sustainable service centres providing a diverse range of services and facilities for their residents and those living in neighbouring villages. Town centres have adapted to reflect changes in retail behaviour and now function as multi use centres providing retail, leisure, recreation, community, and employment spaces.

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The delivery of the **South East Wales Metro** means that the communities of the Vale of Glamorgan have access to improved transport connectivity both locally and regionally, Enhanced active travel networks within and between towns and villages have created liveable and accessible neighbourhoods for residents linked to their surrounding rural settlements.

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The Vale of Glamorgan is a healthy and inclusive place for everyone, with equitable access to services and facilities both physically and digitally. Housing growth has delivered homes which caters for all, including **affordable homes & older person's housing**.



The Vale has a thriving **local economy**. New employment growth has attracted investment creating high quality employment and training. The Vale has a skilled and adaptable workforce. The delivery of local employment sites, alongside opportunities for rural businesses, and digital connectivity, has enabled existing businesses to grow and thrive and has contributed to a reduction in outward commuting.

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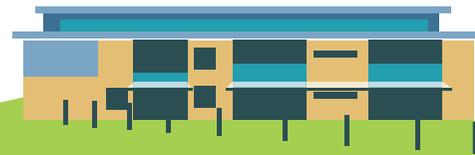
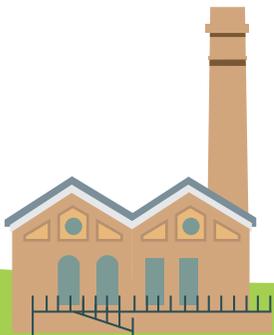


Through investment in active travel, public transport, and broadband connectivity the **rural vale** is a living and working countryside supporting a network of sustainable and thriving rural communities.

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Places are safe, accessible and socially inclusive. Development respects local character and contributes positively towards health and well-being. Positive improvements have been achieved for residents living in the most deprived areas through **improved access to employment, education, training, services, and investment in the built environment**.



# RLDP Objectives

The 10 strategic objectives below expand the RLDP vision into the 9 key themes for the Vale of Glamorgan.

These Objectives not only reflect national Planning policy, but also the aspirations of the Council and key stakeholders and demonstrate how the RLDP will contribute towards addressing the issues identified.

## Objective 1

### Mitigating & Adapting to Climate Change



Ensure the efficient use of natural resources, promoting sustainable design and construction techniques within new developments. Support increased generation of renewable and low carbon energy, including district heating and community led schemes.

Encourage development that reduces the need to travel by car and encourage people to participate in active travel and use sustainable transport to reduce emissions and improve air quality.

Ensure that all new development and infrastructure is resilient to future impacts arising from Climate Change. Direct development away from areas prone to flood risk and incorporate water management, biodiversity enhancement and adaptation measures.

## Objective 2

### Improving Mental and Physical Health and Well-being



Ensure that all places offer inclusive and accessible environments for all ages that facilitate interaction with nature and others, and access to necessary healthcare facilities.

Enable residents to participate in active lifestyles, through the provision of convenient access to open spaces and active travel routes for leisure, recreation and work.

Enable the delivery of local employment, training and regeneration opportunities that reduce health and social inequalities.

## Objective 3

### Homes for All



Ensure that all new residential developments provide high quality housing that includes the right mix, tenure and type of homes that respond to the changing needs of the Vale's population. This includes homes that are affordable, accessible and adaptable for people of all ages and that address the identified accommodation needs of all the Vale's communities through all stages of life.

## Objective 4

### Placemaking



Through placemaking, ensure that all development will contribute positively toward creating a sense of place. All new development will be appropriately located and contribute toward creating active, safe, and accessible places that contain a range of uses. The character of existing communities will be protected and enhanced by developing places that respect local distinctiveness and the existing setting.

Facilitate the provision of accessible community infrastructure that is tailored to meet the needs of the community, including high quality health, education, training, cultural, social, recreation, and community facilities and spaces.

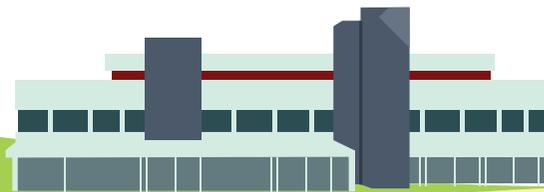
## Objective 5

### Protecting & Enhancing the Natural Environment



Ensure that all development makes a positive contribution towards the development of a network of green infrastructure, protect natural habitats and soil quality and assist in reversing the nature emergency by delivering a local net biodiversity benefit.

Prioritising previously developed brownfield land for new development, directing development away from areas of nature conservation interest and safeguarding the sensitive natural environment from inappropriate development.





## Objective 6

### Embracing Culture and Heritage

Recognise the value of the Vale's built heritage by embedding placemaking into the Planning process, to ensure that development proposals protect the Vale's historic built environment from harmful changes. Ensure that new developments conserve and enhance the attractive qualities of the Vale's historic assets, respond appropriately to the locally distinctive context, and achieve high standards of design.

Maintain and enhance the Vale's cultural facilities, and where appropriate secure opportunities for cultural enrichment within new developments, the public realm and through the provision of multi-purpose community spaces and buildings.



## Objective 7

### Fostering Diverse, Vibrant, & Connected Communities

Facilitate physical, economic, and social regeneration, reflecting the needs and aspirations of local communities, through the provision of new homes, employment, and enhanced transport connectivity.

Enable diversification of uses within town and local commercial and service centres to offer a mix of retail, leisure, commercial and community uses. Improve active travel & public transport connectivity within and between towns and neighbouring settlements.

Provide for vital and vibrant rural communities whilst protecting the countryside through the delivery of growth in sustainable locations, related to the Settlement Hierarchy, alongside the provision of supporting infrastructure.



## Objective 8

### Promoting Active and Sustainable Travel Choices

Ensure new development is directed to locations that are or can be accessible by a choice of modes of transport, including walking, cycling, and public transport.

Ensure that all new development increases the opportunities for residents to engage in active travel, by incorporating active travel facilities and encouraging a modal shift towards greater use of sustainable transport.

Identify opportunities for maximising local transport investment arising from the South East Wales Metro to strengthen public transport connectivity both locally and regionally, provide management of the highways network, and offer safe and effective choices for walking and cycling alongside enhanced public transport services.



## Objective 9

### Building a Prosperous and Green Economy

Provide for a range and choice of good quality employment land and support infrastructure to enable local businesses to expand. Create opportunities for inward investment and enable the Vale's economy to respond to future changes in work and employment patterns.

Promote Bro Tathan Enterprise Zone, Cardiff Airport & Aberthaw, as important employment areas, enabling delivery of high-quality and skilled jobs, training, and education opportunities.

Support diversification of the rural economy, enabling opportunities to provide employment and business premises within rural settlements and facilitate the growth in rural enterprises.

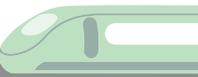
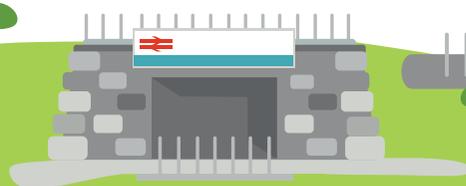
Facilitate sustainable tourism growth, recognising its contribution to the Vale's economic well-being. Enable enhanced leisure recreation, economic activity, diversification, and sustainable development.



## Objective 10

### Promoting Sustainable Tourism

To create an attractive tourism destination with a positive image for the Vale of Glamorgan, encouraging sustainable tourism and high-quality facilities to enrich the experience for visitors and residents.



# Preferred Strategy

## The RLDP Sustainable Growth Strategy comprises six key elements as follows:

- 1 Delivering a sustainable level of housing and employment growth supported by appropriate infrastructure to accord with the Vale's position within the Cardiff Capital Region.
- 2 Aligning locations for new housing, employment, services and facilities to reduce the need to travel.
- 3 Focusing development in locations that are well served by existing and proposed rail stations as part of the South Wales Metro and in areas with good bus links.
- 4 Allowing for small scale affordable housing led development in settlements outside the Strategic Growth Area at a scale proportionate to the size of settlement.
- 5 Supporting the role of Cardiff airport as a strategic gateway for international connectivity.
- 6 Allowing for regeneration opportunities, including at Aberthaw and Barry Docks

In order to meet the aspirations contained within the overarching Vision, there is a requirement for a sustainable level of growth and as such the RLDP will make provision for:

An allocation of **168 Ha of employment land** across a range of sites to enable 67.8Ha to be brought forward and the delivery of up to 5,338 jobs

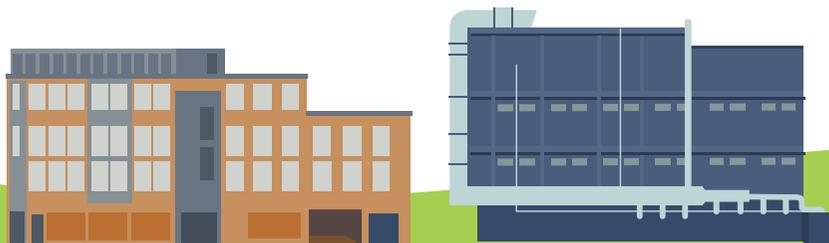
**8,679 new homes** to deliver a housing requirement of 7,890 dwellings over the plan period or 526 per annum (based on a 10% allowance for flexibility).

An **affordable housing target of 2,000 homes** to be delivered through the planning system

### The housing requirement is made up of:

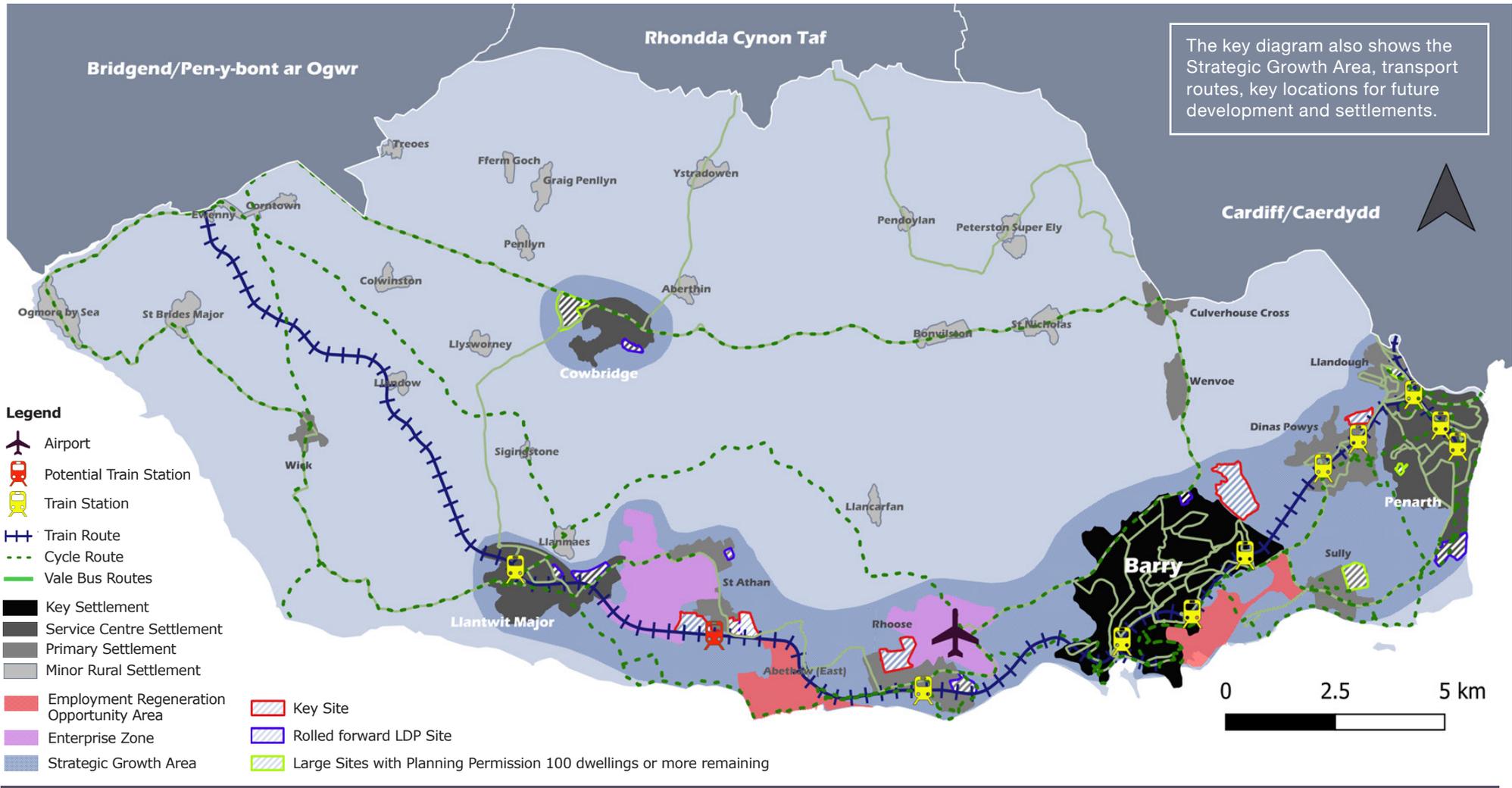
- 4,457 dwellings from the existing land supply (sites that are already allocated or having planning permission)
- 1,603 dwellings from large and small windfall developments
- 2,450 to 2,750 dwellings on key sites\*
- Additional new housing allocations including affordable led developments\*

\*Exact numbers of units to be determined at Deposit RLDP stage



# Key Diagram

The key diagram illustrates the RLDP Strategy and shows the extent of the Vale of Glamorgan Council and the RLDP area.



## Strategic Growth Area

**Key Settlement:** Barry

**Service Centre Settlements:** Cowbridge, Llantwit Major, Penarth

**Primary Settlements:** Rhoose, St Athan, Sully, Llandough, Dinas Powys

Development will be targeted to these settlements as these are sustainable locations where new housing can be aligned with other uses and where there are current and proposed sustainable transport options to reduce the need to travel by car.

## Areas Outside the Strategic Growth Area:

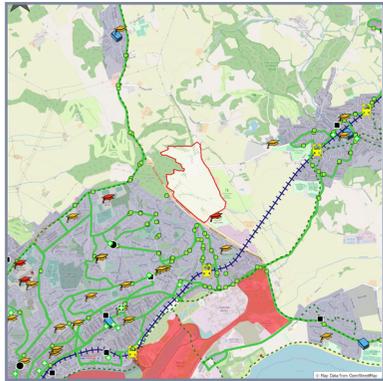
**Primary Settlements:** Wenvoe, Wick, Culverhouse Cross

**Minor Rural Settlements:** Ewenny, Corntown, St Brides Major, Colwinston, St Nicholas, Bonvilston, Fferm Goch, Peterston Super Ely, Llandow, Ystradowen, Llanmaes, Pendoylan, Aberthin, Llanancarfan, Llysworney, Graig Penllyn, Ogmore by Sea, Sigingstone, Aberthaw East, Penllyn, Treoes

In these settlements, development will be limited to the efficient and sustainable use of existing buildings, infill opportunities, small-scale affordable housing led schemes, and rural enterprise/ agricultural related developments.

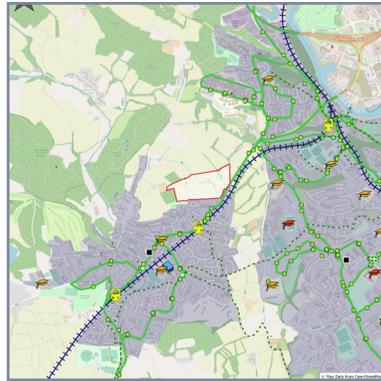
# Key Sites

To deliver the plan's strategic growth and contribute to meeting the identified housing requirement, the following key sites have been identified for residential led development:



## SP4.1 Land at North East Barry

Land in North East Barry is allocated for residential development also including community facilities including a primary school, commercial uses, leisure facilities and improved connections for cyclists and pedestrians both on and off site. The site will accommodate up to 1,500 dwellings, of which 900 dwellings would be delivered during the Plan period. A minimum of 30% of new homes are required to be affordable.



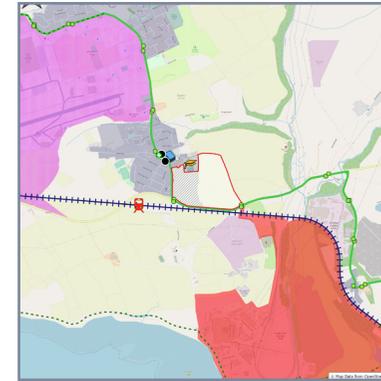
## SP4.2 Land to the North of Dinas Powys, off Cardiff Road

Land to the North of Dinas Powys is allocated for residential development of 250 homes during the Plan period. A minimum of 40% of affordable housing is required.



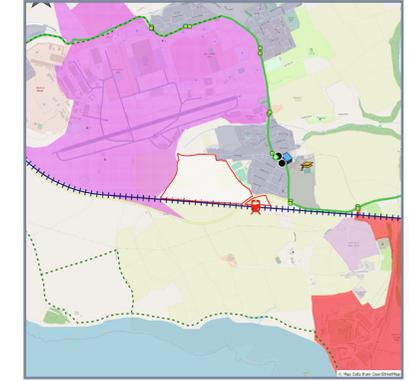
## SP4.3 Land at Readers Way, Rhoose

Land at Readers Way, Rhoose is allocated for a residential led development of 450 homes during the Plan period. A minimum of 35% of all new homes will be required to be affordable.



## SP4.4 Land at Church Farm, St Athan

Land at Church Farm, St Athan is allocated for a residential led development of between 250 and 550 homes during the Plan period. A minimum of 35% of all new homes will be required to be affordable.



## SP4.5 Land to the West of St Athan

Land to West of St Athan is allocated for a residential development led of 600 home during the Plan period. A minimum of 35% of all new homes will be required to be affordable. Land is also identified for a new station to serve St Athan with car parking and adjoining commercial uses



### Legend

- |                       |                  |                         |  |
|-----------------------|------------------|-------------------------|--|
| Pharmacy              | Library          | Potential Train Station | Key Site                                 |
| GP Surgery            | Primary School   | Train Station           | Settlement                               |
| GP Surgery Sub-branch | Secondary School | Cycle Route             | Enterprise Zone                          |
|                       | Airport          | Vale Bus Routes         | Employment Regeneration Opportunity Area |
|                       |                  | Train Route             |  |
|                       |                  | Bus Stop                |  |

# Strategic Policies

The Preferred Strategy sets out 19 strategic policies that address the key themes and also contribute to delivering the vision and objectives.

The policies are arranged into the four themes of Planning Policy Wales (PPW) edition 11:

## Strategic and Spatial Choices

- SP1** Growth Strategy
- SP2** Settlement Hierarchy
- SP3** Housing Requirement
- SP4** Key Housing-led Sites
- SP4** **KS1** North East Barry
- SP4** **KS2** Land to the North of Dinas Powys, off Cardiff Road
- SP4** **KS3** Land at Readers Way Rhoose
- SP4** **KS4** Land at Church Farm, St Athan
- SP4** **KS5** Land to the west of St Athan

## Active and Social Places

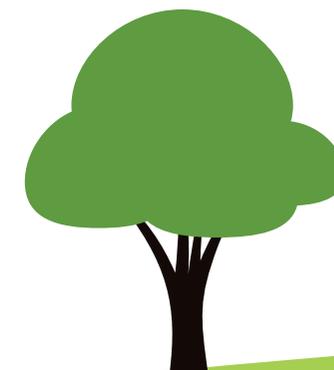
- SP5** Placemaking
- SP6** Creating Healthy and Inclusive Places and Spaces
- SP7** Sustainable Transport
- SP8** Affordable and Specialist Housing
- SP9** Gypsy and Travellers
- SP10** Retail, Commercial and Service Centres
- SP11** Retail Floorspace
- SP12** Community Infrastructure and Planning Obligations

## Productive and Enterprising Places

- SP13** Employment Growth
- SP14** Sustainable Tourism
- SP15** Climate Change Mitigation and Adaptation
- SP16** Sustainable Waste Management
- SP17** Sustainable Provision of Minerals

## Distinctive and Natural Places

- SP18** Green Infrastructure
- SP19** Biodiversity and Ecosystem Resilience



# Have your say...

The Council would welcome your views on the Replacement Local Development Plan Draft Preferred Strategy and give you the opportunity to have your say on the future of the plan area.

The statutory consultation period will take place between **Wednesday 6th December 2023 and Wednesday 14th February 2024**. The closing date for the submission of comments is **23:59 on 14th February 2024**. Any comments received after the stated closing date and time will not be considered.

The Preferred Strategy and all supporting documents are available to view on the Council's website and copies of the Preferred Strategy have been placed in all Council run libraries and the Civic Centre.

## How to Comment on the Draft Preferred Strategy

Comments on the Draft Preferred Strategy consultation can be made in the following ways.

**Using the online consultation portal:** The Council encourages all responses to the Draft Preferred Strategy to be made via its online consultation portal, which includes elements to help you comment, as well as the ability to save and review consultation responses prior to final submission.

To submit an online response to the Draft Preferred Strategy, you will need to set up an account and follow the Guidance Notes available on the web site. Once registered, you can use the online consultation portal to read documents published by the Council and to either make comments during a public consultation or view comments made by others. <https://valeofglamorgan.oc2.uk/>

**Email:** Please complete the consultation form available of the Council's web page at [www.valeofglamorgan.gov.uk/ldp](http://www.valeofglamorgan.gov.uk/ldp) and send it to: [LDP@valeofglamorgan.gov.uk](mailto:LDP@valeofglamorgan.gov.uk)

**Post:** The comment form may be printed, completed and returned to the LDP team at: **The LDP Team, The Vale of Glamorgan Council, The Dock Office, Subway Road, Barry CF63 4RT**

## What will happen after Consultation?

Once the consultation closes the Council will carefully consider the responses we receive. An Initial Consultation Report will be prepared, which will set out who was consulted, the main issues raised and how these comments have influenced the next stage of plan preparation – the Deposit RLDP.

Following consultation on the Deposit RLDP, the Council will also consider all comments received and preparations will be made for the plan to be submitted to the Welsh Government, who will arrange for an independent Planning Inspector to be appointed to conduct an examination in public.

Following the examination, the Inspector will issue a report recommending required changes to the LDP. If the Inspector considers the Plan is fundamentally unsound it will not be recommended for adoption. The conclusions reached by the Inspector will be binding and unless the Welsh Government intervenes, the Council must accept the changes and adopt the LDP as amended.

