

VALE OF GLAMORGAN

REPLACEMENT LOCAL DEVELOPMENT PLAN 2021 - 2036

HOUSING GROWTH IN BARRY

June 2025



CONSULTATION DOCUMENT

RLDP

CDLN



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1 Introduction

- 1.1 The Council recently consulted on a Preferred Strategy for the Replacement Local Development Plan (RLDP) to inform the level and spatial distribution of new development, including housing. As part of the Preferred Strategy five key housing-led sites were identified, including a key site to the North East of Barry. In order for sites to be included as part of the next stage of the process, the Deposit Plan, it must be demonstrated that sites are deliverable i.e. there are no barriers to development that would stop them from coming forward within the plan period. There are currently concerns around the deliverability of the site to the North East of Barry and its ability to deliver the anticipated benefits in respect of placemaking principles, and therefore it has been necessary to reconsider its inclusion as a key site within the RLDP.
- 1.2 Barry is the largest and most sustainable settlement in the Vale and is also the settlement with the highest need for affordable housing. It is therefore appropriate and necessary for Barry to accommodate additional housing growth. This consultation paper therefore considers the options for housing growth in Barry and seeks the views of residents on these growth options as part of a public consultation exercise.

2 Background

- 2.1 All Local Authorities in Wales are required to produce a Local Development Plan (LDP) to manage land and development over the long term. The LDP sets out a positive vision for the Vale of Glamorgan and identifies where and how development should take place in the future.
- 2.2 The existing Vale of Glamorgan LDP was adopted in June 2017 and covers the period 2011-2026. It is necessary to review the LDP on a regular basis and work formally commenced in May 2022 on a Replacement LDP (RLDP) which will supersede the existing LDP which once formally adopted will cover the period 2021-2036.
- 2.3 The RLDP will include site allocations for different land uses, such as housing and employment, and policies to help tackle the declared climate and nature emergencies, safeguard the environment, and secure high-quality design. When adopted by the Council, the RLDP will be used as a basis for determining planning applications.
- 2.4 A key stage in the RLDP process is the preparation of a 'Preferred Strategy' for the Plan, which includes a Vision, key themes and objectives for the Vale over the next 15 years, as well as identifying an appropriate level of population, housing and employment growth informed by a wide evidence base and the national planning policy context. The Preferred Strategy also sets out the spatial distribution of that growth and identifies key allocations and strategic policies that will help to deliver the Strategy.
- 2.5 The RLDP Preferred Strategy was subject to a 10-week public consultation between December 2023 and February 2024. The Strategy sought to promote

development in a Strategic Growth Area, an area that accommodates the main centres of population and urban settlements that are served by a range of facilities and services and are accessible by transport modes, including the Vale of Glamorgan rail line. Within the Strategic Growth Area, Barry as a key settlement, and the service centre settlements of Llantwit Major, Penarth and Cowbridge, provide opportunities for sustainable growth. The primary settlements of Sully, Dinas Powys, Llandough (Penarth), Rhose and St Athan have also been included within the Strategic Growth Area, as these are sustainable locations where new residential development can be aligned with other uses and where there are current and proposed sustainable transport options to reduce the need to travel by car.

2.6 The RLDP Preferred Strategy was considered by full Council in September 2024 where it was agreed that the strategy should form the basis of the Deposit RLDP, the next stage in plan preparation. The Strategy comprises the following components:

- 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.
- Aligning locations for new housing employment services and facilities to reduce the need to travel.
- Focusing developments 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.
- Allowing for small scale affordable housing led development in settlements outside the strategic growth area at a scale proportionate to the size of the settlement.
- Supporting the role of Cardiff Airport as a strategic gateway the international connectivity.
- Allowing for regeneration opportunities including at Aberthaw and Barry Docks.

2.7 A key element of the strategy is the level of growth proposed over the plan period. A housing requirement of 7,890 new dwellings is identified with a further flexibility allowance of 10% added to this to allow for non-delivery. A significant proportion of the housing requirement can be met by the existing housing land supply (sites with planning permission and deliverable sites rolled forward from the adopted LDP) together with windfall sites (unallocated sites that become available for development), but there is also a need for new housing sites to be identified.

2.8 The Preferred Strategy identified 5 new key sites on sustainable sites within the strategic growth area. In order for a site to be allocated, it must be demonstrated that it can contribute to placemaking, as well as being financially viable and deliverable within the plan period. A deliverable site is one that is generally free from constraints, or where it can be demonstrated that any barriers to delivery can be overcome. The nature of constraints will

differ on a site-by-site basis, but one of the considerations common to all sites is land ownership.

- 2.9 As part of the evidence base for the Deposit Plan, further work is being undertaken to understand and address the site-specific constraints for each site.
- 2.10 The largest key site is Land at North East of Barry which was included in the Preferred Strategy as the main focus for future growth in the Barry area. The background to the site and issues in respect of deliverability, specifically in relation to land ownership, are explained in the next section.

3 Land between the B4231 and Argae Lane, North East of Barry

- 3.1 The Preferred Strategy identifies a 71.1 Ha site to the North East of Barry on an area of primarily low value agricultural land. At the time of the preparation of the Preferred Strategy it was considered that the site could accommodate up to 1,500 dwellings, with 900 of these dwellings being delivered in the plan period up to 2036. Due to its scale, it was included within the Preferred Strategy as a key site, referenced SP4 KS1.
- 3.2 In line with the sustainable growth strategy, it is considered that a development of the scale proposed in this location in North East Barry would allow new housing to be aligned with employment, services and facilities to reduce the need to travel. As evidenced by Transport for Wales travel time isochrone maps, the site is within a 10-15 minute cycle of Cadoxton station, with a four train per hour service to Cardiff, and the southern part of the site is within a 20 minute walk of the station.
- 3.3 It is recognised that the site is adjacent to the A4231 Barry Docks Link Road and as such there would be a requirement for the delivery of significant Active Travel improvements to enhance connectivity with the surrounding area, including to Cadoxton station.
- 3.4 Based on the quantum of development proposed, it is anticipated that the site would encompass a range of uses including a primary school and a new village centre with uses such as cafes, retail and workshops/co-working units. This would serve not only the estate itself but also benefit the adjoining Pencoedtre Village Estate, which has limited services and facilities within it.
- 3.5 As detailed in the Initial Consultation Report, at Preferred Strategy stage the site received a large number of representations primarily objecting to the principle of the allocation. A key representation was received from Natural Resources Wales (NRW) who raised concerns about the scale of the development at North East Barry and the proximity to the Barry Woodlands Site of Special Scientific Interest (SSSI), due to the potential for unauthorised and unmanaged public access leading to damage to the SSSI. This had been experienced elsewhere in the Barry Woodlands SSSI at Pencoedtre West. NRW advised that there is scope to reduce the developed area of the site and enable a sustainable design that reduces the potential for impacts upon the

SSSI, whilst also maintaining, enhancing and managing the important retained and created habitats on site. Whilst it would be possible to revise the illustrative layout to include an appropriate buffer for the SSSI, it is noted that this will affect the developable area of the site and therefore the number of dwellings and potentially other uses that could be accommodated.

- 3.6 Notwithstanding the above, deliverability is an important factor in justifying the inclusion of a site for allocation and site ownership is an integral part of this. The site at North East Barry is under the control of several different land owners. Whilst statements of intent to release the site for development have been received by the Council for a number of the development parcels, as the plan progresses there is a need for further certainty from all parties in the form of appropriate evidence, such as signed heads of terms, demonstrating commitment from the respective landowners that there is a common agreement on the delivery of the site. The Council has actively engaged with the site promoters and landowner representatives throughout the process. However, insufficient evidence has been received in respect of full landowner agreement to give sufficient confidence that a site of the scale originally envisaged can be brought forward within the plan period. Further time spent seeking to resolve these matters will lead to significant delays to the RLDP timetable.
- 3.7 Whilst a smaller site involving fewer landowners could potentially be delivered, this would result in a smaller quantum of development that would be unable to support the proposed mix of uses that are deemed critical to the effective placemaking of this site, and relate poorly to the existing settlement pattern. In addition, it would be more challenging to deliver the active travel improvements necessary to reduce the car dependency of the location.
- 3.8 Given the issues described above, it is therefore proposed not to include Land at North East Barry as an allocation in the Deposit Plan.**

4 Growth Options in Barry

- 4.1 Barry is the largest town in the Vale of Glamorgan with a 2021 Census population of 53,400, which equates to 41% of the overall population of the Vale of Glamorgan
- 4.2 It is the only 'key settlement' within the settlement hierarchy based on its population, provision of key services and facilities, public transport accessibility and frequency, and employment opportunities. It is the most sustainable location in the Vale and as a consequence there is a need for Barry to accommodate a level of housing growth that is commensurate with its role and function.
- 4.3 Furthermore, the latest Local Housing Market Assessment (LHMA) indicates an affordable housing need of 1,075 units per annum over the next 5 years in the Vale, with the highest need in Barry (over 500 units per annum). Targeting growth to this market area will provide opportunities to address this need.
- 4.4 The Spatial Options Background Paper identifies that Barry is constrained by flooding to the south of the town, landscape constraints to the north, and Best and Most Versatile (BMV) agricultural land to the east. Having regard to these constraints, opportunities for sustainable growth beyond the existing settlement boundaries of the town are limited.
- 4.5 In order to respond appropriately to the exclusion of Land at North East Barry as an allocation in the Deposit Plan, it is necessary to consider if there are alternative sites in the Barry area that are deemed suitable in principle for development and that would accord with the strategy.

Completions since the start of the plan period

- 4.6 The RLDP covers the plan period 2021-2026. In the first three years of the plan period (2021-22, 2022-23, 2023-24) a total of 1,118 units have been completed on large sites across the Vale. Over this 3-year period, there were 506 units completed in Barry, primarily on Barry Waterfront, together with several RSL-led redevelopments on brownfield sites within or close to the town centre. This equates to approximately 45% of all completions on large sites.

Existing Commitments

- 4.7 There are a number of large sites (10 or more dwellings) that already have the benefit of planning permission. These have already been factored into the housing land supply calculation.
- 4.8 The Preferred Strategy provided a position on these sites as of 1st April 2023, but the table below updates this to reflect the findings of the 1st April 2024 monitoring. Those sites that were under construction in 2023 but were

completed by 1st April 2024 have not been included in the list as they are included with the completions figure above.

- 4.9 It will be noted that there were 117 units under construction on large sites as of the last monitoring assessment on 1st April 2024, with many of these likely to be complete by the next housing monitoring that will be undertaken in April 2025.
- 4.10 There has been one major planning application approved since the Preferred Strategy was published – the redevelopment of Crossways Methodist Church for 15 units.

Site Name	Source	Total Site Capacity	Dwellings complete by 1st April 2024 (included in completions)	Dwellings Under Construction 2024	Dwellings Not Started April 2024
Holm View (Phase 2), Barry	LDP Allocation	42	14	28	0
Hayes Wood, The Bendricks	Windfall	53	21	32	0
Colcot Health Clinic, Winston Road, Barry	Windfall	12	0	12	0
81-85, Holton Road (Former Dan Evans), Barry	Windfall	25	0	25	0
Land at Coldbrook Road East, Cadoxton, Barry	Windfall	20	0	20	0
Former Railway Sidings, Ffordd y Mileniwm, Barry	Windfall	56	0	0	56
Crossways Methodist Church, Barry	Windfall	15	0	0	15
Total		223	35	117	71

Rolled Forward sites

- 4.11 There are two undeveloped sites in the Barry area that are proposed to be rolled forward from the adopted LDP that are considered to be viable and deliverable within the plan period. Firstly, the site west of Pencoedtre Lane has a capacity of 135 units and is in the ownership of the Council's housing department, who intend to bring the site forward as part of the recently agreed Cardiff and Vale Housing partnership arrangement. The site is not currently subject to a planning application.
- 4.12 Land is still available at The Mole on the Waterfront, which is included within the adopted LDP strategic site boundary, and a hybrid planning application is currently under consideration for The Mole and the adjoining No. 1 Dock for a

400-berth marina, a marine office building, an incubator workspace and residential development comprising townhouses and apartments. The current plans identify 65 homes as part of this wider regeneration scheme.

Site Name	Source	Total Site Capacity	Dwellings complete by 1st April 2024 (included in completions)	Dwellings Under Construction 2024	Dwellings Not Started April 2024
Land to the west of Pencoedtre Lane, Barry	Rolled forward LDP Allocation	135	0	0	135
Land at the Mole, Barry Waterfront	Rolled forward LDP Allocation	65	0	0	65
		200	0	0	200

Urban Capacity Study

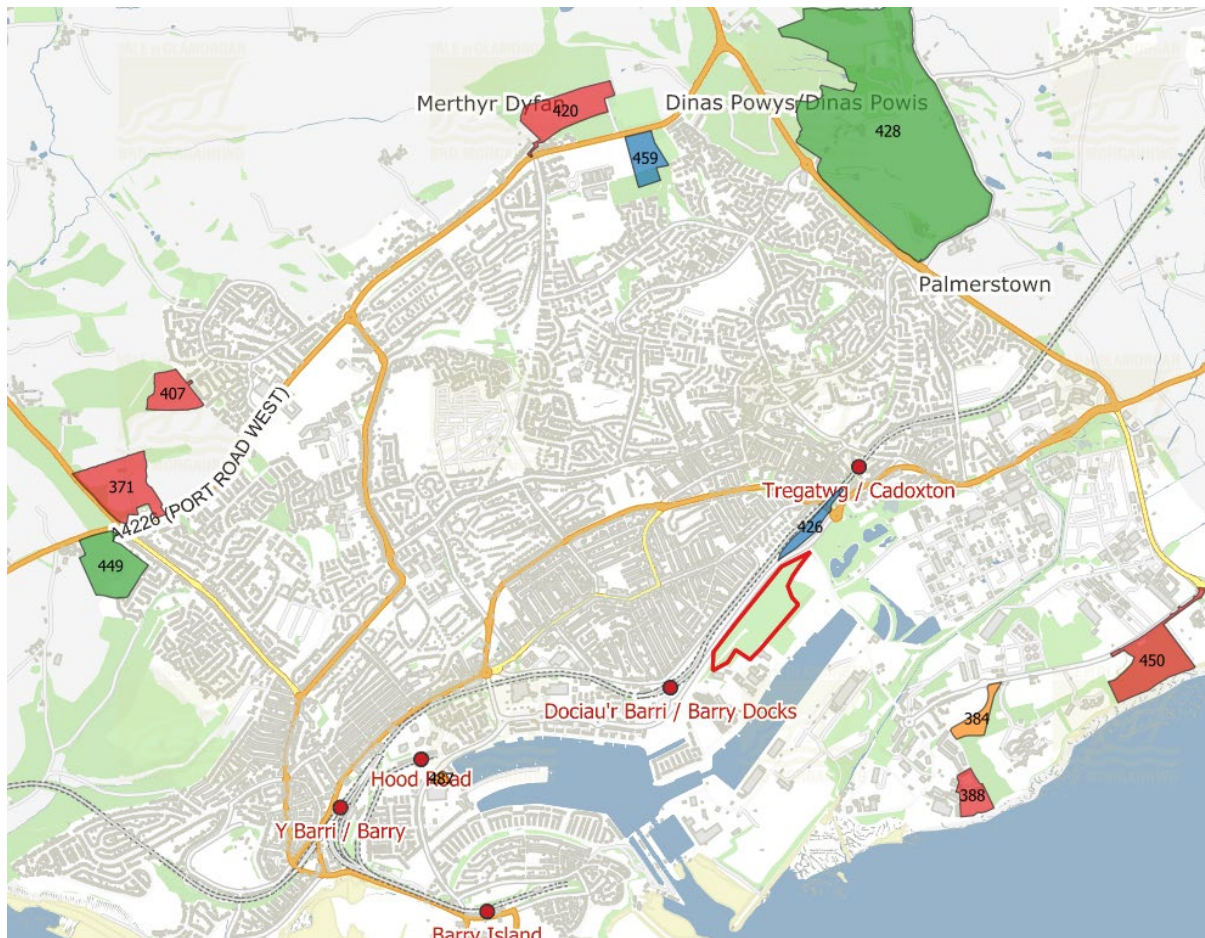
- 4.13 As a part of the evidence base for the RLDP, an Urban Capacity Study (UCS) has been prepared to consider potential development sites within the existing defined settlement of Barry. The UCS has demonstrated that there are no other sites suitable for housing likely to become available on previously developed land of a similar scale to the Waterfront, although there are infill and redevelopment opportunities that may be acceptable in principle as windfall sites over the RLDP plan period.
- 4.14 As part of the housing land supply paper prepared to support the Preferred Strategy it was estimated that based on previous trends and potential opportunities 40% of all large windfall sites (unallocated sites of 10 or more dwellings) would be delivered in Barry, equating to 300 units.
- 4.15 The UCS identifies a number of key opportunities on vacant or under-utilised land demonstrating that there is theoretical capacity on sites in Barry to meet a proportionate share of the large site windfall allowance. The UCS is clear that *“the identification of sites within this Study does not infer that future planning applications would automatically be considered favourably, but rather that they are in an area where the high-level principle of development could be acceptable. The suitability of sites would need to be considered at planning application stage, having regard to all material considerations.”*
- 4.16 The UCS also states that *“sites that are identified within this Study would have to be assessed against relevant policy on their own merit, and inclusion within this Study does not weigh materially in their favour. Equally, the absence of a site from this Study does not rule out its acceptability for windfall development.”*

- 4.17 In accordance with national planning policy there is an expectation that densities in urban areas are maximised and that sites that are in more central and accessible locations, including close to transport nodes, should deliver higher densities. There will therefore be an expectation of more dwellings per net hectare being delivered in Barry than some other areas of the Vale.
- 4.18 A further 260 dwellings would be delivered on small sites (of less than 10 dwellings). The urban capacity study indicates that there is likely to be a steady supply of small sites to meet this requirement. This will include net dwelling gains from the conversions or sub-division of existing dwellings or other buildings, as well as infill sites and redevelopments of under-utilised land and buildings.
- 4.19 Consideration has been given to whether there are sites within the urban capacity study that have not been submitted as candidate sites but may be acceptable in principle and could potentially be allocated in the RLDP to replace the units lost at North East Barry. However, it is necessary to be cautious about such an approach as firstly these sites may not have the necessary supporting information, including viability work, to evidence that a potential allocation is deliverable. Secondly, a supply of windfall sites is needed to justify the assumption for the windfall allowance in the housing land supply calculation. If these known windfalls are allocated, it may be necessary to revise the windfall assumption calculation downwards. The consequence of this would be that additional housing allocations may be required to meet the overall housing requirement, which would more than likely mean additional sites in Barry would need to be found.

Call for Candidate Sites

- 4.20 As part of the RLDP process, a call for sites was issued for landowners, site promoters and developers to submit sites for consideration for potential inclusion in the RLDP. In total 11 candidate sites were submitted for the Barry area, which includes sites that are not within the Barry Town Council administrative boundary but would represent functional extensions to the town. Almost all sites were located on the edge of the settlement, reflecting the limited opportunities that exist within the existing built-up area.
- 4.21 A second call for candidate sites was opened alongside the Preferred Strategy consultation and one additional site in the Barry area was submitted, although the site was submitted twice to reflect two different uses for the land.
- 4.22 The full list of sites and the outcome of the site assessment process is included in Appendix 2 and the location of the sites is illustrated in Figure 1 below.

Figure 1 – Candidate sites submitted through the call for sites



4.23 The sites are shown above include:

- Blue – committed sites – 459 is a rolled forward site from the adopted LDP, and 426 is a candidate site that now has the benefit of planning permission.
- Green – sites that at Preferred Strategy stage were deemed suitable for further consideration, subject to more detailed consideration as part of the Deposit Plan preparation.
- Amber – sites that are allocated for other uses but at Preferred Strategy stage but may be suitable if the current designation is no longer required.
- Red – sites not suitable for further consideration.
- Red boundary – site submitted as part of second call for sites (Land at Ffordd Y Mileniwm).

4.24 The only new sites that were classified as 'green' - deemed suitable for further consideration at Preferred Strategy stage - were Land at North East Barry, (428) and Land at North West Barry (449 Land at Weycock Cross). Land at North East Barry was chosen as a key site in the Preferred Strategy as it was of a scale that could deliver an appropriate and positive mix of uses to create a sustainable urban extension to Barry, in line with placemaking principles. It was also considered that it could deliver a level of housing overall that would

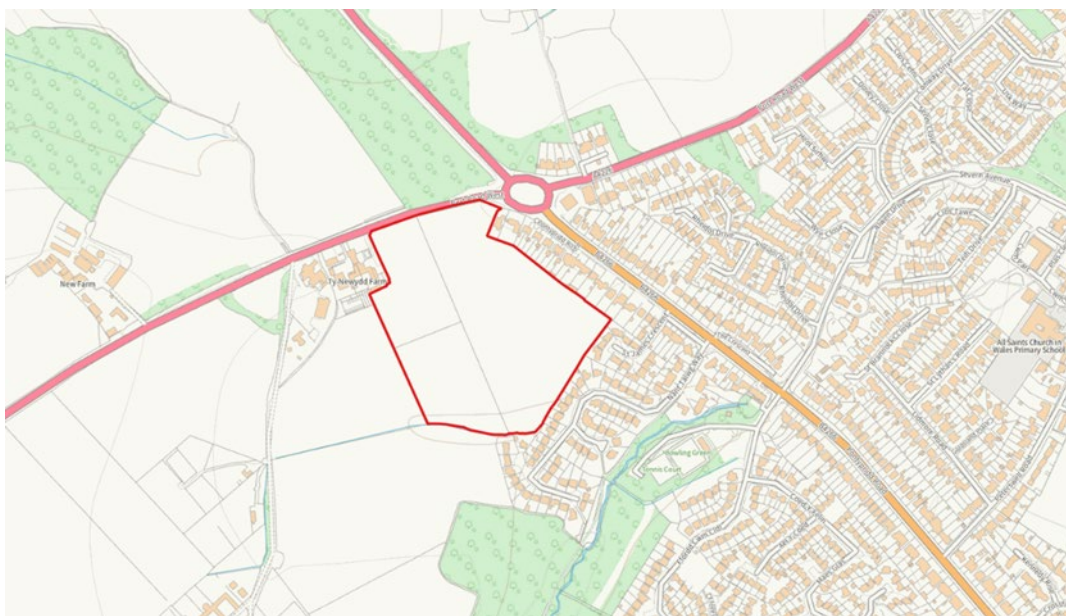
be appropriate for the size of Barry, as well as also delivering a significant number of affordable homes.

- 4.25 All candidate sites that passed the stage 1 assessment of the candidate site assessment process, together with all rolled forward sites, have also been subject to assessment through the Integrated Sustainability Assessment (ISA) process. A summary of the analysis for the sites within or physically adjacent to Barry is included in Appendix 3. An explanation of the full methodology and the assessment of those sites submitted as part of the first call for sites can be found in the Initial ISA report published alongside the Preferred Strategy, prepared by Aecom, the Council's appointed ISA consultants. Aecom have also undertaken the same assessment of the new sites received as part of the second call for sites, and the one additional site proposed for housing has been included in the summary.

North West Barry

- 4.26 As highlighted in the previous section, the only other significant site classified as 'green' suitable for further consideration at Preferred Strategy stage was land to the North West of Barry (candidate site 449 Land at Weycock Cross). The 7 Ha candidate site submission, which comprises 3 field parcels west of Pontypridd Road and south of Port Road, was considered to be suitable in principle for development, as well as being in accordance with the strategy. A map of the candidate site is shown in Figure 2.

Figure 2 - Candidate site 449 Land at Weycock Cross (North West Barry)

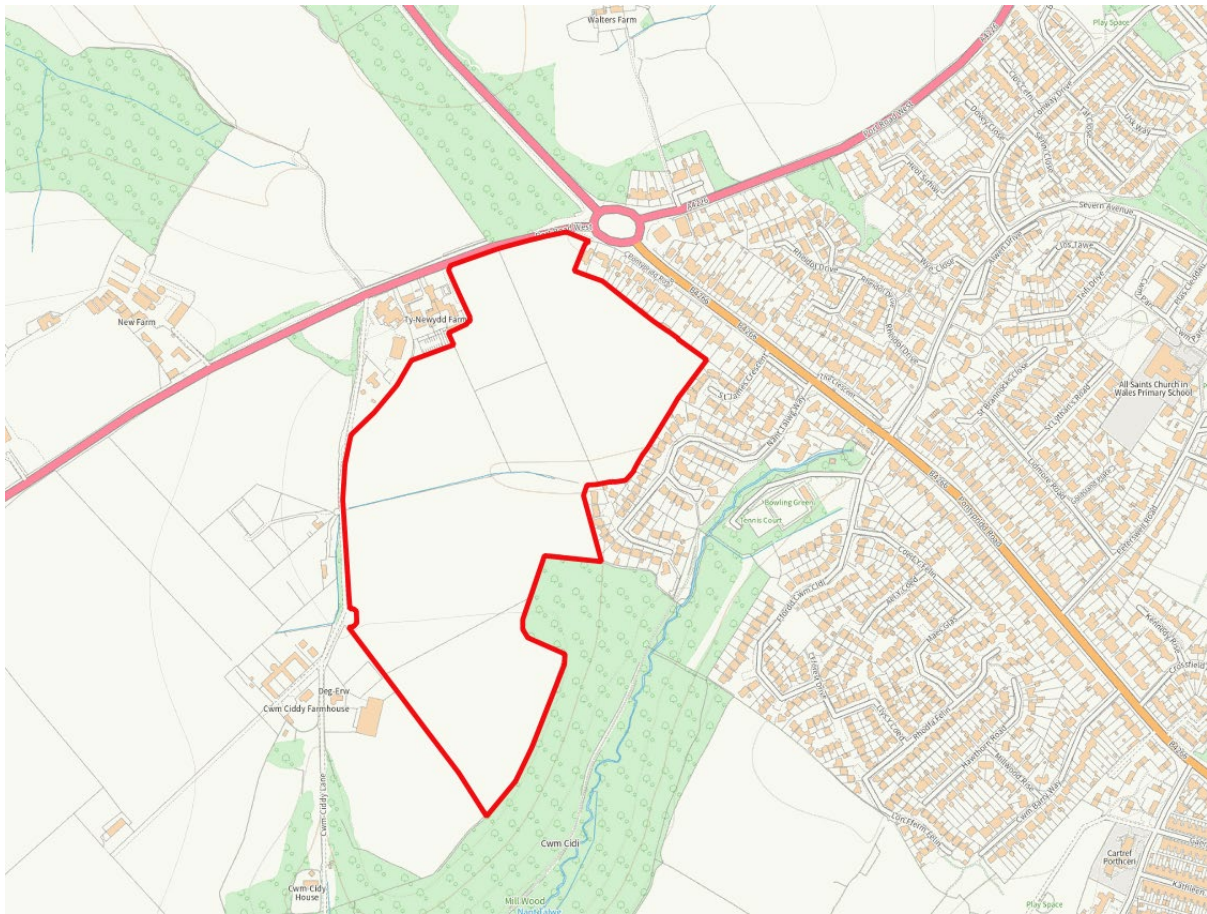


- 4.27 The site was not identified as a key site allocation on the grounds that *“it would be more beneficial to address the housing needs of Barry strategically through the identification of a Key Site at North East Barry, which would deliver circa 1,500 dwellings within the plan period and beyond. 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 developing this smaller site of circa 180 dwellings. This site would only be required to be considered further if the key sites in the Barry area do not proceed.”

- 4.28 North West Barry is considered to be in a sustainable location. Maps have been prepared by Transport for Wales (TFW) which show journey times from key stations in Barry (Barry, Barry Docks, Cadoxton) by both walking and cycling. These isochrone maps demonstrate that the site at North West Barry is just beyond a 20 minute walking distance from Barry station, or a 5-10 minute cycle. There is sheltered cycle parking at Barry station with CCTV coverage.
- 4.29 The site is also well served by services and facilities with a neighbourhood food store in close proximity off Weycock Cross roundabout, and a major supermarket, GP surgery, community centre, three primary schools (English Medium, Welsh Medium and Church in Wales) and two high schools (English and Welsh Medium) all located in reasonable walking distance. There is an active travel route along Port Road West.
- 4.30 In terms of scale, the candidate site as submitted (180 units) is significantly smaller than the key site that was identified to the North East of Barry, which had an indicative capacity of 900 units over the plan period and up to 1,500 in total. The North West Barry candidate site, however, forms part of a larger area of land that extends southwards towards Millwood and westwards towards Cwm Ciddy Lane. The larger site is low-grade agricultural land and, together with the adjoining land identified as the candidate site, it could accommodate 376 units on an 18.73 Ha site. The extent of the larger site is shown in Figure 3.

Figure 3 - Map of Proposed Site at North West Barry



- 4.31 It is considered that the allocation of a larger site for approximately 376 units in this location would have several benefits when compared to a smaller site. Firstly, access to the site will be on to the A4226 Port Road West, which is likely to require a signalised junction. It is recognised that the adjoining Weycock Cross roundabout experiences queueing at peak times, and it will be necessary to seek to deliver improvements to the capacity and flow of the roundabout, linked also to the new access junction. A larger site will likely be able to fund more significant improvements to the junction, as this will be directly related and proportionate to the development. A number of options for improvement are currently being investigated, alongside a Strategic Transport Assessment, which will form part of the evidence base for the Deposit RLDP.
- 4.32 A larger site will also be more likely to generate greater contributions for other planning obligations such as sustainable transport and community facilities, which will also benefit the wider area. In addition, there will be a requirement to deliver part of an active travel route across the site frontage on Port Road as this key link is identified in the Active Travel Network Map as a future route linking Barry to Rhose.
- 4.33 Furthermore, a larger site will deliver a greater number of affordable homes in the part of the Vale with the highest level of need. A site of approximately 376

dwellings could potentially deliver 113 new affordable homes, compared to 54 affordable homes on the smaller site, based on the 30% affordable housing requirement that has been identified in the Viability Study as being viable in this area.

- 4.34 There are no concerns at this stage about the deliverability of the larger area from a land ownership perspective and the larger site could realistically be delivered as part of a phased development.
- 4.35 In light of the above benefits of allocating a larger site, it is proposed that the site as shown in Figure 3 be allocated as a key site in the RLDP, instead of the site previously proposed at North East Barry.
- 4.36 It is recognised that the site is located within a 'Green Wedge' as defined in the adopted LDP however, a Green Wedge is a local designation which serves several purposes, including to prevent coalescence, manage urban form through controlled expansion of urban areas and assist in the safeguarding of the countryside from encroachment. Unlike a 'Green Belt', which should be protected for a longer period than the relevant current development plan period, green wedge policies should be reviewed as part of the development plan review process and areas covered by green wedge designations may be subject to change where there is a shift in land use priorities such as a need for housing or economic development. As a consequence, there is scope to amend the existing Green Wedge boundary as part of the RLDP. An overall planning balance needs to be struck between delivering an appropriate level of growth and protecting the countryside. The Council is currently undertaking a Green Wedge Review in line with a regionally agreed methodology.
- 4.37 An indicative Masterplan has been prepared informed by the findings of a number of key studies including an ecological assessment, a drainage strategy, a green infrastructure strategy and a landscape appraisal. This Masterplan proposes that built development only extends as far south as the existing pattern of development on Nant Talwg Way, with a buffer between any development and Knock Man Down Wood Site of Importance for Nature Conservation (SINC) with scope in the southern part of the site for biodiversity enhancement and potential linkages to and expansion of Porthkerry Country Park.
- 4.38 There is a requirement for all developments to include Sustainable Drainage Systems that comply with national standards and approval from a Sustainable Drainage Approval Body (SAB) is required. A series of attenuation ponds are proposed in the central part of the site to address surface water runoff. This will also create an open area through the centre of the site.

Figure 4 - Indicative Masterplan



DEVELOPMENT

1. Dwellings to front Port Road West across a landscape edge
2. Key buildings to aid legibility
3. Medium to high density residential development to body of the site
4. Lower residential density towards the western residential area

ACCESS

5. Active travel accesses from the A4226 Port Road West
6. Active travel and vehicular access from A4226 Port Road West
7. A distinctive street hierarchy, including an internal vehicular loop, designed to adoptable gradients will encourage active travel and swales alongside the primary streets

LANDSCAPE & ECOLOGY

8. Landscape edge to soften the interface with Port Road West, with tree-lined entrance
9. Focal open spaces with equipped play areas
10. Central open space sitting along foot/cyclepath from Port Road West to Cwm Ciddy Lane
11. Wide west-east landscape corridor, with play trail, drainage features and foot/cyclepath
12. Green corridor accommodating retained hedgerow and tree planting to soften roofline
13. Multi-functional landscape edge along the western boundary
14. Extensive landscape edge alongside Knock Man Down Wood Site of Importance for Nature Conservation (SINC) including new community woodland

Other Potential sites in the Barry Area

- 4.39 There are two other candidate sites that are allocated for other uses within the adopted LDP. The candidate site assessment at Preferred Strategy stage indicated that they would only be considered further if they were no longer required for their allocated uses. It is considered that the following sites should be identified for housing, in addition to North West Barry and the rolled forward sites listed above.

Site 384 Land at Hayes Lane, The Bendricks

- 4.40 This 1.9 Ha site is located within the Bendricks area of Barry, south east of the Docks. It is located directly south of a recent Council housing scheme on Hayes Wood Road and east of a recent development of small workshops as part of Atlantic Trading Estate. The site is allocated for B1 or B8 Employment use in the adopted LDP. It is anticipated that if the site were to be allocated for housing it could accommodate approximately 70 dwellings.

Figure 5 - Land at Hayes Lane, The Bendricks



- 4.41 At Preferred Strategy stage it was concluded that the Land at Hayes Lane/ Hayes Wood Road *“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.”*

- 4.42 The site has been considered as part of the Employment Land Review. The study concluded that there was a strong demand for small B2 industrial units and flexible workshops and that there would be merit in continuing to protect the site for employment as it represented the next logical step for the growth of Atlantic Trading Estate. Equally, the study recognises that the land adjacent has had planning permission and is being developed for housing, which will impact on the nature of the employment uses that would be acceptable on the site i.e. there would be concern about B2 uses.
- 4.43 The site is not the only available employment site in the area as there is vacant land and a number of redevelopment opportunities elsewhere on Atlantic Trading Estate and as part of Barry Docks. These other sites are further from existing residential development and as such would have less constraints on the types of uses that would be acceptable from a neighbouring amenity perspective.
- 4.44 The character of this part of The Bendricks has changed following the development of two Council housing sites in close proximity and given the potential restriction on the types of employment use that could occupy the site, the availability of other land, the significant need for affordable housing in the Barry area and the wider need to find housing sites commensurate with Barry's status in the settlement hierarchy, it is considered that this site should be taken forward for housing rather than continue to be retained for employment.

Site 487 Land at Neptune Road, Barry Waterfront

- 4.45 The site is a 0.3 Ha vacant, triangular shaped brownfield site fronting Neptune Road. The site is located to the north of an Asda Superstore and east of land recently granted planning permission for a new college campus. To the north east is an existing Premier Inn hotel, with Barry Dockside district centre (largely unoccupied) to the east, with apartments above.
- 4.46 The site forms part of the wider Barry Waterfront site which has been progressed by the Waterfront Consortium and is identified on the Waterfront Masterplan and in the adopted LDP for a hotel and B1 offices as part of the wider mix for the strategic site.

The map shows the University of Toronto campus with various buildings and streets. A red triangle highlights the location of the new building, situated between the existing building and the new building. The map includes labels for various buildings, streets, and landmarks.

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- 4.51 With regards to office accommodation, a statement has been submitted concluding that the office market is challenging, and it was unlikely that a private funded office development would come forward.
- 4.52 It is important that allocations within the RLDP are deliverable and given the lack of interest and concerns about the viability of the site for either a hotel or offices, consideration must be given to whether alternative uses would be more appropriate. Given the need for affordable housing in the area and the opportunity that this site presents in securing 40 more affordable homes, on balance it is considered that the site should be identified for housing.

Infrastructure Requirements

- 4.53 It is recognised that new housing development has the potential to place additional pressure on infrastructure in the area, including the highways network, sustainable transport and community facilities. As part of the RLDP preparation process close liaison is taking place between internal and external stakeholders to understand the potential impact of new development on infrastructure. Where insufficient capacity is identified, developers will be required to provide the necessary mitigation as part of the development and/or through Section 106 agreements to deliver additional provision. This could include financial contributions to deliver additional school places where necessary, as well as community facilities, open spaces and sustainable transport improvements.
- 4.54 The Council is also working closely with Cardiff and Vale University Health Board to ensure that they are aware of future developments proposed in Barry and the wider Vale to allow them to align demand with capacity.

Other RLDP Allocations

- 4.55 This consultation relates only to sites in the Barry area as a result of the proposal to remove the Land to the North East of Barry as a key site and replace it with a new key site at North West Barry.
- 4.56 As explained in the Background section above, Full Council have endorsed the Preferred Strategy as a basis for progression on to the next stage of RLDP preparation, the Deposit Stage. This included the principle of allocating the key sites, focusing development in the Strategic Growth Area and allowing for small scale affordable housing led development in sustainable minor rural settlements.
- 4.57 A series of site-specific Placemaking workshops were held in October 2024 for the key sites in St Athan, Rhoose and Dinas Powys. These workshops were well attended by residents and the feedback received will help to refine the proposals for the sites in the Deposit Plan. There will be further opportunity to comment on the principle and site-specific detail of these sites as part of the Deposit Plan consultation scheduled for late 2025/early 2026.

- 4.58 In addition, the Deposit Plan will include a number of smaller allocations for housing and other uses and interested parties will have the opportunity to comment on these during the Deposit Plan consultation. Collectively, the sites identified will meet the housing requirement.

Responding to the Consultation and Next Steps

Land needs to be allocated for housing in Barry to reflect the town's status as a 'Key Settlement' and to respond to the significant need for affordable housing. We are therefore seeking views on the following new proposals:

Question 1 - What is your view on the following sites being allocated for housing:

- A) Land at North West Barry – 376 units**
- B) Land at Hayes Lane, The Bendricks – 70 units**
- C) Land at Neptune Road, Barry Waterfront – 40 units**

Question 2 - An indicative layout has been provided for Land at North West Barry. Do you have any comments about the design and layout and other key placemaking principles?

Representations can be made using the Council's consultation portal
<https://valeofglamorgan.oc2.uk/>

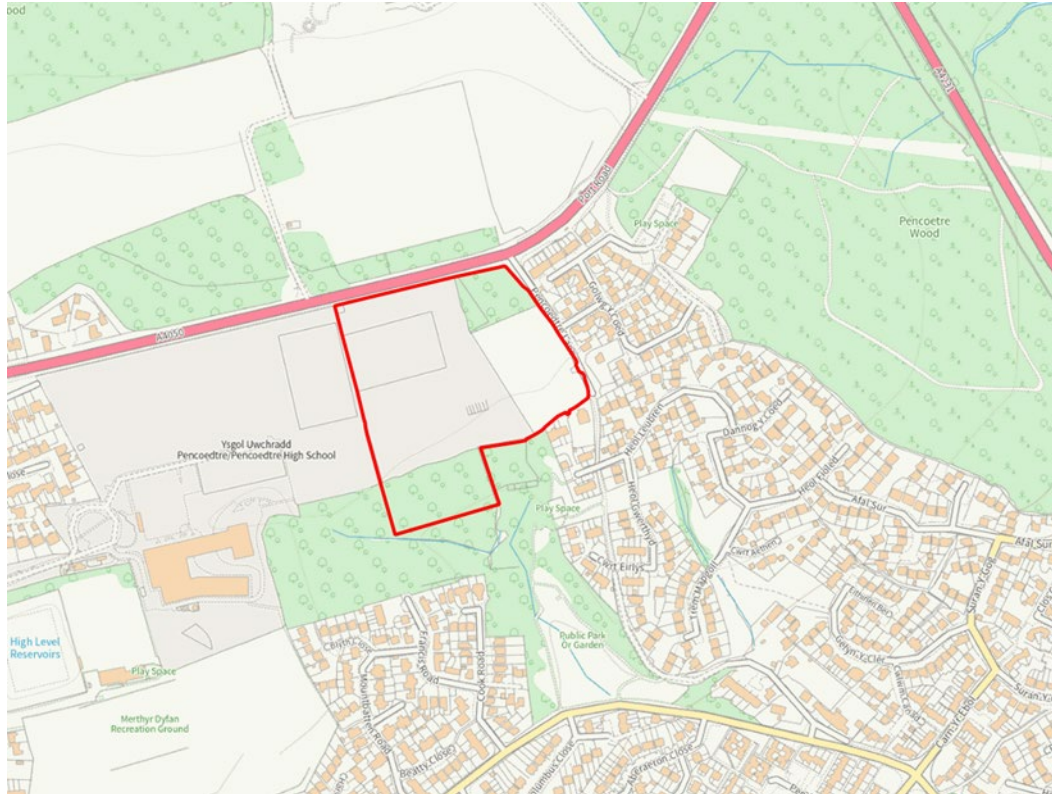
Next Steps

Following the consultation, the Council will consider the responses and prepare a report of consultation, which form part of the evidence base for the Deposit Plan.

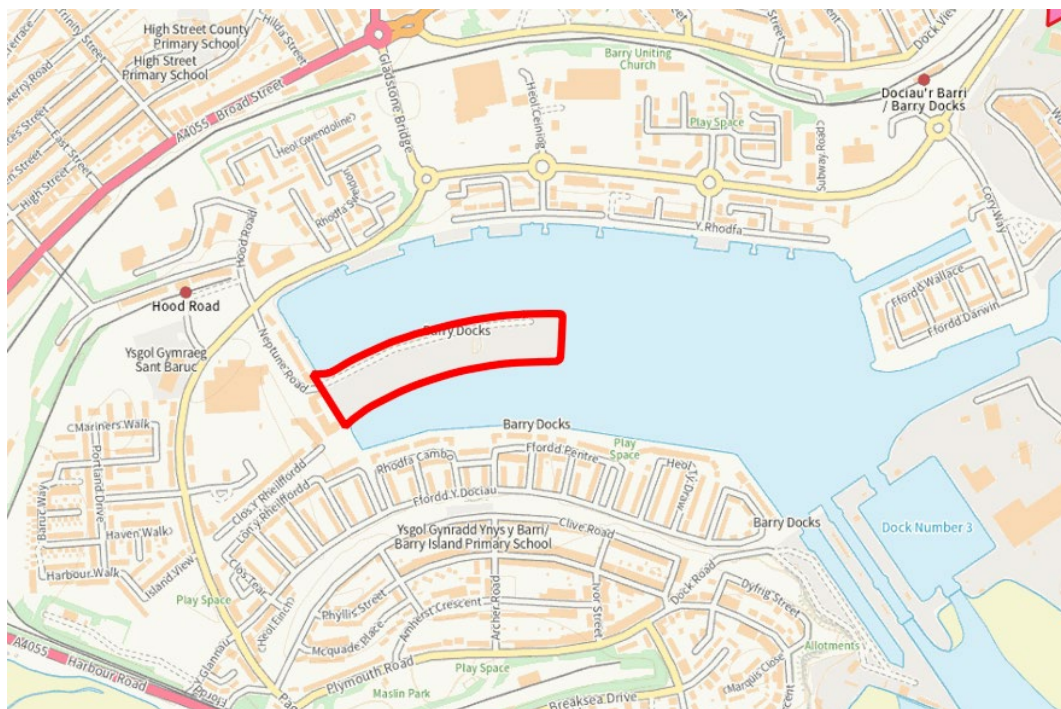
Appendix 1 - Maps of Rolled Forward Sites

Rolled Forward Sites

Land at Pencoedtre



Land at the Mole, Barry Waterfront



Appendix 2 - Housing or housing led candidate sites in the Barry area

First call for sites

Site reference	Site Name	Potential no. of dwellings	Status at Preferred Strategy stage	Conclusion at Preferred Strategy stage
371	Walters Farm	240	Not suitable for further consideration	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.
388	HMS Cambria*	N/A	Not suitable for further consideration	Ruled out as part of Stage 1 assessment. 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.
407	Land West of Coed Mawr Road	81	Not suitable for further consideration	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.
420	Land off Port Road	149	Not suitable for further consideration	Ruled out as part of Stage 1 assessment. 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 for residential development, as set out in national planning policy.
450	Hayes Road*	N/A	Not suitable for further consideration	Ruled out as part of Stage 1 assessment. 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 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.
384	Hayes Lane	54	Suitable for further consideration	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	Land at Ffordd Y Mileniwm	56	Suitable for further consideration	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	Land at North East Barry+	1500 (900 in plan period)	Suitable for further consideration	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	Land at Weycock Cross	180	Suitable for further consideration	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. As the key settlement within the Vale of 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 to be considered further if the key sites in the Barry area do not proceed.
459	Land at Pencoedtre	135	Suitable for further consideration	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	Land at Neptune Road	40	Suitable for further consideration	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.

*In the ward of Sully but contiguous with the built-up area of Barry so has a stronger functional relationship with Barry

+ In the ward of Dinas Powys but contiguous with the built-up area of Barry so has a stronger functional relationship with Barry

Second call for sites

Site reference	Site Name	Potential no. of dwellings	Draft status following site assessment process	Conclusion following site assessment process
4070	Land off Ffordd Y Mileniwm	339	Suitable for further consideration	Whilst the site is a brownfield site located within the strategic growth area, it is subject to a covenant which restricts the use of the land to employment related developments. Following extensive discussion between the interested parties it was found that the covenant constraints would not enable the uses proposed by the landowner to be realised. Accordingly, it is not possible to consider the site further through the RLDP process for residential use as such a use is not considered to be deliverable.

Appendix 3 - Assessment of candidate sites (excluding sites that did not pass Stage 1) against ISA framework

				Economy	Homes	Schools	Health	Leisure	Equality	Transport	Water	SPZ	NVZ	ALC	Minerals	Biodiversity	Historic Env	Landscape	Flood risk	Net Zero
Site ID	Allocation type	Site name	Max no. homes	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
371	Housing	Walters Farm		+	++	+	+	--	-	++	-	+	+	?	--	-	--	--	-	?
407	Housing	Land West of Coed Mawr Road	81	-	+	+	++	-	-	++	-	+	+	?	--	?	-	--	-	?
426	Housing	Land at Ffordd y Milleniwm	56	+	+	+	++	-	+	++	-	-	+	++	+	+	+	++	-	?
428	Housing (Mixed)	Land at North East Barry	1500	+	++	+	+	-	-	++	-	+	+	--	-	--	--	?	-	?
449	Housing	Land at Weycock Cross, South of Port Road (North West Barry)	180	+	-	+	+	--	-	++	-	+	+	?	--	?	-	?	-	?
4490	Housing	Land at Weycock Cross (North West Barry) – larger site	376	+	-	+	+	--	-	++	-	+	+	?	--	--	-	-	-	?
487	Housing	Land at Neptune Road	40	+	+	-	++	+	?	++	-	+	+	++	+	+	-	++	-	?
N/A	Housing	Land to the west of Pencoedtre Lane	137	-	++	+	+	-	+	++	-	+	+	?	+	?	--	?	-	?
384	Housing	Hayes Lane	Unclear	+	+	--	+	--	+	+	-	+	+	?	+	--	-	+	-	?

				Economy	Homes	Schools	Health	Leisure	Equality	Transport	Water	SPZ	NVZ	ALC	Minerals	Biodiversity	Historic Env	Landscape	Flood risk	Net Zero
Site ID	Allocation type	Site name	Max no. homes	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
4070	Housing	Land off Millennium Way (Option B)	Unclear	+	?	--	+	+	+	++	-	+	+	?	+	-	-	+	-	?

Candidate site framework and assessment questions

ISA Themes	ISA Objectives	ISA candidate site assessment questions	
Economy and employment	Support a sustainable, diverse, and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	New employment land proposed at the site.
		+	The site has good access to existing employment (within 1,600m of an employment centre)
		0	N/A
		?	Type of development uncertain at this stage.
		-	The site has poor access to existing employment (over 1,600m away from an employment centre)
		--	Development at the site could result in the loss of existing employment land.
Population and communities	To provide enough good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.
		+	The site has capacity to deliver new homes (<100 dwellings) and it does not intersect with a designated green wedge.
		0	The site will deliver alternative uses including employment, education, community facility, etc.
		?	N/A

ISA Themes	ISA Objectives	ISA candidate site assessment questions	
		-	The site could deliver new homes; however, the site partially intersects with a designated green wedge.
		--	The site could deliver new homes; however, the site wholly intersects with a designated green wedge.
	To enhance design quality to create natural beautiful places for people that maintain and enhance community and settlement identity.	++	The site is within reasonable walking distance ($\leq 800\text{m}$) to a primary and a secondary school ($\leq 1,600\text{m}$).
		+	The site is within reasonable walking distance ($\leq 800\text{m}$) to a primary or a secondary school ($\leq 1,600\text{m}$).
		0	N/A
		?	N/A
		-	The site is not within reasonable walking distance ($\leq 800\text{m}$) to a primary or a secondary school ($\leq 1,600\text{m}$).
		--	The site is $>1,600\text{m}$ from a primary school and secondary school.
Health and Wellbeing	To improve the health and wellbeing of residents within Vale of Glamorgan promoting healthy and sustainable places.	++	The site is within 800m of a health service and an active travel route.
		+	The site is within 800m of a health service or an active travel route.
		0	N/A
		?	N/A
		-	The site is not within 800m of a health service or an active travel route.
		--	The site is not within 800m of a health service, or an active travel route and development would result in the loss of designated open/ recreational space.
		++	The site is within 800m of a formal leisure and open space.
		+	The site is within 800m of a formal leisure or open space.
		0	N/A

ISA Themes	ISA Objectives	ISA candidate site assessment questions	
Equalities, Diversity and Inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	?	N/A
		-	The site is not within 800m of a formal leisure and open space.
		--	The site is not within 1,600m of a formal leisure and open space.
		++	The site falls within one of the 10% or 20% most deprived LSOAs in Wales and development proposes the delivery of a new or improved community facility/building/ space that meets a demonstrated need in the area, particularly where it supports the Welsh Language and various groups within the community.
		+	The site falls within one of the 10% or 20% (1 st quintile) most deprived LSOAs in Wales.
		0	The site falls within one of the 30-40% (2 nd quintile) most deprived LSOAs in Wales.
		?	The site falls within one of the 50-60% (3 rd quintile) most deprived LSOAs in Wales.
		-	The site falls within one of the 40% least deprived (4 th / 5 th quintile) LSOAs in Wales.
		--	Development at the site would result in the unjustified loss of a community facility/ building/ space.
Transport and Movement	Increase sustainable transport use and reduce the need to travel.	++	The site is within close proximity ($\leq 800\text{m}$) to a railway station or bus stop, town/ retail centre and an active travel route.
		+	The site is within reasonable walking distance ($\leq 800\text{m}$) to two of the following three criteria: a railway station or bus stop, town/ retail centre, or an active travel route.
		0	N/A
		?	N/A
		-	The site is not within reasonable walking distance ($> 800\text{m}$) of two of the following three criteria: a railway station or bus stop, town/ retail centre, or active travel route.
		--	The site is not within reasonable walking distance ($> 800\text{m}$) to a railway station or bus stop, town/ retail centre, or active travel route.
Natural Resources	To identify and pursue any opportunities to reduce, or at least,	++	N/A
		+	N/A

ISA Themes	ISA Objectives	ISA candidate site assessment questions	
	minimise population exposure to air pollution.	0	The site does not contain and is not in close proximity (>1km) to a waterbody
		?	N/A
		-	The site contains or is in close proximity (<1km) to a waterbody
		--	N/A
		++	N/A
		+	The site does not intersect with a Groundwater Source Protection Zone (SPZ).
		0	N/A
		?	N/A
		-	The site intersects with a Groundwater Source Protection Zone (SPZ).
		--	N/A
		++	N/A
		+	The site does not intersect with a Nitrate Vulnerable Zone (NVZ).
		0	N/A
		?	N/A
		-	The site intersects with a Nitrate Vulnerable Zone (NVZ).
		--	N/A
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and	++	The site is wholly brownfield land.
		+	The site is predominantly brownfield land (>50%) and contains low quality agricultural land (Grade 3b, 4, urban).
		0	N/A

ISA Themes	ISA Objectives	ISA candidate site assessment questions	
	protecting, where possible, higher grade agricultural land.	?	The site is predominantly greenfield land (≥50%) and contains low quality agricultural land (Grade 3b, 4, urban).
			<i>or</i>
			The site is predominantly brownfield land (>50%) and contains high quality agricultural land (Grade 1, 2 and 3a).
		-	The site is predominantly greenfield land (>50%) and contains high quality agricultural land (Grade 1, 2 and 3a).
		--	The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).
	To protect mineral resources and ensure that an adequate supply of a diverse range of minerals is available over the long-term.	++	N/A
		+	The site does not intersect with a mineral safeguarding area.
		0	N/A
		?	N/A
		-	The site intersects with a mineral safeguarding area.
		--	The site is wholly within a mineral safeguarding area.
Biodiversity and Geodiversity	Protect and enhance biodiversity within and surrounding Vale of Glamorgan.	++	N/A
		+	The site is brownfield land.
		0	The site does not intersect and is not within 1km of any designated sites.
		?	The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.
		-	The site intersects or is adjacent to a regionally or locally (LNRs and SINCs) designated site and/ or priority habitats/ species.

ISA Themes	ISA Objectives	ISA candidate site assessment questions	
		--	The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI and Ancient Woodland) designated site.
Historic Environment	Preserve and enhance Vale of Glamorgan's heritage resource, including its historic environment and archaeological assets.	++	Regeneration of brownfield land that intersects with a historic asset
		+	Regeneration of brownfield land that is within 200m of a historic asset
		0	N/A
	Promote understanding of Vale of Glamorgan's cultural heritage.	?	The site is >200m from a historic asset
		-	The site is within 200m of a local or nationally designated historic assets
		--	The site intersects or is adjacent to a local or nationally designated historic assets
Landscape	To protect and enhance the quality and character of Vale of Glamorgan's landscape, seascape and townscape.	++	The site is predominantly brownfield and does not intersect with a Special Landscape Area or Registered Landscape of Outstanding or Special Historic Interest.
		+	The site does not intersect with a Special Landscape Area, Country Park, or Registered Landscape of Outstanding or Special Historic Interest;
		0	N/A
		?	The site does not intersect with a Special Landscape Area, Country Park, or Registered Landscape of Outstanding or Special Historic Interest; however, the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.
		-	The site intersects with a Special Landscape Area, Country Park, or Registered Landscape of Outstanding or Special Historic Interest or a Special Landscape Area.
		--	The site is predominantly greenfield and wholly falls within a Special Landscape Area, Country Park or Registered Landscape of Outstanding or Special Historic Interest.
Climate Change	Support the resilience of Vale of Glamorgan to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources	++	Development at the site would reduce flood risk in the area.
		+	The site does not intersect with a high flood risk area (flood zone 2 and 3).
		0	N/A
		?	N/A
		-	The site intersects with flood zone 2 or 3.

ISA Themes	ISA Objectives	ISA candidate site assessment questions	
		--	The site falls wholly within flood zone 2 or 3.
		++	N/A
		+	The site is being promoted for low carbon development/ provision of renewable energy sources.
		0	N/A
		?	The site has the potential to deliver low carbon development/ renewable energy, however opportunities are not currently supported.
		-	N/A
		--	N/A
	Reduce Vale of Glamorgan's contribution to climate change from activities which result in greenhouse gas emissions and contribute to meeting the Council's target of net zero.		



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