

VALE OF GLAMORGAN

REPLACEMENT LOCAL DEVELOPMENT PLAN
2021 - 2036

CANDIDATE SITE ASSESSMENT AT PREFERRED STRATEGY STAGE

October 2023



BACKGROUND PAPER - BP18



Executive Summary

- i. The purpose of this document is to provide information on the Vale of Glamorgan Replacement Local Development Plan (RLDP) candidate site assessment process in respect the identification of sites to support the delivery of the RLDP Spatial and Growth strategy as set out in the Council's Preferred Strategy (November 2023). The paper provides a summary of the assessment of sites undertaken in accordance with the Council's Candidate Sites Methodology¹.

Candidate Site Submission

- ii. The call for candidate site by the Council is a core component of the development plan process and provides communities and stakeholders with an opportunity to propose sites for a range of uses. Between the 17th of June and 13th September 2022, the Council invited site promoters the opportunity to submit sites for consideration by the Council, with an additional 3-month period thereafter to enable site promoters to submit any relevant supporting information. During this period 148 sites were submitted to the Council for a range of uses including housing, employment, renewable energy, minerals, and open space.
- iii. All sites submitted have been assessed in accordance with the Council's assessment 4 stage assessment process as detailed with the site methodology.

Stage 1 Initial Site Filter - Assessment Summary

- iv. The purpose of this initial filter is to identify and dismiss any sites which the Council considered to be unsuitable against a range of criteria as detailed in the Site Assessment methodology, this is included consideration of matter such whether the site was located with the open countryside or affected by flooding or would have a negative impact on designated nature conservation areas, archaeological or historic sites.
- v. From this initial site assessment, a total of 19 sites were excluded at Stage 1, these are listed below and were also identified within the published Candidate Sites Register: <https://valeofglamorgan.oc2.uk/document/24/707#topofdoc>

Stage 2 – Detailed Site Assessment Outcome and Integrated Sustainability Assessment

- vi. Stage 2 involved a detailed assessment of all sites that progressed to stage 2 against a range of site-specific criteria. At this stage, internal consultation with relevant service areas of the Council such as highways, public transport, landscape, ecology, and environmental health was also undertaken to identify potential constraints and or mitigation where appropriate. As part of Stage 2, an assessment of sites against the Council's Integrated Sustainability Appraisal (ISA) framework and considered the sustainability of the site and the assessment for each site is provided within the Preferred Strategy ISA.

¹ <https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/RLDP/VOGC-Candidate-Site-Assessment-Methodology.pdf>

- vii. As a result of the Stage 2 assessment 68 sites were ruled out as being unsuitable for further consideration, due to insurmountable constraints.

Stage 3 - Site Evaluation and Verification of Site-Specific Viability Testing

- viii. A key element of the site assessment process is ensuring that sites are supported by evidence to demonstrate site deliverability and viability, in this regard at the submission stage all sites were required to provide initial site viability appraisals to illustrate their deliverability sites which failed to provide this information were excluded at Stage 1 of the assessment process. Stage 3 of the assessment involved the high-level verification of viability information. More detailed assessment of the viability appraisals will be undertaken to fully interrogate the assumptions used and to consider in more detail the site-specific infrastructure needs. These assessments will be finalised for the Deposit Plan.

Stage 4 - Spatial Fit – Assessment against the Preferred Strategy

- ix. Following the assessment of sites at Stage 2 and verification of initial viability evidence sites were considered in relation to the six key elements of the Council's Preferred Strategy:
 - 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 minor rural settlements 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.
- x. From this assessment the Council identified 29 residential sites that were considered to be compatible with the Preferred Strategy. These include the Key Sites identified with the Preferred Strategy alongside a shortlist of potential sites suitable as smaller scale affordable housing sites, the latter will be determined following further viability testing to determine whether these sites can provide a minimum 50% affordable housing in keeping the Preferred Strategy.
- xi. A full list of the sites and summary assessments can be found within the Council's Preferred Strategy Stage Candidate Sites Assessment Register.

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1. Introduction

- 1.1 The identification of suitable sites for development is an integral part of the Replacement Local Development Plan (RLDP) as land is required to facilitate the delivery of the RLDP's strategic policies and objectives, as well as to meet the projected housing needs over the plan period.
- 1.2 The purpose of this report is to outline the draft initial findings of the Candidate Site Assessment process undertaken by the Vale of Glamorgan Council in the identification of key housing allocations detailed within the Preferred Strategy for the RLDP, and in the shortlisting of potential affordable housing led sites and non-key sites to be identified in the Deposit Plan.
- 1.3 This report begins by outlining the background to the candidate site process and the Council's methodology used to assess each Candidate Site. The report then outlines the results of the assessment of sites at each stage of the assessment process and identifies those sites excluded at each stage of the assessment. Finally, the paper identifies those sites which the Council considers to be 'key sites' for potential inclusion within the Preferred Strategy, as well as those sites that may be suitable for potential for inclusion at the Deposit Plan Stage as non-key sites if required, or Affordable Housing Led sites, consistent with the overarching spatial strategy for the Vale of Glamorgan.
- 1.4 It should be noted that the assessment process is ongoing and the conclusions on the suitability of sites for development may be subject to change in light of more detailed assessment or further information. Only key sites have been identified within the Preferred Strategy. However, additional sites may be identified at Deposit stage, and the position on sites may be subject to change should the need arise for additional sites later in the plan making or examination process.

2. Candidate Site Submissions

- 2.1 The call for candidate sites by the Council is a core component of the development plan process and provides communities and stakeholders with an opportunity to propose sites for a range of uses. It is an important stage in the development of the Council's Preferred Strategy.
- 2.2 In accordance with the Welsh Government Development Plans Manual (Edition 3), the Vale of Glamorgan Council invited landowners, developers, public and private organisations, members of the public and other interested parties to submit potential development sites for consideration by the Council for inclusion within the RLDP.
- 2.3 This call for candidate sites was open for a 3-month period between the 17th June and 13th September 2022, with an additional 3-month period thereafter to enable site promoters to provide relevant supporting information such as

technical studies and viability evidence to demonstrate that sites were viable and deliverable.

- 2.4 As well as new development proposals, the Council required landowners and developers of existing adopted LDP allocations without extant planning permission to resubmit their sites and provide relevant supporting evidence to warrant their continued inclusion in the RLDP. This information included the provision of up-to-date development viability appraisals and indication of developer interest.
- 2.5 A total of 148 sites were received during the submission period for a range of uses including housing, employment, renewable energy, minerals, and open space. A Candidate Sites Register was published in March 2023, alongside the stage 1 assessment.

Sites Promoted for Non-Residential Uses

- 2.6 This candidate site assessment paper only considers the suitability of sites that have been submitted for housing (including affordable housing) or a housing-led mix of uses. Sites promoted for burial land will be considered following the completion of the Council's assessment of existing provision.
- 2.7 The assessment of sites for other uses, including renewable energy, employment, and retail have been considered separately, as part of the evidence base for the Deposit RLDP. A list of sites proposed for other uses and the Council's initial assessment of their suitability is set out in Appendix 1.

3. Candidate Site Assessment Methodology

- 3.1 To identify the most appropriate and deliverable sites to include within the RLDP, the Council developed a Candidate Site Assessment methodology which aimed to test the suitability of sites against a range of planning criteria including environmental and physical attributes and viability/deliverability evidence, consistent with the principles set out in the Development Plans Manual. The Manual indicates that the process should enable the following questions to be answered:
 - Is the site in a sustainable location in accordance with the site search sequence set out in Planning Policy Wales 11 (PPW)?
 - Is the site generally free from physical constraints, such as land ownership, infrastructure, access, ground conditions, biodiversity, landscape, heritage, flood risk issues and pollution?
 - Is the site capable of being delivered (can the site be developed during the plan period, or otherwise significantly progressed)?
 - Is the development of the site financially viable? Namely is the site attractive to the market (both private and/or public sector), is the site capable of delivering the broad levels of affordable housing, other policy /

section 106 requirements and infrastructure costs set out by the LPA whilst providing sufficient return to the developer/landowner?

- 3.2 The Council's [assessment methodology](#) consists of a 4-stage process at which stage sites are filtered against set criteria. The following sections provide a summary of each stage and the outcome for each stage, identifying those sites which were excluded from further consideration at that stage.

Stage 1 Initial Site Filter - Assessment Summary

- 3.3 The purpose of this initial filter is to identify and dismiss any sites which the Council considered to be unsuitable against a range of criteria as detailed in the Site Assessment methodology.
- 3.4 The criteria used to assess the suitability of the sites at this stage included whether the site satisfied the minimum site size threshold, the planning history of the site, whether the site was located within the open countryside, whether the site is affected by flooding contrary to national policy, potential impact on designated nature conservation areas, impact on archaeological or historic sites, located within a Health and Safety Zone, and whether the site was supported by a development viability appraisal.
- 3.5 From this initial site assessment, a total of 19 sites were excluded at Stage 1, these are listed below and were also identified within the published Candidate Sites Register: <https://valeofglamorgan.oc2.uk/document/24/707#topofdoc>

Table 1: Sites that failed Stage 1 assessment

Site ID No.	Settlement	Site name	Proposed Use	Reason
BARRY				
388	Barry	HMS Cambria / HMS Cambria	Housing	Whilst built development exists on site and adjoins it to the north and west, this is associated with existing employment uses at the Atlantic Trading Estate. To the east exists a forested area, which creates a buffer between the site and the Courtlands residential development. The Barry Settlement Boundary exists approximately 250 metres to the north of the site, the two are evidently physically divorced, and employment land at the Hayes Lane employment allocation exists between them. Therefore, and fundamentally, as the site is not within or adjoining a settlement boundary, it is considered to be an inappropriate site for residential development, as set out in national planning policy.
420	Barry	Land off Port Road, Barry	Housing	The site is located wholly within a CADW Registered Park and Garden and the nature of the proposed development would result in harm to the significance of this designated historic asset. Furthermore, the site is located within the countryside, away from any settlement. It is also, therefore, an unsustainable site that would be inappropriate

Table 1: Sites that failed Stage 1 assessment

Site ID No.	Settlement	Site name	Proposed Use	Reason
				for residential development, as set out in national planning policy.
COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)				
394	Llantwit Major	Land north and south of Wick Road, Llantwit Major	Housing	The site is within a Flood Zone 2 and does not meet the justification test and acceptability of consequences test, as set out in section 10 and 11 of TAN 15 (Draft 2021).
406	East Aberthaw	Land East of Aberthaw (North)	Housing	Site area fails to meet minimum threshold for residential development.
488	Rhoose	Land to the South of Rhoose trains station	Housing	The site promoter has confirmed that they no longer have an interest in this land and will not be submitting any further information in respect of it. Therefore, the site will not be considered further and has been ruled out at Stage 1.
508	Fonmon	Fonmon	Renewable energy	A CADW Registered Park and Garden, number of Listed Buildings, Scheduled Ancient Monument and Conservation Area exist within the boundary of the site. Resultantly, the nature of the proposed development will result in harm to the significance of these designated historic assets. Furthermore, an area of Ancient Woodland exists throughout the site and development for the proposed use would significantly affect this.
EAST VALE (PETERSTON-SUPER-ELY & WENVOE)				
381	Peterston Super Ely	Land on the north side of Nantywern, Peterston Super Ely	Housing	The site is located within the countryside, away from any settlement. It is, therefore, an unsustainable site that would be inappropriate

Table 1: Sites that failed Stage 1 assessment

Site ID No.	Settlement	Site name	Proposed Use	Reason
				for residential development, as set out in national planning policy.
463	St Nicholas	Land at Redland Farm	Housing	No initial Development Viability Model submitted – site viability and deliverability unknown
PENARTH AND AREA				
353	Dinas Powys	Land on the West Side of Cardiff Road, Dinas Powys	Housing	The site is located within the countryside, away from any settlement. It is, therefore, an unsustainable site that would be inappropriate for residential development, as set out in national planning policy.
354	Penarth	Brynawel Garden Centre	Housing	The site is located within the countryside, away from any settlement. It is, therefore, an unsustainable site that would be inappropriate for residential development, as set out in national planning policy.
425	Dinas Powys	Land at St Andrews Quarry, Dinas Powys	Housing	The site is located within the countryside, away from any settlement.
434	Llandough	Land at Pen y Turnpike Road, SW of Llandough Hospital	Housing	The site is located within the countryside, away from any settlement. It is, therefore, an unsustainable site that would be inappropriate for residential development, as set out in national planning policy.
450	Sully	Hayes Road, Sully	Housing	Whilst employment and residential uses exist within the immediate vicinity of the site, these do not form part of a settlement identified in the existing Settlement Hierarchy, or a rural hamlet/small village. The Sully Settlement

Table 1: Sites that failed Stage 1 assessment

Site ID No.	Settlement	Site name	Proposed Use	Reason
				Boundary exists approximately 325 metres to the east of the site. Resultantly, the site is physically divorced from this and there is no physical relationship between the two. The site has also been submitted for an alternative use (employment) under site reference 452. The suitability of this use is considered separately.
RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)				
363	St Hilary	Land forming part of The Beaupre Estate, St Hilary	Housing	The site is located within the countryside, away from any settlement. It is, therefore, an unsustainable site that would be inappropriate for residential development, as set out in national planning policy.
372	Pentre Meyrick	Meurig's Camping and Glamping	Other proposed use	Site area fails to meet minimum threshold for non-residential development.
375	Pentre Meyrick	Land at Pentre Meyrick	Housing	No initial Development Viability Model submitted – site viability and deliverability unknown.
448	Llandow	Land at Llandow Airfield	New Settlement	Whilst development exists on site and adjoins it to the north and south, this is associated with the Llandow Trading Estate and Vale Enterprise Park. The Sigingstone Settlement Boundary exists approximately 750 metres to the east of the site and the Llandow Settlement Boundary exists approximately 1.2km to the north west. There is no functional relationship between the proposed candidate site and either of these. Therefore, and fundamentally,

Table 1: Sites that failed Stage 1 assessment

Site ID No.	Settlement	Site name	Proposed Use	Reason
				<p>as the site is not within or adjoining a settlement boundary, it is considered to be an inappropriate site for residential development, as set out in national planning policy. Due to its scale, as well as the number of dwellings and services proposed, the candidate site could be considered a new settlement. As set out in paragraph 3.52 of Planning Policy Wales (Edition 11), due to their strategic nature, significance, and impacts extending beyond a single local authority, new settlements should only be proposed as part of a joint LDP, an SDP or Future Wales. Given that the Replacement LDP is a standalone development plan for the Vale of Glamorgan it would be contrary to national policy to consider the candidate site submission as a new settlement as part of this process.</p>
474	Colwinston	Land at Colwinston	Housing	No initial Development Viability Model submitted – site viability and deliverability unknown.
475	St Athan	Beggars Bush - Land off (East of) St Athan Road	Housing	No initial Development Viability Model submitted – site viability and deliverability unknown.

4. Stage 2 – Detailed Site Assessment Outcome and Integrated Sustainability Assessment

- 4.1 Stage 2 of the candidate site assessment consists of a 2-part assessment process.
- 4.2 Stage 2A involved a detailed assessment of all sites that progressed to stage 2 against a range of site-specific criteria. At this stage, internal consultation with relevant service areas of the Council such as highways, public transport, landscape, ecology, and environmental health was also undertaken to identify potential constraints and/or mitigation where appropriate.
- 4.3 The Council have also reviewed supporting information provided by site promoters, regarding any site mitigation measures proposed to mitigate site constraints identified by them at the submission stage, as well as initial site viability appraisals.
- 4.4 As part of Stage 2, an assessment of sites against the Council's Integrated Sustainability Appraisal (ISA) framework for the assessment of candidate sites was undertaken by the Council's appointed consultants, Aecom, as a separate independent assessment of sites. The ISA methodology considered the sustainability of the sites and the assessment for each site is provided within the Preferred Strategy ISA.
- 4.5 Stage 2B involves consultation with external consultees to determine the likely infrastructure needs of a development and verify any potential impacts/mitigation measures or further investigation work necessary to support a development site. This work is ongoing and further detailed assessment will be undertaken of those sites that are suitable for further consideration.
- 4.6 Following Stage 2A, a number of sites have been ruled out as being unsuitable for further consideration, due to insurmountable constraints. A summary of the reasons for not taking sites forward is contained within the table below. A detailed proforma for each site, which provides further information justifying the scores against each criteria, and the overall conclusion has been prepared and is available on request.

Table 2: Stage 2 Detailed Site Assessment: Site Characteristics and Physical Constraints			
Site ID	Settlement	Site Name	Reasons for Rejecting Site
Barry			
371	Barry	Walters Farm	Development of the site would have a significant negative impact on a locally designated SINC and have detrimental impact on protected or priority species, habitats, stepping stones or wildlife corridors. The site is poorly related to the existing built form and would represent sporadic development in the countryside.
407	Barry	Land West of Coed Mawr Road	The development of this site would be an arbitrary incursion into the countryside in this location. The development of the site would significantly affect a nearby SINC, Ancient Woodlands and SSSI designations. Major highway constraints - the proposed site is unable to provide a suitable and safe means of access into the development.

COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)			
Site ID	Settlement	Site Name	Reasons for Rejecting Site
408	Aberthaw	Land at East Aberthaw (North)	The site is located within a quarry buffer zone and promoted for residential development; it is therefore considered inappropriate development.
418	Fontygary, Rhose	Land West of Fonmon Road, Font-Y-Gary	The site is unrelated to the existing built form and would represent sporadic development in the countryside. The site is located within a quarry buffer zone and promoted for residential development; it is therefore considered inappropriate development.
461	Boverton	Land adjacent to B4265, Boverton	The site is in a prominent location within the Boverton Conservation Area and is identified in the associated Conservation Area Appraisal and Management Plan as having significant trees and tree groups on the land. The development of this site would result

			in significant harm to the significance of the Boverton Conservation Area.
395	Llanmaes	Glebelands at Llanmaes	Site is outside of the strategic growth area and is not proposed for small scale affordable housing led development. A market housing led scheme would not be acceptable in accordance with the strategy. The scale of the site would not lend itself to a smaller affordable housing led scheme and would be an intrusion into the countryside.
422	Llancarfan	Land to the northeast of Llancarfan	The site is unrelated to the settlement of Llancarfan and would represent unacceptable intrusion in to the open countryside. The site would have an unacceptable impact on the Llancarfan Conservation Area and Landscape of Historical Interests.
364	Llantwit Major	Parc Hoddnant	Due to the presence of protected species present within the site as supported by ecological surveys, development of the site would significantly impact on the protected species.
396	Llantwit Major	North West Llantwit Major	The development of this site would be an arbitrary incursion into the countryside. The built form of Llantwit Major is kept to the south of the B4265 in this location and it is not considered appropriate to bring this north of the road.
492	Rhose	Land North of Porthkerry Road	This site immediately adjoins the Cardiff Airport, and the runway exists at this part of the Airport. Due to the proximity of the site to the runway the noise implications are considered unacceptable.
414	Rhose	Land East of Fonmon	The site is located within a quarry buffer zone and promoted for residential development; it is therefore considered inappropriate development.
447	St Athan	Land at Ringwood Crescent, St Athan	The site is an important area of public open space that serves the surrounding houses and should be retained.

EAST VALE (PETERSTON-SUPER-ELY & WENVOE)			
ID	Settlement	Site Name	Reasons for Rejecting Site
385	Bonvilston	Land at Bonvilston	The Predictive ALC Maps indicates that site is Grade 2 Best and Most Versatile Land. Development of the site would lead to the loss of BMV land contrary to national policy. Development of the site would have an adverse impact on the character and setting of the Bonvilston Conservation Area.
435	Bonvilston	Land South of A48, Bonvilston	The development would have an adverse impact on the character and setting of the Bonvilston Conservation Area. The site would result in a loss of the either Grade 1 or 2 agricultural land contrary to national policy. Development of the site would require major highway mitigation works to enable safe vehicular access on to the A48.
359	Bonvilston	Agricultural land to the south of A48 Bonvilston	Predictive ALC Maps indicates that most of the site is Grade 2 Best and Most Versatile Land, with a small proportion unclassified urban land, the proposal would therefore result in the loss of BMV contrary to national policy. The development would have an adverse impact on the character and setting of the Bonvilston Conservation Area and Bonvilston Cottage Listed Building. Furthermore, it is considered a suitable safe highway access off the adopted highway into the proposed site cannot be achieved.
387	Culverhouse Cross	Land at Culverhouse Cross	The Predictive ALC Maps indicates that site is Grade 2 and 3a Best and Most Versatile Land. Development of the site would lead to the loss of BMV land contrary to national policy. The proposal is in a green wedge, development would harm the integrity of the Green Wedge Designation and would represent unacceptable intrusion in to the open countryside.
480	Culverhouse Cross	Land at Culverhouse Cross	The proposal would result in the loss of BMV agricultural land contrary to national policy. The proposal is in a green wedge and would harm the integrity of the designation. It is considered that a suitable safe highway access off the adopted highway into the

			proposed site cannot be achieved and would not be supported by the Highway Authority.
490	Pendoylan	Land to the north of Pendoylan	Predictive Agricultural Land Classification Map indicates that the site is grade 2 agricultural land and 3b. The site is located within a settlement that contains few services and no public transport, as such residents would be reliant on private transport to access services and facilities
378	Peterston Super Ely	Land North East of Primary School, Peterston-Super-Ely	The proposal would lead to the loss of Best and Most Versatile Agricultural Land contrary to national policy. Predictive map identifies that part of the site is classed as Grade 2 Best and Most Versatile agricultural land. Peterston super Ely contains a limited range of services and facilities and is served by limited public transport services.
454	Peterston Super Ely	Land at Peterston Super Ely	The north eastern parcel of land is located within Flood Zone 2 and therefore subject to a significant constraint. The site would result in the loss of Grade 2 Best and Most Versatile agricultural land, contrary to national policy. Predictive Agricultural Land Classification Map indicates that the sites contained wide areas of grade 2 agricultural land and smaller parcel of grade 3b land. Major Highway constraints identified. The site is located within a Special Landscape Area and development is likely to result in a substantial change in character and/or significant adverse effects on landscape character and visual amenity.
549	Peterston Super Ely	Land at Peterston Super Ely	The north eastern parcel of land is located within Flood Zone 2 and therefore subject to a significant constraint. The site would result in the loss of Grade 2 Best and Most Versatile agricultural land, contrary to national policy. Predictive Agricultural Land Classification Map indicates that the sites contained wide areas of grade 2 agricultural land and smaller parcel of grade 3b land. Major Highway constraints identified. The site is located within a Special

			Landscape Area and development is likely to result in a substantial change in character and/or significant adverse effects on landscape character and visual amenity.
374	St Nicholas	West of Duffryn Lane/Land at the Court St Nicholas	The development would have an adverse impact on the character and setting of the St Nicholas Conservation Area and would also be considered to represent an unacceptable intrusion in to the open countryside. The site would result in loss of grade 3a BMV land. Significant highway improvements would be required to serve the development.
392	St Nicholas	Land at St Nicholas	The Predictive ALC Maps indicates that site is Grade 2 and Grade 3a Best and Most Versatile Land. Development of the site would lead to the loss of BMV land contrary to national policy. The development would have an adverse impact on the character and setting of the St Nicholas Conservation Area and would also be considered to represent an unacceptable intrusion in to the open countryside.
486	St Nicholas	Land South A48	The development would have an adverse impact on the character and setting of the St Nicholas Conservation Area and would also be considered to represent an unacceptable intrusion in to the open countryside. Predictive Agricultural Land Classification Map indicates that the site is Grade 3a agricultural land loss of this land would be contrary to national policy.
421	St Nicholas	Land At Manor House	The development would have an adverse impact on the character and setting of the St Nicholas Conservation Area through the loss of a site identified as providing important views. It is also considered to represent an unacceptable intrusion in to the open countryside. The site would result in the loss of 3a land, contrary to national planning policy.
442	St Nicholas	Land at Trehill, South of A48, St Nicholas	The site would result in a loss of best and most versatile grade 2 agricultural land contrary to national policy. Predictive Agricultural Land Classification Map indicates that most of the site is classed a

			Grade 2 agricultural land. The proposal would have an adverse impact on the setting of a nearby ancient schedule monument.
460	St Nicholas	Land adjoining The Spinney	The development would have an adverse impact on the character and setting of the St Nicholas Conservation Area.
437	Wenvoe	Swn Y Coed, Wenvoe	Development of the site would lead to a loss of the Best and Most Versatile Grade 3a agricultural Land contrary to national policy. The proposal is in a green wedge and could harm the integrity of the designation.
451	Wenvoe	Land at Oaktree Farm, East of Port Road, Wenvoe	It is considered that the development proposals would impact on highway safety and would not be supported by the Highway Authority. It is also considered to represent an unacceptable intrusion in to the open countryside.
552	Wenvoe	Land off Port Road, Wenvoe	Site is outside of the strategic growth area and is not proposed for small scale affordable housing led development within a primary settlement. A market housing led scheme would not be acceptable in accordance with the strategy. The scale of the site would not lend itself to a smaller affordable housing led scheme. Half of the site is BMV Grade 3a land, which would be contrary to national planning policy.

PENARTH AND AREA			
ID	Settlement	Site Name	Reasons for Rejecting Site
356	Dinas Powys	Land east of Pen-y-Turnpike Road, Dinas Powys, CF64 4HG	The proposal is within a Green Wedge and the scale of the proposed development would harm the integrity of the designation. Site access is significantly constrained along Pen-y-Turnpike Rd.
419	Dinas Powys	Land at the Grange, Pen-Y-Turnpike Road, Dinas Powys	The site is unrelated to the existing built form and would represent sporadic development into the countryside. Site access is significantly constrained along Pen-y-Turnpike Rd with poor pedestrian connectivity. The development is likely to have a significant impact on protected species and wildlife corridors. The

			proposal is within a Green Wedge and would harm the integrity of the designation.
423	Dinas Powys	Land north of Dinas Powys	The site is unrelated to the existing built form and would represent sporadic development into the countryside. Site access is significantly constrained along Pen-y- Turnpike Rd with poor pedestrian connectivity
429	Dinas Powys	Land at Pen y Turnpike Road, Llandough	The site is unrelated to the existing built form and would represent sporadic development into the countryside. Site comprises a SINC and area of high biodiversity value.
431	Dinas Powys	Land a Caerleon Road	Development will significantly affect stepping stones, green networks, or wildlife corridors. The development would impact on the integrity of the green wedge designation.
443	Dinas Powys	Land at Caerleon Road	The site would represent unacceptable intrusion in to the open countryside and impact on the integrity of the green wedge designation.
369	Dinas Powys	Land South of Cross Common Road, Dinas Powys	The red line boundary includes a large area of land designated as SINC and ancient woodland. Whilst only the northern part is proposed for built development, with the remainder proposed for identified mitigation, the proposed developable area still includes an area within the North of Pop Hill SINC, which is considered to have ecological value. The site would represent an intrusion into the open countryside.
368	Llandough	Former Cogan Reservoir	The site would significantly affect stepping stones, green networks, or wildlife corridors. Major highway constraints identified, unless the site can be brought forward alongside the adjoining parcel of land, which has planning permission, pending a Section 106 agreement. The site is part of an allocation in the adopted LDP, but has not been evidenced as deliverable
376	Sully	Land west of Swanbridge Road, Sully	Development of the site would lead to a loss of the Best and Most Versatile Grade 3a agricultural land contrary to national policy.

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)			
ID	Settlement	Site Name	Reasons for Rejecting Site
409	Colwinston	Land adjacent to Waterton Lodge, Colwinston	The site would represent unacceptable intrusion in to the open countryside and is affected by major highways constraints. The site is located within a minor rural settlement, and the scale of the proposal would be greater than that supported by the preferred growth strategy of the Replacement LDP. The site is also at a scale that could not be considered as a suitable affordable housing led development site.
453	Colwinston	Land to the East of Colwinston	The site would represent unacceptable intrusion in to the open countryside. The site is located within a minor rural settlement, and the scale of the proposal would be greater than that supported by the preferred growth strategy of the Replacement LDP. The site is also at a scale that could not be considered as a suitable affordable housing led development site.
455	Cowbridge	Primrose Hill	The site would represent unacceptable intrusion in to the open countryside. Development is likely to result in a substantial change in character and/or significant adverse effects on landscape character and visual amenity.
514	Cowbridge	Land East of St. Athan Road.	The development of this site would be an arbitrary incursion into the countryside in this location. Development will significantly affect stepping stones, green networks, or wildlife corridors.
440	Cowbridge	Land North of Church Road, Llanblethian	The site would represent unacceptable intrusion in to the open countryside. The proposal would have an adverse impact on the setting of a nearby ancient schedule monument
555	Cowbridge	Land off Vale Court, Cowbridge, Vale of Glamorgan	The development of this site would be an arbitrary incursion into the countryside in this location.

367	Cowbridge	Land South of Llantwit Major Road, Cowbridge	Development would have a negative impact of on the setting of the Schedule Ancient Monument and potential significant loss of protected trees.
438	Cowbridge	Land to the South of Church Rd, Llanblethian	The site would represent unacceptable intrusion in to the open countryside. The site is located on the outskirts of Cowbridge and not conveniently situated for walking cycling and public transport accessibility.
391	Ewenny	Land off Wick Road, Ewenny, Option 1	The scale of the proposal would represent an unacceptable intrusion into the countryside and would result in a negative visual and landscape impact on the village's rural setting.
570	Ewenny	Land off Wick Road, Ewenny, Option 2	The scale of the proposal would represent an unacceptable intrusion into the countryside and would result in a negative visual and landscape impact on the village's rural setting.
570	Ewenny	Land off Wick Road, Ewenny, Option 3	The scale of the proposal would represent an unacceptable intrusion into the countryside and would result in a negative visual and landscape impact on the village's rural setting.
401	Fferm Goch	Land to the west of Fferm Goch House, Fferm Goch	The site would represent unacceptable intrusion in to the open countryside. The site would result in loss of grade 3a BMV land contrary to national planning policy. The site is also at a scale that could not be considered as a suitable affordable housing led development site.
402/468	Llangan	Land adjacent to Llangan Primary School, Llangan	Whilst it is adjacent to Llangan Primary School, the site is located outside of the defined settlement of Fferm Goch and is not therefore considered a sustainable location for further development.
403	Llangan	Land east of Llangan	The site is unrelated to the settlement of Llangan and would represent unacceptable intrusion in to the open countryside. Llangan is not a settlement identified within the RLDP/Adopted LDP settlement hierarchy and as such development would be contrary to the growth strategy.

362	Llysworney	Land at Moat Farm, Llysworney	Development of site will have a detrimental impact on the setting of the conservation area and Moat Farm. The Conservation Area Appraisal and Management Plan (2009) identifies the site has providing important views within the conservation area, and a Moat Farm is identified as a positive building within the conservation area (and identified as a county treasure). The proposal is located within Llysworney that contains few services and facilities, and as such residents would be dependent on private transport to access day to day services and facilities.
397	Llysworney	Land to the south of The Swallows, Llysworney	The site would represent an unacceptable intrusion into the countryside. Llysworney contains limited services and facilities, with future residents travelling to access day to day services. The site is also at a scale that could not be considered as suitable affordable housing led development site.
386	Ogmore by Sea	Land at Hazelwood, Ogmore by Sea	The development would represent unacceptable intrusion in to the open countryside.
494	Sigingstone	Land South West of Sigingstone (Parcel 1)	The site is located adjacent to the Sigingstone Settlement Boundary and site is promoted for affordable housing and would therefore accord with the RLDP Preferred Growth Strategy in allowing small scale affordable housing led development in minor rural settlements outside of the strategic growth area, subject to need. However, the site is identified as grade 2 agricultural land and no survey information has been provided, so the proposal would be contrary to national planning policy. The site is not considered suitable for allocation on these grounds. However, the site is subject to a planning application for an affordable housing development and the outcome of the planning application, where the loss of BMV land will need to be weighed against the need for the development, will determine how the site is treated within the RLDP.
495	Sigingstone	Land South West of Sigingstone (Parcel 2)	The scale of the proposal would represent an unacceptable intrusion into the countryside.

496	Sigingstone	Land South West of Singingstone (Parcel 3)	The scale of the proposal would represent an unacceptable intrusion into the countryside.
389	Southerndown	Land at Three Golden Cups, Southerndown	Following a review of the adopted LDP settlement hierarchy Southerndown has been re categorised from a minor rural settlement to a rural hamlet and therefore no longer within the settlement hierarchy. The proposal would therefore be contrary to the RLDP strategy.
390	The Herberts	Land at Lanfair	The site is within Llanfair/ St Mary's church a that village is not identified within the existing settlement hierarchy. There are no services or facilities available within the village to serve residents daily needs. This would result in high car dependency contrary to national policy.
565	Treoes	Land at Nant Canna, Treoes, Option 2	Site is outside of the strategic growth area and is not proposed for small scale affordable housing led development within a minor rural settlement. Treoes scores poorly in the Settlement Appraisal Review and it is considered Treoes is not a sustainable settlement that could accommodate additional limited growth. The site also would result in loss of grade 3a BMV land, contrary to national policy.
383	Treoes	Land at Nant Canna, Treoes, Option 1	Site is outside of the strategic growth area and is not proposed for small scale affordable housing led development within a minor rural settlement. Treoes scores poorly in the Settlement Appraisal Review and it is considered Treoes is not a sustainable settlement that could accommodate additional limited growth. The site also would result in loss of grade 3a BMV land, contrary to national policy.
355	Wick	Land West of St Brides Road, Wick	The site would represent unacceptable intrusion in to the open countryside. The site is also at a scale that could not be considered as suitable affordable housing led development site.

373	Wick	Cae Efail, land off Llantwit Road, Wick	The proposal would represent an unacceptable intrusion in to the open countryside.
380	Wick	Land at Trepit Road, Wick	The site would represent unacceptable intrusion in to the open countryside, with the proposed development boundary arbitrarily drawn to sub divide a larger greenfield site.
405	Ystradowen	Land at Waun Gron, Ystradowen	The site would represent unacceptable intrusion in to the open countryside and would result in the loss of Grade 2 agricultural land would contrary to national policy.
430	Ystradowen	Land at Ystradowen	Whilst adjoining the existing LDP settlement boundary this is by virtue of an existing adopted plan LDP allocation this is currently under review. Notwithstanding this the site would represent unacceptable intrusion in to the open countryside.

5. Stage 3 - Site Evaluation and Verification of Site-Specific Viability Testing

- 5.1 A key element of the site assessment process is ensuring that sites are supported by evidence to demonstrate site deliverability and viability including the provision of the necessary infrastructure to support the development proposed, including affordable housing. In this respect, all candidate sites were required to provide initial site viability appraisals to illustrate their deliverability. Sites which failed to provide this information were excluded at Stage 1 of the assessment process and are listed in Table 1 above.
- 5.2 At this stage of the process, an initial assessment of each viability appraisal has been undertaken, but more detailed appraisals will be undertaken to fully interrogate the assumptions used.
- 5.3 For the sites identified within the Preferred Strategy, viability evidence is currently being refined to consider the site-specific infrastructure needs of each site and the associated provision costs. The specific infrastructure requirements and associated costs for each site shall be set out in the Deposit Plan.

6. Stage 4 - Spatial Fit – Assessment against the Preferred Strategy

- 6.1 Following the assessment of sites at Stage 2 and verification of initial viability evidence, sites were considered in relation to the Council's Preferred Strategy.
- 6.2 The Preferred Strategy comprises six key elements:
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 minor rural settlements 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.
- 6.3 Criteria 2 to 6 are particularly relevant to the assessment of the candidate sites.

Aligning locations for new housing, employment, services and facilities

- 6.4 The spatial strategy will seek to locate major new development in places that are well served by services and facilities in accordance with the findings of the Settlements Appraisal Review.
- 6.5 The level of growth proposed within settlements must be sustainable and in the right locations, having regard for the role and function of settlements, the Settlements Appraisal Review and the capacity of particular settlements to accommodate further growth.
- 6.6 Consideration has been given to the services, facilities and employment opportunities within each settlement and in relation to the site. Suitable sites where a range of uses including employment are in close proximity and can be accessed using active travel modes will be considered favourably.

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

- 6.7 A strategic growth area encompassing the settlements along the Vale of Glamorgan rail line (including Penarth branch line) has been identified. The settlements of Dinas Powys, Penarth/Cogan, Barry, Rhoose and Llantwit Major are all served by at least one station. In addition, the business case for a new station at St Athan is also being considered.
- 6.8 Transport for Wales have provided travel time isochrones at 5-, 10-, 15- and 20-minutes intervals for both walking and cycling. These have been used as part of the evidence base for the consideration of how well served sites are by the rail network with four stations (Cadoxton, Barry Docks, Barry and Barry Island) and four trains per hour, Barry is the best served settlement for rail stations. Dinas Powys and Penarth both have 2 stations. The settlements of Llandough and Sully have been included in the strategic growth area as they are in close proximity to stations in neighbouring settlements – Llandough is within a 10–20-minute walk and less than 10 minute cycle from Cogan station and Sully is within a 10–15-minute cycle from Cadoxton station. The maps are set out in Appendix 3.

Allowing for small scale affordable housing led development in settlements outside the Strategic Growth Area at a scale proportionate to the size of settlement.

- 6.9 To address the significant need for affordable housing and to help deliver a balanced demographic structure, the strategy allows for small scale affordable housing led development in the minor rural settlements and those primary settlements outside of the strategic growth area.
- 6.10 ‘Affordable housing led’ is defined as a minimum of 50% of the units being affordable. It is envisaged that these sites would either be delivered by a Registered Social Landlord or the Council as affordable housing providers, who may choose to develop up to 100% affordable housing, or by a private developer who would secure a minimum of 50% affordable housing through a Section 106 agreement. For affordable housing led sites to be allocated, they must demonstrate that sites are viable with this level of affordable housing.
- 6.11 The maximum number of total units on an affordable housing led site in a minor rural settlement would be up to 25 dwellings, and up to 50 dwellings in primary settlements outside of the strategic growth area. Not all settlements will be suitable for affordable housing led development, and consideration will be given to the scale of the proposal in the context of the existing settlement, the sustainability of the settlement, as identified in the Sustainable Settlement Review and the need for affordable housing within the area, as evidenced by waiting list data and the Local Housing Market Assessment.
- 6.12 For market led sites that are suitable for further consideration following the other assessment stages and are in a location where an affordable housing led scheme would be acceptable in principle, site promoters will need to consider whether it would be viable to promote their sites for a higher level of

affordable housing (50% plus rather than the 30-40% currently required by policy). Sites that are considered to have potential as affordable housing led sites are identified as 'amber' in the strategy assessment. It will be for the site promoter to demonstrate through viability evidence that a higher level of affordable housing would be deliverable, having regard for all other planning requirements.

- 6.13 Suitable sites proposed by RSLs for affordable housing schemes in appropriate locations will be categorised as 'green' in respect of the strategy assessment.
- 6.14 Affordable housing led sites will not be identified within the Plan until Deposit stage.

Supporting the role of Cardiff airport as a strategic gateway for international connectivity

- 6.15 Cardiff Airport is recognised in Future Wales as “an international gateway connecting Wales to the world and is an important driver within the Welsh economy.” Proposals for sites that would contribute to supporting the role of the airport and associated employment opportunities will be supported, provided they accord with the other assessment criteria.

Allowing for regeneration opportunities, including at the former Aberthaw Power Station and Barry Docks

- 6.16 The proposals for the redevelopment of the former Aberthaw Power Station and the continued regeneration of Barry Docks are integral parts of the strategy, as they will deliver employment, regenerate previously developed land and make an important contribution towards renewable energy development and low and zero carbon development.
- 6.17 Other proposals that would result in the regeneration of previously developed or under-utilised land will also be considered to accord with the strategy provided the sites meet the other assessment criteria set out within Stage 1, 2 and 3 i.e., the site is in a sustainable location, there are no significant site constraints that cannot be mitigated and the site is considered to be viable and deliverable.

Assessment against the strategy

- 6.18 Those sites that are deemed to be suitable after stages 1, 2 and 3 have been assessed against the principles of the strategy to determine their suitability. The outcomes are summarised in the table below. A RAG system has been included to identify the suitability of sites:
- Red (No) – the site does not accord with the strategy.

- Amber (No) – the site does not currently accord with the strategy as it is proposing market-led housing in a location where the strategy requires affordable housing led schemes, but if an affordable housing led scheme was proposed that is demonstrated to be viable, and there was need identified in the area, this could be reconsidered.
- Amber (Yes) – the site accords with the strategy but there are some concerns around deliverability that would need to be addressed.
- Green (Yes) – the site accords with the strategy and is suitable for further consideration.

6.19 Sites have also been categorised by their scale, based on indicative number of units, as this will help to determine the contribution to the preferred strategy:

- Key – housing led with a minimum of 200 dwellings proposed (see Section 4)
- Large – 100-199 dwellings
- Medium – 10 -99 dwellings
- Small – less than 10 dwellings (these sites will not be allocated but will be considered either as part of the settlement boundary review or as windfall sites)

Assessment of suitable sites against the Preferred Strategy

BARRY					
Site ID	Settlement	Site Name	Scale of Site	Does the site accord with the Preferred Strategy?	Reason
384	Barry	Hayes Lane	Medium	Yes	The site is located adjacent to the Barry Settlement Boundary, which is in the Strategic Growth Area, so this is a location where sustainable growth should be targeted. The site is currently allocated for employment so suitability of the site will depend on an assessment of whether this allocated use is still required in this location.
426	Barry	Land at Ffordd y Milleniwm	Medium	Yes	Outline Planning application 2020/00775/OUT has been granted subject to a legal agreement. Whilst the site accords with the strategy, it will not be taken forward as an allocation as it is listed as a commitment.
428	Barry	Land North East Barry	Key	Yes	The site is located adjacent to the Barry Settlement Boundary, which is in the Strategic Growth Area, so this is a location where sustainable growth should be targeted. Whilst separated from the existing settlement by the Link Road, the scale of development offers the opportunity to make significant infrastructure improvements to

					ensure that this extension to Barry integrates with the existing community.
449	Barry	Land at Weycock Cross	Large	Yes	<p>The site is located adjacent to the Barry Settlement Boundary, which is in the Strategic Growth Area. The site has been the subject of several planning applications that have been rejected by the Council and most recently subject of a planning appeal.</p> <p>As the key settlement within the Vale Glamorgan, as identified in the RLDP settlement hierarchy, the Council acknowledges that there is a need for further growth in Barry. In this respect the Council has determined that it would be more beneficial to address the housing needs of Barry strategically through the identification of a Key Site at North East Barry, which would deliver circa 1,500 dwellings within the plan period and beyond. This large urban expansion of the town would deliver a wider range of benefits particularly in addressing the high levels of affordable housing present in Barry, and from a placemaking perspective in delivering a mix of uses and infrastructure improvements than would be presented by a developing this site smaller site of circa 180 dwellings. This site would only be required</p>

					to be considered further if the key sites in the Barry area do not proceed.
459	Barry	Land at the Former Pencoedre Highschool	Large	Yes	The site is allocated in the adopted LDP and is considered suitable to be 'rolled forward' as an RLDP housing allocation as it is considered to be deliverable and accords with the Strategy.
487	Barry	Land at Neptune Road, Barry Waterfront	Medium	Yes	The site is located within the Barry Settlement Boundary, which is in the Strategic Growth Area, so this is a location where sustainable growth should be targeted. The site is currently allocated for a hotel and B1 offices so suitability of the site will depend on an assessment of whether these allocated uses are still required in this location.

COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)

Site ID	Settlement	Site Name	Scale of Site	Does the site accord with the Preferred Strategy?	Reason
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481	Llantwit Major (Boverton)	Land to the North of Boverton Road	Medium	Yes	The site is located adjacent to the Llantwit Major Settlement Boundary, which is in the Strategic Growth Area, so this is a location where sustainable growth should be targeted. This site would form a logical extension to the Llantwit Major and is therefore suitable for further consideration. However, consideration should be given to the site's location within the Boverton Conservation Area and its standing within that designation.
352	Llantwit Major	Land to the south of Millands Farm	Key (alongside adjacent land)	Yes	The site is allocated in the adopted LDP and is considered suitable to be 'rolled forward' as an RLDP housing allocation as it is considered to be deliverable and accords with the Strategy.
445	Llantwit Major	Former Eagleswell Primary School	Medium	Yes	The site is allocated in the adopted LDP and is considered suitable to be 'rolled forward' as an RLDP housing allocation as it is considered to be deliverable and accords with the Strategy.
427	Rhoose	Readers Way, Rhoose	Key	Yes	The site is located adjacent to the Rhoose Settlement Boundary, which is in the Strategic Growth Area, so this is a location where sustainable growth should be targeted. This site would form a logical extension to the Rhoose Settlement and is therefore suitable for further consideration.
493	Rhoose	Land north of the Railway Line, Rhoose -	Key	Yes	The site is allocated in the adopted LDP and is considered suitable to be 'rolled forward' as an RLDP housing allocation as it is

					considered to be deliverable and accords with the Strategy.
456/457	St Athan	Land West of St Athan	Key	Yes	The site is located adjacent to the St Athan Settlement Boundary, which is in the Strategic Growth Area, so this is a location where sustainable growth should be targeted. This site would form a logical extension to the St. Athan Settlement and is therefore suitable for further consideration.
462	St Athan	Church Farm	Key	Yes	The site is allocated in the adopted LDP and is considered suitable to be 'rolled forward' as an RLDP housing allocation as it is considered to be deliverable and accords with the Strategy.
485	St Athan	Land adjacent to Church Farm	Key	Yes	The site is located adjacent to the St Athan Settlement Boundary, which is in the Strategic Growth Area, so this is a location where sustainable growth should be targeted. This site would form a logical extension to the St. Athan Settlement and is therefore suitable for further consideration.
366	St Athan	Land South of Clive Road, St Athan	Medium	Yes	The site is located adjacent to the St Athan Settlement Boundary, which is in the Strategic Growth Area, so this is a location where sustainable growth should be targeted. This site would form a logical extension to the St. Athan Settlement and is therefore suitable for further consideration if it is determined that additional smaller sites are required in the St Athan area.

399	St Athan	Land at St Athan	Medium	Yes	The site is located adjacent to the St Athan Settlement Boundary, which is in the Strategic Growth Area, so this is a location where sustainable growth should be targeted. This site would form a logical extension to the St. Athan Settlement and is therefore suitable for further consideration if it is determined that additional smaller sites are required in the St Athan area.
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EAST VALE (PETERSTON-SUPER-ELY & WENVOE)					
Site ID	Settlement	Site Name	Scale of Site	Does the site accord with the Preferred Strategy?	Reason
417	Bonvilston	The Old Dairy Site	Medium	Yes	Site would utilise a brownfield site adjoining an existing minor rural settlement. the site could be reconsidered as a small-scale affordable housing led development subject to need and viability at a maximum of 25 dwellings. An ALC survey would be required.
441	The Downs	Land at The Downs	Medium	No	Site is located within a hamlet outside of the strategic growth area. Whilst it is proposed for small scale affordable housing, The Downs' position within the settlement hierarchy means that it would not be appropriate to accommodate additional growth.

365	Leckwith	Leckwith Quay	Key	Yes	Although the site is previously developed land, it is located outside of a defined settlement and is not within the Strategic Growth Area. Whilst it is poorly related to services and facilities in the Vale, it is within close proximity to employment opportunities within Cardiff (Penarth Road Area including Hadfield Road, Sloper Road, Bessemer Road is identified as an existing employment site in the Cardiff adopted LDP) so would align housing and employment. The site is the subject of a current planning application being considered by the Council; the determination of this site would be considered against the current adopted LDP. If the site is granted permission the site would contribute to the RLDP land bank as a windfall site.
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PENARTH AND AREA					
Site ID	Settlement	Site Name	Scale of site	Does the site accord with the Preferred Strategy?	Reason
400	Llandough	Land off Penlan Road, Llandough	Medium	Yes	The site is located within the Llandough Settlement Boundary, which is in the Strategic Growth Area, so this is a location where sustainable growth should be targeted. The

					site would form a natural extension to the Llandough Settlement Boundary. It would be an incursion into the landscape to the south of the Llandough Hospital and should only be allocated if required and if less sensitive sites cannot be delivered.
444	Dinas Powys	Land North of Dinas Powys	Key	Yes	The site is located adjacent to the Dinas Powys Settlement Boundary, which is in the Strategic Growth Area, so this is a location where sustainable growth should be targeted. Only a smaller parcel of the site, accessed off Cardiff Road, would be acceptable due to landscape and ecology constraints. This smaller site (250 units) would form a logical extension to Dinas Powys and is therefore suitable for further consideration.
446	Penarth	Upper Cosmeston Farm	Key	Yes	The site is allocated in the adopted LDP and is considered suitable to be 'rolled forward' as an RLDP housing allocation as it is considered to be deliverable and accords with the Strategy. Site is subject to a planning application.
553	Penarth	Land south of Llandough Hill and Penarth Road	Medium	Yes	Planning application 2020/01590/HYB has been granted subject to a legal agreement. Whilst the site accords with the strategy, it will not be taken forward as an allocation as it is listed as a commitment.

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)

Site ID	Settlement	Site Name	Scale of site	Does the site accord with the Preferred Strategy?	Reason
464	Colwinston	Land opposite the St David's Church in Wales Primary School, Colwinston	Medium	No	Site is outside of the strategic growth area and is not proposed for small scale affordable housing led development within a minor rural settlement. A market housing led scheme would not be acceptable, but the site could be reconsidered as a small-scale affordable housing led development subject to need and viability at a maximum of 25 dwellings. ALC survey work required.
370	Cowbridge	Bryn Melin, Cowbridge	Large	Yes	The site is allocated in the adopted LDP and is considered suitable to be 'rolled forward' as an RLDP housing allocation as it is considered to be deliverable and accords with the Strategy. The site is subject to a planning application.
398	Fferm Goch	Land to north and west of west winds business park, Fferm Goch	Medium	No	Site is outside of the strategic growth area and is not proposed for small scale affordable housing led development within a minor rural settlement. A market housing led scheme would not be acceptable, but the site could be reconsidered as a small scale affordable housing led development subject to need and viability at a maximum of 25

					<p>dwelling. The site adjoins the existing settlement of Fferm Goch and is located between and existing residential area and Westwinds Business Park.</p>
404	Wick	Land east of Heol Fain, Wick	Medium	No	<p>Site is outside of the strategic growth area and is not proposed for small scale affordable housing led development within a primary settlement. A market housing led scheme would not be acceptable, but the site could be reconsidered as a small scale affordable housing led development subject to need and viability at a maximum of 50 dwellings. In accordance with the Settlement Appraisal Review, it is considered that Wick could potentially accommodate limited affordable housing led growth.</p>

7. Identification of Key Sites

- 7.1 The Development Plans Manual does not prescribe a threshold for a ‘key site,’ instead identifying that this will vary by local authority and will therefore be a matter for LAs to determine. For a site to be ‘key’ in the context of the Vale, it is considered that it needs to be of a sufficient scale to make a significant contribution to the Objectives of the plan, most notably:
- Homes for All – larger key sites will maximise the delivery of affordable housing.
 - Placemaking – larger key sites can help to support a mix of uses, offer sustainable services and facilities, and deliver adequate infrastructure.
 - Protecting and Enhancing the Natural Environment – larger key sites offer greater opportunities to deliver biodiversity net benefit and fully incorporate networks of green infrastructure within developments.
 - Promoting active and sustainable travel choices – larger key sites can make more meaningful contributions to the enhancement of active travel networks.
- 7.2 The sites that have been submitted to the Council for consideration include sites ranging from small sites to a large settlement extension of 1,500 dwellings and a new settlement of 1,600 dwellings. It is considered that to best address the objectives above, key sites would need to be a minimum of 200 dwellings as this will deliver a meaningful affordable housing contribution, alongside other section 106 contributions, and will allow design to be driven by placemaking principles, which is sometimes more difficult on smaller sites. A small number of larger sites in sustainable locations would offer more opportunities than a larger number of smaller sites.
- 7.3 Notwithstanding this, in addition to key sites, there may still be a need for additional allocations at a smaller scale below this threshold, including affordable housing led developments. These will be identified at Deposit stage.
- 7.4 Overall, 19 sites with a capacity of 200 dwellings or more were submitted through the candidate site process. Several of these sites were ruled out at Stage 1 of the assessment process, and further sites were discounted as part of Stage 2 due to constraints or other factors. Following an assessment against the Strategy, the following sites have been identified as being suitable in principle for development and accord with the strategy and should therefore be included within the Preferred Strategy as key site allocations.
- 7.5 In addition to the three ‘rolled forward’ sites of a significant scale, the Preferred Strategy will also identify other rolled forward adopted LDP sites of less than 200 dwellings that are considered suitable for further consideration.

Key Site allocations

Site ID	Settlement	Site Name	Scale of site	Site category
428	Barry	Land North East Barry	Key	New site
427	Rhoose	Readers Way, Rhoose	Key	New site
493	Rhoose	Land north of the Railway Line, Rhoose -	Key	Rolled forward LDP site (planning application awaiting determination)
456/457	St Athan	Land West of St Athan	Key	New site
352	Llantwit Major	Land to the south of Milllands Farm	Key (alongside adjoining land with planning permission)	Rolled forward LDP site
462/485	St Athan	Church Farm/Land adjacent to Church Farm	Key	New site
444	Dinas Powys	Land North of Dinas Powys	Key (smaller area only)	New site
446	Penarth	Upper Cosmeston Farm	Key	Rolled forward LDP site (planning application awaiting determination)

7.6 For the key sites identified, the Council has prepared indicative site layouts and initial infrastructure to support the development, alongside any necessary mitigation measures. Further work is currently being undertaken as part of the site master planning work and it is the Councils intention to produce further detail on site infrastructure requirements at the Deposit Plan Stage.

8. Submission of additional Candidate Sites

- 8.1 In accordance with the Candidate Site Methodology Paper, there is an opportunity for new candidate sites to be submitted as part of the consultation on the Preferred Strategy.
- 8.2 Any new sites submitted will be required to complete the site submission form in full and provide the following key information as a minimum:
- A Development Viability Model (DVM)
 - Background evidence regarding any known constraints that may impact on the deliverability of the site (for example Preliminary Ecological Appraisal, Landscape strategy, tree studies etc)
 - Transport Strategy identifying how the site relates to existing services and facilities and proposed connectivity with sustainable transport routes
- 8.3 Site promoters are advised to consider whether any sites they wish to submit conform with the Preferred Strategy. If a site is outside of the Strategic Growth Area, please note that the Council will only potentially be seeking to allocate affordable housing led sites. Proposals for market-led housing in this location will be ruled out.

Appendix 1 – List of Non-Housing Sites

Site ID	Location	Proposed Use	Reason
361	Land at Port Road, Rhoose	Any permissible use	No defined uses proposed. Retained as Major Employment Allocation within the RLDP
377	Land adjoining Heritage Business Park	Cemetery	To be considered following assessment of burial land requirements
379	Land at Bridge House Farm	Retail	Proposals for retail development to be considered against the Council's Retail and Commercial Leisure Study (June 2023) and national policy for retailing.
382	Balas Farm	Minerals	The 2nd Review of the Minerals Regional Technical Statement indicates no further allocations are specifically required to be identified within the Vale of Glamorgan RLDP.
393	Wenvoe Quarry	Quarry Restoration	The site is an allocated minerals site and as such future minerals working and restoration would be considered against the existing adopted LDP, and any existing planning conditions associated with the quarry.
410	The Quarries and adjoining Land	Minerals	The 2nd Review of the Minerals Regional Technical Statement indicates no further allocations are specifically required to be identified within the Vale of Glamorgan RLDP.
411	Argoed Isha Quarry	Minerals	The 2nd Review of the Minerals Regional Technical Statement indicates no further allocations are specifically required to be identified within the Vale of Glamorgan RLDP.
412	Land east of Port Road, Wenvoe	Retail	Growing Centre proposed associated with Pugh's garden centre. Proposals for retail development to be considered against the Council's Retail and

			Commercial Leisure Study (June 2023) and national policy for retailing.
416	Pugh's Garden Village	Other	The proposal is to retain existing Pugh Garden Centre this would not necessitate special protection or allocation within the RLDP.
424	Bro Tathan	Employment	Retained as Major Employment Allocation within the RLDP
432	Bro Tathan	Employment	Retained as Major Employment Allocation within the RLDP. Additional land not included as the Council's Employment Land Study had indicated that the Council has sufficient employment land to meet its needs over the lifetime of the plan.
433	Aberthaw Power Station	Employment	Identified as Employment Regeneration Area in RLDP
436	Land between Llantwit Major and Llanmaes	Green Wedge Designation	Site to be considered as part of green wedge review.
439	Summerhouse Bay	Leisure/Tourism	The proposal is not considered to be of a scale that would warrant its allocation within the RLDP. Potential future tourism uses could be considered against the general policies of the existing adopted LDP or that of the RLDP following adoption.
452	Hayes Road, Sully	Employment	The Council's Employment Land Study has assessed the site and recommends that the site should no longer be allocated for employment uses- the site will be removed from the RLDP as a local employment site allocation.
458	Land between the Railway Line and the B4265, St Athan	Employment	The Council's Employment Land Study had indicated that the Council has sufficient employment land to meet its needs over the lifetime of the plan.
473	Land south of the B4265	Retail	Proposals for retail development to be considered against the Council's Retail and Commercial Leisure Study (June 2023) and national policy for retailing.

476	Land at Culverhouse Cross	Employment	The Council's Employment Land Study had indicated that the Council has sufficient employment land to meet its needs over the lifetime of the plan.
484	Land at Hayes Road, Barry	Employment	The Council's Employment Land Study had indicated that the Council has sufficient employment land to meet its needs over the lifetime of the plan. Notwithstanding the site is falls within an existing local employment site and proposals for this site would be considered against the policies of the adopted LDP or those of the RLDP once adopted.
506	Cae Maen Farm	Renewable Energy	<p>Insufficient supporting information has been supplied to fully consider the impacts of these proposals. Specifically in relation to the cumulative impacts of this submission along with the other proposed renewable energy developments along the River Thaw, the ecological impacts this development will have on this site, and any commitment on grid access.</p> <p>National and local policy promotes renewable energy development in principle and the development management process (either Local Authority or DNS) should be used as a mechanism to assess this site and consider all relevant implications.</p>
507	East Downs Farm	Renewable Energy	<p>Insufficient supporting information has been supplied to fully consider the impacts of these proposals. Specifically in relation to the cumulative impacts of this submission along with the other proposed renewable energy developments along the River Thaw, the ecological impacts this development will have on this site, and any commitment on grid access.</p>

			National and local policy promotes renewable energy development in principle and the development management process (either Local Authority or DNS) should be used as a mechanism to assess this site and consider all relevant implications.
510	Gileston Farm	Renewable Energy	<p>Insufficient supporting information has been supplied to fully consider the impacts of these proposals. Specifically in relation to the cumulative impacts of this submission along with the other proposed renewable energy developments along the River Thaw, the ecological impacts this development will have on this site, and any commitment on grid access.</p> <p>National and local policy promotes renewable energy development in principle and the development management process (either Local Authority or DNS) should be used as a mechanism to assess this site and consider all relevant implications.</p>
511	Old Beaupre Farm	Renewable Energy	<p>Insufficient supporting information has been supplied to fully consider the impacts of these proposals. Specifically in relation to the cumulative impacts of this submission along with the other proposed renewable energy developments along the River Thaw, the ecological impacts this development will have on this site, and any commitment on grid access.</p> <p>National and local policy promotes renewable energy development in principle and the development management process (either Local Authority or DNS) should be used as a mechanism to assess this site and consider all relevant implications.</p>

512	Pant Wilkin Stables	Renewable Energy	<p>Insufficient supporting information has been supplied to fully consider the impacts of these proposals. Specifically in relation to the cumulative impacts of this submission along with the other proposed renewable energy developments along the River Thaw, the ecological impacts this development will have on this site, and any commitment on grid access.</p> <p>National and local policy promotes renewable energy development in principle and the development management process (either Local Authority or DNS) should be used as a mechanism to assess this site and consider all relevant implications.</p>
513	St Hilary Farm	Renewable Energy	<p>Insufficient supporting information has been supplied to fully consider the impacts of these proposals. Specifically in relation to the cumulative impacts of this submission along with the other proposed renewable energy developments along the River Thaw, the ecological impacts this development will have on this site, and any commitment on grid access.</p> <p>National and local policy promotes renewable energy development in principle and the development management process (either Local Authority or DNS) should be used as a mechanism to assess this site and consider all relevant implications.</p>
515	Treguff Fach Farm	Renewable Energy	<p>Insufficient supporting information has been supplied to fully consider the impacts of these proposals. Specifically in relation to the cumulative impacts of this submission along with the other proposed renewable energy developments along the River Thaw, the</p>

			<p>ecological impacts this development will have on this site, and any commitment on grid access.</p> <p>National and local policy promotes renewable energy development in principle and the development management process (either Local Authority or DNS) should be used as a mechanism to assess this site and consider all relevant implications.</p>
516	Tregruff	Renewable Energy	<p>Insufficient supporting information has been supplied to fully consider the impacts of these proposals. Specifically in relation to the cumulative impacts of this submission along with the other proposed renewable energy developments along the River Thaw, the ecological impacts this development will have on this site, and any commitment on grid access.</p> <p>National and local policy promotes renewable energy development in principle and the development management process (either Local Authority or DNS) should be used as a mechanism to assess this site and consider all relevant implications.</p>
517	Ty Draw	Renewable Energy	<p>Insufficient supporting information has been supplied to fully consider the impacts of these proposals. Specifically in relation to the cumulative impacts of this submission along with the other proposed renewable energy developments along the River Thaw, the ecological impacts this development will have on this site, and any commitment on grid access.</p> <p>National and local policy promotes renewable energy development in principle and the development management process (either Local Authority or DNS)</p>

			should be used as a mechanism to assess this site and consider all relevant implications.
544	The Port of Barry	Barry Docks	Identified as Employment Regeneration Area in RLDP
551	Land at Model Farm	Employment	Retained as Major Employment Allocation within the RLDP, subject to outcome of appeal for non-determination.
554	Land South of Junction 34, M4, Hensol	Employment	Retained as Major Employment Allocation within the RLDP
577	Gigman Barn	Renewable Energy	<p>Insufficient supporting information has been supplied to fully consider the impacts of these proposals. Specifically in relation to the cumulative impacts of this submission along with the other proposed renewable energy developments along the River Thaw, the ecological impacts this development will have on this site, and any commitment on grid access.</p> <p>National and local policy promotes renewable energy development in principle and the development management process (either Local Authority or DNS) should be used as a mechanism to assess this site and consider all relevant implications.</p>

Appendix 2 – Summary of Assessment

BARRY

ID	371	384	407	426	428	449	459	487
Site Name	Walters Farm/Ferm Walter	Hayes Lane	Land West of Coed Mawr Road/Tir i'r gorllewin o Coed Mawr Road	Land at Ffordd y Milleniwm/Tir yn Ffordd y Milleniwm	Land at North East Barry/Tir yng ngogledd-ddwyrain y Barri	Land at Weycock Cross, South of Port Road, Barry/Tir yn Weycock Cross, i'r de o Port Road, Y Barri	Land at the Former Pencoedre Highschool/Tir yn Pencoedre hen Ysgol Uwchradd	Land at Neptune Road, Barry Waterfront/Tir yn Neptune Road, Glannau'r Barri
Proposed Use	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing
Developer interest	Green	Yellow	Yellow	Green	Green	Green	Green	Green
Brownfield/Greenfield Land	Yellow	Green	Yellow	Green	Yellow	Green	Yellow	Green
Locally Protected Sites (SINCS and Local Nature Reserves)	Red	Green	Green	Yellow	Green	Green	Green	Green
Wildlife Corridors, Green Networks or Stepping Stones	Red	Yellow	Red	Yellow	Yellow	Green	Yellow	Green
Protected or Priority Species	Red	Yellow	Red	Yellow	Yellow	Green	Green	Green
Historic environment	Yellow	Green	Yellow	Green	Green	Green	Green	Green
Agricultural Land Quality	Green	Green	Green	Green	Yellow	Green	Green	Green
Minerals Resources	Yellow	Green	Yellow	Green	Green	Yellow	Green	Green
Green Wedge Designations	Green	Green	Green	Green	Green	Yellow	Green	Green
Special Landscape Area and Glamorgan Heritage Coast Designations	Green	Green	Yellow	Yellow	Green	Yellow	Yellow	Yellow
Contaminated Land	Green	Yellow	Green	Yellow	Yellow	Green	Green	Yellow
Existing Physical Site Constraints	Yellow	Yellow	Green	Yellow	Yellow	Green	Green	Green
Topography and Site Conditions	Green	Green	Green	Green	Green	Yellow	Green	Green
Tree Preservation Orders, Hedgerows and Woodlands	Green	Yellow	Yellow	Green	Yellow	Green	Green	Green
Amenity and Compatibility with adjacent uses	Green	Green	Green	Green	Yellow	Yellow	Yellow	Green
Environmental & Physical Constraints Conclusions	Red	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow
Access to Services and Facilities	Yellow	Red	Green	Green	Yellow	Yellow	Yellow	Green
Access to Retail	Green	Red	Green	Green	Green	Yellow	Yellow	Green
Access to Primary Schools	Green	Red	Green	Green	Green	Red	Yellow	Green
Access to Health Services	Green	Yellow	Green	Yellow	Yellow	Green	Green	Green
Access to other Community Facilities	Yellow	Red	Yellow	Green	Green	Green	Yellow	Green
Access to Green open Spaces/GI	Green	Red	Yellow	Yellow	Yellow	Green	Green	Red
Sustainable Transport - Public Transport	Green	Red	Green	Green	Green	Green	Green	Green
Sustainable Transport - Active Travel	Green	Green	Green	Green	Green	Green	Green	Green
Access/proximity to services and facilities conclusions	Green	Red	Green	Green	Green	Yellow	Green	Green
Community Facilities	Green	Green	Yellow	Green	Green	Green	Green	Green
Connectivity and Capacity	Green	Green	Green	Green	Green	Green	Green	Green
Infrastructure availability conclusions	Yellow	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow
Highway Accessibility	Yellow	Green	Red	Yellow	Yellow	Yellow	Yellow	Yellow
Climate Change	Green	Green	Yellow	Green	Green	Green	Green	Yellow
Placemaking - Character and Place	Yellow	Green	Yellow	Yellow	Green	Yellow	Green	Green
Health & Wellbeing	Green	Yellow	Green	Green	Green	Green	Green	Green
Suitable for further Consideration	Red	Green	Red	Green	Green	Green	Green	Green

COASTAL VALE

ID	352	364	366	395	396	399	408	414
Site Name	Land to the south of Milllands Farm/Tir i'r de o Fferm Milllands	Parc Hoddnant	Land South of Clive Road, St Athan/Tir i'r de o Clive Road, Sain Tathan	Glebelands at Llanmaes/Glebelands yn Llan-faes	North West Llantwit Major/Gogledd-orllewin Llanilltud Fawr	Land at St Athan/Tir yn Sain Tathan	Land at East Aberthaw (North)/Tir yn Nwyrain	Land to the east of Fommon Road, Rhosee/Tir i'r dwyrain o Fommon Road, Y Rhws
Proposed Use	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing
Developer interest	Yellow	Red	Green	Red	Yellow	Red	Red	Yellow
Brownfield/Greenfield Land	Yellow	Green	Yellow	Yellow	Red	Yellow	Yellow	Yellow
Locally Protected Sites (SINCS and Local Nature Reserves)	Green	Green	Green	Green	Yellow	Green	Green	Green
Wildlife Corridors, Green Networks or Stepping Stones	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green
Protected or Priority Species	Yellow	Red	Yellow	Green	Yellow	Green	Green	Green
Historic environment	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Agricultural Land Quality	Green	Green	Green	Green	Green	Green	Green	Green
Minerals Resources	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Red
Green Wedge Designations	Green	Green	Green	Green	Green	Green	Yellow	Yellow
Special Landscape Area and Glamorgan Heritage Coast Designations	Green	Yellow	Yellow	Green	Green	Yellow	Green	Green
Contaminated Land	Yellow	Yellow	Green	Green	Green	Green	Yellow	Yellow
Existing Physical Site	Green	Green	Green	Yellow	Yellow	Yellow	Red	Green
Topography and Site Conditions	Green	Green	Green	Green	Green	Green	Green	Green
Tree Preservation Orders, Hedgerows and Woodlands	Yellow	Yellow	Green	Yellow	Green	Green	Green	Green
Amenity and Compatibility with adjacent uses	Yellow	Green	Yellow	Green	Green	Green	Red	Red
Environmental & Physical Constraints Conclusions	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Red	Red
Access to Services and Facilities	Green	Green	Green	Yellow	Yellow	Yellow	Yellow	Yellow
Access to Retail	Green	Green	Green	Green	Green	Yellow	Red	Yellow
Access to Primary Schools	Red	Green	Yellow	Red	Yellow	Red	Red	Red
Access to Health Services	Yellow	Green	Green	Yellow	Green	Yellow	Red	Yellow
Access to other Community Facilities	Green	Green	Green	Green	Yellow	Green	Green	Green
Access to Green open Spaces/GI	Green	Green	Green	Green	Green	Green	Green	Green
Sustainable Transport - Public Transport	Green	Green	Green	Green	Red	Green	Green	Green
Sustainable Transport - Active Travel	Green	Green	Green	Green	Green	Green	Green	Green
Access/proximity to services and facilities conclusions	Green	Green	Green	Yellow	Red	Green	Red	Green
Community Facilities	Green	Green	Green	Green	Green	Green	Green	Green
Connectivity and Capacity	Green	Green	Yellow	Green	Green	Yellow	Yellow	Green
Infrastructure availability conclusions	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	White	Yellow
Highway Accessibility	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Climate Change	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Placemaking - Character and Place	Yellow	Yellow	Green	Red	Yellow	Yellow	Yellow	Yellow
Health & Wellbeing	Green	Green	Green	Green	Yellow	Green	Green	Green
Suitable for further Consideration	Green	Red	Green	Red	Red	Green	Red	Red

COASTAL VALE

ID	418	422	427	445	447	456
Site Name	Land West of Fommon Road, Fontygary/Tir i'r gorllewin o Fommon Road, Ffont-y-gari	Land to the northeast of Llancarfan/Tir i'r gogledd-ddwyrain o Lancaifan	Land at Readers Way/Tir yn Readers Way	Former Eagleswell Primary School/Hen Ysgol Gynradd Eagleswell	Land at Ringwood Crescent, St Athan/Tir yn Ringwood Crescent, Sain Tathan	Land West of St Athan/Tir i'r gorllewin o Sain Tathan
Proposed Use	Housing	Housing	Housing	Housing	Housing	Housing
Developer interest	Red	Red	Green	Yellow	Green	Green
Brownfield/Greenfield Land	Yellow	Yellow	Yellow	Green	Green	Yellow
Locally Protected Sites (SINCS and Local Nature Reserves)	Green	Green	Yellow	Green	Green	Green
Wildlife Corridors, Green Networks or Stepping Stones	Green	Green	Yellow	Yellow	Yellow	Green
Protected or Priority Species	Green	Green	Yellow	Yellow	Yellow	Yellow
Historic environment	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Agricultural Land Quality	Green	Green	Green	Green	Green	Green
Minerals Resources	Red	Yellow	Yellow	Green	Yellow	Yellow
Green Wedge Designations	Green	Green	Yellow	Green	Green	Green
Special Landscape Area and Glamorgan Heritage Coast Designations	Yellow	Yellow	Green	Green	Yellow	Yellow
Contaminated Land	Green	Green	Green	Green	Green	Green
Existing Physical Site	Yellow	Yellow	Yellow	Yellow	Green	Green
Topography and Site Conditions	Green	Green	Green	Green	Green	Green
Tree Preservation Orders, Hedgerows and Woodlands	Green	Yellow	Yellow	Green	Yellow	Green
Amenity and Compatibility with adjacent uses	Red	Green	Red	Green	Yellow	Green
Environmental & Physical Constraints Conclusions	Red	Yellow	Yellow	Green	Yellow	Green
Access to Services and Facilities	Yellow	Yellow	Yellow	Yellow	Yellow	Green
Access to Retail	Green	Red	Green	Green	Green	Green
Access to Primary Schools	Yellow	Red	Green	Green	Green	Yellow
Access to Health Services	Green	Red	Green	Green	Green	Green
Access to other Community Facilities	Green	Green	Green	Yellow	Green	Green
Access to Green open Spaces/GI	Green	Green	Green	Green	Green	Green
Sustainable Transport - Public Transport	Green	Red	Green	Green	Green	Green
Sustainable Transport - Active Travel	Green	Red	Green	Green	Green	Green
Access/proximity to services and facilities conclusions	Green	Red	Green	Green	Green	Green
Community Facilities	Green	Green	Green	Green	Green	Green
Connectivity and Capacity	Green	Green	Green	Green	Yellow	Green
Infrastructure availability conclusions	Yellow	White	Yellow	Yellow	White	Yellow
Highway Accessibility	Yellow	White	Yellow	Yellow	White	Yellow
Climate Change	Yellow	Yellow	Yellow	Yellow	Red	Green
Placemaking - Character and Place	Yellow	Yellow	Yellow	Green	Red	Yellow
Health & Wellbeing	Green	Green	Green	Green	Red	Green
Suitable for further Consideration	Red	Red	Green	Green	Red	Green

COASTAL VALE

ID	457	461	462	481	485	492	493
Site Name	Land South of B4265, St Athan/Tir i'r de o'r B4265, Sain Tathan	Land at Boverton/Tir yn Nhrebefered	Land at Church Farm/Tir yn Fferm yr Eglwys	Land to the North of Boverton Road/Tir i'r gogledd o Boverton Road	Land east of St Athan County Junior and Infants School/Tir i'r dwyrain o Ysgol Iau a Babanod Sain Tathan	Land North of Porthkerry Road/Tir i'r gogledd o Porthkerry Road	Land north of the Railway Line, Rhose/Tir i'r gogledd o'r Linell Reilffordd, y Rhws
Proposed Use	Housing	Housing	Housing	Housing	Housing	Housing	Housing
Developer interest							
Brownfield/Greenfield Land							
Locally Protected Sites (SINCS and Local Nature Reserves)							
Wildlife Corridors, Green Networks or Stepping Stones							
Protected or Priority Species							
Historic environment							
Agricultural Land Quality							
Minerals Resources							
Green Wedge Designations							
Special Landscape Area and Glamorgan Heritage Coast Designations							
Contaminated Land							
Existing Physical Site							
Topography and Site Conditions							
Tree Preservation Orders, Hedgerows and Woodlands							
Amenity and Compatibility with adjacent uses							
Environmental & Physical Constraints Conclusions							
Access to Services and Facilities							
Access to Retail							
Access to Primary Schools							
Access to Health Services							
Access to other Community Facilities							
Access to Green open Spaces/GI							
Sustainable Transport - Public Transport							
Sustainable Transport - Active Travel							
Access/proximity to services and facilities conclusions							
Community Facilities							
Connectivity and Capacity							
Infrastructure availability conclusions							
Highway Accessibility							
Climate Change							
Placemaking - Character and Place							
Health & Wellbeing							
Suitable for further Consideration							

PENARTH & AREA

ID	429	431	443	444	446	553	4440
Site Name	Land at Pen y Turnpike Road, NW of Llandough Hospital/Tir yn Pen y Turnpike Road, i'r gogledd-orllewin o Ysbyty Llandochau	Land off Caerleon Road, Dinas Powys/Tir oddi ar Caerleon Road, Dinas Powys	Land at Caerleon Road, Dinas Powys/Tir yn Caerleon Road, Dinas Powys	Land north of Dinas Powys/Tir i'r gogledd o Ddinas Powys	Land at Upper Cosmeston Farm, Lavernock Road, Penarth/Tir yn Fferm Cosmeston Uchaf, Lavernock Road, Penarth	Land south of Llandough Hill and Penarth Road/Tir i'r de o Fryn Llandochau a Heol Penarth	Land north of Dinas Powys/Tir i'r gogledd o Ddinas Powys
Proposed Use	Housing	Housing	Housing	Housing	Housing	Housing	Housing
Developer interest							
Brownfield/Greenfield Land							
Locally Protected Sites (SINCS and Local Nature Reserves)							
Wildlife Corridors, Green Networks or Stepping Stones							
Protected or Priority Species							
Historic environment							
Agricultural Land Quality							
Minerals Resources							
Green Wedge Designations							
Special Landscape Area and Glamorgan Heritage Coast Designations							
Contaminated Land							
Existing Physical Site Constraints							
Topography and Site Conditions							
Tree Preservation Orders, Hedgerows and Woodlands							
Amenity and Compatibility with adjacent uses							
Environmental & Physical Constraints Conclusions							
Access to Services and Facilities							
Access to Retail							
Access to Primary Schools							
Access to Health Services							
Access to other Community							
Access to Green open Spaces/GI							
Sustainable Transport - Public Transport							
Sustainable Transport - Active							
Access/proximity to services and facilities conclusions							
Community Facilities							
Connectivity and Capacity							
Infrastructure availability							
Highway Accessibility							
Climate Change							
Placemaking - Character and Place							
Health & Wellbeing							
Suitable for further Consideration							

RURAL VALE

ID	514	555	565	570	571
Site Name	Land East of St. Athan Road/Tir i'r dwyrain o St. Tathan Road.	Land off Vale Court, Cowbridge, Vale of Glamorgan/Tir oddi ar Vale Court, Y Bont-faen, Bro Morganwg	Land at Nant Canna, Treoes, Option 2/Tir yn Nant Canna, Tre- oes, opsiwn 2	Land off Wick Road, Ewenny - Option 2/Tir oddi ar Wick Road, Ewenni, Opsiwn 2	Land off Wick Road, Ewenny, option 3/Tir oddi ar Wick Road, Ewenni, Opsiwn 3
Proposed Use	Housing	Housing	Housing	Housing	Housing
Developer interest					
Brownfield/Greenfield Land					
Locally Protected Sites (SINCS and Local Nature Reserves)					
Wildlife Corridors, Green Networks or Stepping Stones					
Protected or Priority Species					
Historic environment					
Agricultural Land Quality					
Minerals Resources					
Green Wedge Designations					
Special Landscape Area and Glamorgan Heritage Coast Designations					
Contaminated Land					
Existing Physical Site Constraints					
Topography and Site Conditions					
Tree Preservation Orders, Hedgerows and Woodlands					
Amenity and Compatibility with adjacent uses					
Environmental & Physical Constraints Conclusions					
Access to Services and Facilities					
Access to Retail					
Access to Primary Schools					
Access to Health Services					
Access to other Community Facilities					
Access to Green open Spaces/GI					
Sustainable Transport - Public Transport					
Sustainable Transport - Active Travel					
Access/proximity to services and facilities conclusions					
Community Facilities					
Connectivity and Capacity					
Infrastructure availability conclusions					
Highway Accessibility					
Climate Change					
Placemaking - Character and Place					
Health & Wellbeing					
Suitable for further Consideration					

**Appendix 3 – TFW Travel Isochrones
(available as separate appendix)**



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