

VALE OF GLAMORGAN
REPLACEMENT LOCAL DEVELOPMENT PLAN
2021 - 2036

CANDIDATE SITES ASSESSMENT AT DEPOSIT PLAN STAGE

November 2025



BACKGROUND PAPER - BP18A



Executive Summary

- i. The purpose of this document is to provide information on the Vale of Glamorgan Replacement Local Development Plan (RLDP) and the Council's assessment of sites submitted for consideration as part of the 2nd Call for Candidate Sites. The paper provides a summary of the assessment undertaken in accordance with the Council's Candidate Sites Methodology.

Candidate Site Submission

- ii. 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. An initial formal call for sites was held by the Council between 17 June and 13 September 2022 to inform the development of the Council's RLDP Strategic Growth Options and Preferred Strategy. During this period, 148 sites were submitted for a range of uses including housing, employment, renewable energy, minerals, and open space. A register of all sites submitted during this time was made available on the Council's website. These sites were subject to the Council's Candidate Sites Methodology, and the findings were published alongside the Council's Preferred Strategy.
- iii. As part of the formal consultation on the Preferred Strategy, the Council also enabled site promoters, landowners, and developers to submit candidate sites for consideration as part of the preparation of the Vale of Glamorgan Deposit RLDP. The call for candidate sites was undertaken alongside the Preferred Strategy consultation, which ran from 6 December 2023 to 14 February 2024. At this stage, site promoters were advised to consider whether any sites they wished to submit conformed with the Preferred Strategy. Where sites were located outside the Strategic Growth Area, the Council confirmed that it would only consider those suitable for affordable housing-led developments.
- iv. A total of 38 sites were received, of which 13 were entirely new submissions and 25 were amended sites previously submitted during the initial call for sites.
- v. All sites have been subject to assessment in line with the Candidate Sites Methodology. The Background Paper sets out the results of the assessment process, including a justification for why specific sites have been allocated in the Deposit Plan and why others have not been taken forward.

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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 provide an update on the candidate site assessment process by outlining how candidate sites have been considered since the RLDP Preferred Strategy consultation which concluded in February 2024. It should be read in alongside BP16 Candidate Site Assessment Methodology, the Candidate Site Register and 2nd Call for Candidate Sites – Candidate Sites Register, and BP18 Candidate Site Assessment at Preferred Strategy Stage.
- 1.3 The report outlines the following:
 - The findings of the Candidate Site Assessment process undertaken by the Vale of Glamorgan Council for site submitted during the 2nd Call for Candidate Sites.
 - A specific consideration of sites that were put forward for affordable housing led development.
 - An update on the further assessment of sites that were deemed suitable for further consideration at Preferred Strategy stage, including those proposed for alternative land uses.
 - A summary of the position at Deposit stage of all candidate sites, including those that were deemed suitable for further consideration at Preferred Strategy stage and those proposed for alternative land uses.
- 1.4 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.
- 1.5 A full record of all candidate sites and their conclusions is provided in Appendix 2.

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 A call for candidate sites was undertaken in the summer of 2022, leading to the submission of 148 sites. These were subject to a robust assessment, with BP18 Candidate Site Assessment at Preferred Strategy Stage summarising the findings.
- 2.4 A second call for sites was undertaken alongside the formal consultation of the Council's Preferred Strategy in 2023/2024. During this period the Council received 38 sites, of which 14 were entirely new sites, and 24 were amendments to sites submitted as part of the original call for sites. This included amendments to the preferred use of the site and/or amendments to the site boundary.
- 2.5 A Candidate Sites Register for the Second Call for Sites was published in May 2024, which provides a map of each site. A list of the new candidate sites is set out in Table 1 below, and Table 2 sets out those sites that were subject to an amendment.

Table 1 - New sites submitted as part of the Second Call for Candidate Sites

Site ID No.	Site name	Settlement	Area	Proposed Use	Comment
2804	Land Off Millennium Way (Option A – Housing and Commercial)	Barry	Barry	Mixed Uses	New site – one of two options
4070	Land Off Millennium Way (Option B - Housing)	Barry	Barry	Housing	New site – one of two options
2158	Land North of the B4265 and South of the Railway Line	St Athan	Coastal Vale	Employment, Community Uses, Retail, Leisure/Tourism	New site – a smaller site was submitted for employment as 458. This is a larger site with a number of different potential uses.
3838	Land at Bridge House Farm (Option A - Housing)	Llantwit Major	Coastal Vale	Housing	New site – one of two options for built development. Site forms part of a site submitted for a green wedge (436).
3867	Land at Bridge House Farm (Option B - Housing and Retail)	Llantwit Major	Coastal Vale	Housing Led Mixed Use	New site – one of two options for built development. Site forms part of a site submitted for a green wedge (436).
2207	Land adjacent to Caerau Lane	Wenvoe	East Vale	Employment	New site
2514	Wenvoe Quarry	Wenvoe	East Vale	Employment, Minerals, Other	New site
2524	The Knole, Pen-Y-Turnpike Road	Dinas Powys	Penarth and area	Housing	New site
2819	Cogan Railway Station and adjoining land	Penarth	Penarth and area	Mixed Uses	New site
3839	Land south of Derwen Close and East of Cardiff Road	Dinas Powys	Penarth and area	Settlement Boundary Review	New site seeking inclusion in the settlement boundary
3840	Holms Farm, Pen-Y-Turnpike Road	Dinas Powys	Penarth and area	Housing	New site – adjoining land submitted as a candidate site (419, 434, 353)
2299	Land to the west of Maendy Road	Aberthin	Rural Vale	Affordable Housing Led	New site
2769	Land at Sandy Lane	Ystradgynlais	Rural Vale	Affordable Housing Led	New site – allocation in LDP

Table 1 - New sites submitted as part of the Second Call for Candidate Sites

Site ID No.	Site name	Settlement	Area	Proposed Use	Comment
2782	Pantiles Field	Colwinston	Rural Vale	Affordable Housing Led	New site

Table 2 - Amended Sites

Site ID No.	Site name	Settlement	Area	Proposed Use	Comment
2783	Porthkerry Road (Option 1)	Rhoose	Coastal Vale	Housing	Reduction of the size of original submission (492).
2798	Porthkerry Road (Option 2)	Rhoose	Coastal Vale	Housing	Amendment of proposed use of original site (492) from mixed use (housing and commercial) to just housing.
3908	Land at East Aberthaw (South)	East Aberthaw	Coastal Vale	Affordable Housing Led	Change from housing to affordable housing led. Previous site reference 408.
3830	Land West of Duffryn Lane	St Nicholas	East Vale	Housing and Care Accommodation	Larger site submitted as 374 for housing. This represents a smaller area, which the site promoter also wants to be considered for housing and care accommodation.
3836	Land at Culverhouse Cross	Culverhouse Cross	East Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 387.
3854	Land at Bonvilston	Bonvilston	East Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 385.
3857	Land South of the A48	Bonvilston	East Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 435.
4064	Oaktree Farm	Wenvoe	East Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 451.
4073	Land North East of Primary School	Peterston Super Ely	East Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led with an amendment to site

Table 2 - Amended Sites

Site ID No.	Site name	Settlement	Area	Proposed Use	Comment
					boundary. Previous site reference 378.
3833	Land at Caerleon Road	Dinas Powys	Penarth and area	Affordable Housing Led	Amendment to the site boundary of 431.
4067	Land at Pen y Turnpike Road, northwest of Llandough Hospital	Llandough	Penarth and area	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 429.
2671	Land North of West Winds Business park	Fferm Goch	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led and amendment to site boundary. Previous site reference 398.
2814	Land at Heol Fain	Wick	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 404.
3834	Land Opposite St Davids Church in Wales Primary School.	Colwinston	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led and amendment to site boundary. Previous site reference 464.
3837	Land at Land at Nant Canna	Treoes	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 565.
3855	Land at Ogmore by Sea	Ogmore by Sea	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 386.
3856	Three Golden Cups Campsite	Southerndown	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 389.
4057	Land east of Llangan	Llangan	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 403.

Table 2 - Amended Sites

Site ID No.	Site name	Settlement	Area	Proposed Use	Comment
4059	Land West of St Brides Road	Wick	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 355.
4060	Land at Ystradowen	Ystradowen	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 430.
4065	Land off Wick Road (Option 2)	Ewenny	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 570.
4066	Land off Wick Road (Option 3)	Ewenny	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 571.
4068	Land adjacent to Llangan Primary School	Fferr Goch	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 402.
4069	Land to the East of Colwinston	Colwinston	Rural Vale	Affordable Housing Led	Amendment of proposed use from housing to affordable housing led. Previous site reference 453.

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 12 (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.

3.3 Whilst all sites submitted have been subject to assessment in accordance with the Council's Methodology, unlike the previous call for sites, the sites submitted at the 2nd Call were made following the publication of the Council's Preferred Strategy, and as such the first key consideration for the Council was to determine whether sites would align with the Spatial Strategy and its objectives as set out below.

3.4 In this regard, the Council advised site promoters to consider whether any sites they wish to submit conform with the Preferred Strategy, and that where sites were outside of the Strategic Growth Area, the Council would only consider the sites considered suitable for affordable housing led developments.

4. Stage 1 - Initial Site Filter, including consideration of Spatial Fit – Assessment against the Preferred Strategy

4.1 As set out in the Candidate Site methodology, the initial site filter involves a high-level assessment on matters including:

- Site size threshold.
- Planning History.
- Location in the open countryside.
- Flood risk.
- Location within an Internationally or nationally designated site.
- Location within a HSE Zone.
- Archeologically or historically important constraints.
- Major deliverability issues, including the absence of financial viability evidence or legal constraints or covenants that would restrict the site being brought forward.

4.2 Furthermore, the Stage 1 assessment will also now consider the suitability of the site against the approved RLDP 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.

4.3 As part of this assessment against the strategy, consideration will be given to whether a site is located within or outside the strategic growth area shown in the key diagram as areas within the strategic growth area are in principal settlements that accord with criterion 3.

Table 3 – Stage 1 Assessment: Conformity with the RLDP Strategy and the Initial Site Filter

Site ID No.	Site name	Settlement	Area	Conformity with Strategy and Initial Site Filter?	Comment
	New sites				
2804	Land Off Millennium Way (Option A – Housing and Commercial)	Barry	Barry	No	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 a mix of uses that includes housing as such a use is not considered to be deliverable.
4070	Land Off Millennium Way (Option B -Housing)	Barry	Barry	No	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 housing as such a use is not considered to be deliverable.
2158	Land North of the B4265 and South of the Railway Line	St Athan	Coastal Vale	Yes	Located within strategic growth area.
3838	Land at Bridge House Farm (Option A - Housing)	Llantwit Major	Coastal Vale	No	The RLDP strategy indicates that Llantwit Major is in the strategic growth area, but the strategic growth area does not extend to the minor rural settlement of Llanmaes. The site is an area of open countryside located adjacent to the Llanmaes conservation area and there is concern that a

Table 3 – Stage 1 Assessment: Conformity with the RLDP Strategy and the Initial Site Filter

Site ID No.	Site name	Settlement	Area	Conformity with Strategy and Initial Site Filter?	Comment
					<p>development of the scale proposed would have a detrimental impact on the setting of the conservation area. Even with a proposed open space and landscape buffer as part of the development, the development would erode the openness between the settlements and impact on the identity of both settlements. The site has been assessed as part of the green wedge review, where the recommendation was to include the site as a green wedge DNP2 (6).</p>
3867	Land at Bridge House Farm (Option B - Housing and Retail)	Llantwit Major	Coastal Vale	No	<p>The RLDP strategy indicates that Llantwit Major is in the strategic growth area, but the strategic growth area does not extend to the minor rural settlement of Llanmaes. The site is an area of open countryside located adjacent to the Llanmaes conservation area and there is concern that a development of the scale proposed would have a detrimental impact on the setting of the conservation area. Even with a proposed open space and landscape buffer as part of the development, the development would erode the openness between the settlements and impact on the identity of both settlements. The site has been assessed as part of the green wedge review, where the recommendation was to include the site as a green wedge DNP2 (6).</p> <p>There is a resolution to grant planning permission for a retail foodstore on part of the site, although this is subject</p>

Table 3 – Stage 1 Assessment: Conformity with the RLDP Strategy and the Initial Site Filter

Site ID No.	Site name	Settlement	Area	Conformity with Strategy and Initial Site Filter?	Comment
					to a call-in request for consideration by the Welsh Ministers. If allowed, it will be necessary to show the part of the site proposed for retail use as an allocation in the RLDP.
2207	Land adjacent to Caerau Lane	Wenvoe	East Vale	No	The site is located in the open countryside. The Employment Land Review has made recommendations on the amount of employment land required and there are sufficient existing sites to meet this requirement. Predictive ALC Maps indicates that site is Grade 2 and 3a Best and Most Versatile Land so the proposal would therefore result in the loss of BMV contrary to national policy.
2514	Wenvoe Quarry	Wenvoe	East Vale	No	The proposal relates to the future use of land at Wenvoe Quarry following the exhaustion of permitted reserves anticipated in 2027. It is proposed that future uses could include employment such as waste management, B1, B2, B8 and ancillary quarry uses. The Employment Land Review has made recommendations on the amount of employment land required and there are sufficient existing sites to meet this requirement. Any future redevelopment of this site would therefore need to be considered against the policies in the development plan at such time as it is no longer required for quarry related uses and further detail on the nature of the alternative uses are known.
2524	The Knole, Pen-Y-Turnpike Road	Dinas Powys	Penarth and area	Yes	Located within strategic growth area.
2819	Cogan Railway Station and adjoining land	Penarth	Penarth and area	Yes	Located within strategic growth area.

Table 3 – Stage 1 Assessment: Conformity with the RLDP Strategy and the Initial Site Filter

Site ID No.	Site name	Settlement	Area	Conformity with Strategy and Initial Site Filter?	Comment
3839	Land south of Derwen Close and East of Cardiff Road	Dinas Powys	Penarth and area	Yes	Located within strategic growth area
3840	Holms Farm, Pen-Y-Turnpike Road	Dinas Powys	Penarth and area	Yes	Located within strategic growth area.
2299	Land to the west of Maendy Road	Aberthin	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
2769	Land at Sandy Lane	Ystradownen	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
2782	Pantiles Field	Colwinston	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
Amended sites					
2783	Porthkerry Road (Option 1)	Rhoose	Coastal Vale	Yes	Located within strategic growth area.
2798	Porthkerry Road (Option 2)	Rhoose	Coastal Vale	Yes	Located within strategic growth area.
3908	Land at East Aberthaw (South)	East Aberthaw	Coastal Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
3830	Land West of Duffryn Lane	St Nicholas	East Vale	No	Site is located outside of the strategic growth area and is proposed for market led housing, not affordable housing led so would not conform with the strategy.
3836	Land at Culverhouse Cross	Culverhouse Cross	East Vale	Yes	Proposed for affordable housing led development on a site adjacent to a primary settlement outside the strategic growth area.
3854	Land at Bonvilston	Bonvilston	East Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
3857	Land South of the A48	Bonvilston	East Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
4064	Oaktree Farm	Wenvoe	East Vale	Yes	Proposed for affordable housing led development on a site adjacent to a primary settlement outside the strategic growth area

Table 3 – Stage 1 Assessment: Conformity with the RLDP Strategy and the Initial Site Filter

Site ID No.	Site name	Settlement	Area	Conformity with Strategy and Initial Site Filter?	Comment
4073	Land North East of Primary School	Peterston Super Ely	East Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
3833	Land at Caerleon Road	Dinas Powys	Penarth and area	Yes	Located within strategic growth area.
4067	Land at Pen y Turnpike Road, northwest of Llandough Hospital	Llandough	Penarth and area	Yes	Located within strategic growth area.
2671	Land North of West Winds Business Park	Fferm Goch	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
2814	Land at Heol Fain	Wick	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a primary settlement outside the strategic growth area.
3834	Land Opposite St Davids Church in Wales Primary School.	Colwinston	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
3837	Land at Land at Nant Canna	Treoes	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
3855	Land at Ogmore by Sea	Ogmore by Sea	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
3856	Three Golden Cups Campsite	Southerndown	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
4057	Land east of Llangan	Llangan	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
4059	Land West of St Brides Road	Wick	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a primary settlement outside the strategic growth area.
4060	Land at Ystradownen	Ystradownen	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
4065	Land off Wick Road (Option 2)	Ewenny	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
4066	Land off Wick Road (Option 3)	Ewenny	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.

Table 3 – Stage 1 Assessment: Conformity with the RLDP Strategy and the Initial Site Filter

Site ID No.	Site name	Settlement	Area	Conformity with Strategy and Initial Site Filter?	Comment
4068	Land adjacent to Llangan Primary School	Fferr Goch	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.
4069	Land to the East of Colwinston	Colwinston	Rural Vale	Yes	Proposed for affordable housing led development on a site adjacent to a minor rural settlement.

5. Stage 2 – Detailed Site Assessment Outcome

- 5.1 Stage 2 of the candidate site assessment consists of a 2-part assessment process.
- 5.2 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.
- 5.3 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.
- 5.4 As part of the assessment process, where sites were previously submitted as part of the first call for sites and the second submission is an amendment to the original site, consideration has been given to the original reasons for why a site has not been taken forward to establish whether the original reason still remains a constraint. Consideration was also given to any representations made by the site promoter as part of the Preferred Strategy consultation.
- 5.5 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 considers the sustainability of the sites and the assessment for each site is provided within the ISA for the Deposit Plan in respect of any new sites. Amended sites were only reassessed where there were significant changes to the use or boundary. Sites that were previously assessed for 'housing' but had a revised use of 'affordable housing led' were not reassessed as the methodology for the ISA of candidate sites involves employing GIS data-sets and measuring ('quantitative analysis') how each candidate site relates to various constraint and opportunity features. Specifically, the aim is to differentiate the performance of the candidate sites in respect of specific locational (e.g. distance to a GP surgery) / intersect (e.g. intersect with flood risk zone) criteria. A change in the nature of the use (i.e. from housing to affordable housing led) would not change the GIS assessment or overall conclusions.
- 5.6 Stage 2B has involved 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.
- 5.7 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. For the new sites, a more detailed summary of the scores for each question is included in Appendix 1. 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 4 – Stage 2 Detailed Site Assessment

Site ID No.	Site name	Settlement	Area	Suitable for Further Consideration?	Justification
	New Sites				
2804	Land Off Millennium Way (Option A - Housing and Commercial)	Barry	Barry	No	Ruled out at Stage 1 – see Table 3.
4070	Land Off Millennium Way (Option B - Housing)	Barry	Barry	Yes	Ruled out at Stage 1 – see Table 3
2158	Land North of the B4265 and South of the Railway Line	St Athan	Coastal Vale	Yes	The site relates well to the Key Site West of St Athan and could deliver a wider mix of uses within the settlement.
3838	Land at Bridge House Farm (Option A - Housing)	Llantwit Major	Coastal Vale	No	Ruled out at Stage 1 – see Table 3.
3867	Land at Bridge House Farm (Option B - Housing and Retail)	Llantwit Major	Coastal Vale	No	Ruled out at Stage 1 – see Table 3.
2207	Land adjacent to Caerau Lane	Wenvoe	East Vale	No	Ruled out at Stage 1 – see Table 3.
2514	Wenvoe Quarry	Wenvoe	East Vale	No	Ruled out at Stage 1 – see Table 3.
2524	The Knole, Pen-Y-Turnpike Road	Dinas Powys	Penarth and area	No	While the site sits at the edge of the settlement of Dinas Powys providing a range of facilities within an acceptable distance the site is located in the open countryside on a country lane with no footpaths. Therefore, journeys into the centre of Dinas Powys are likely to be made by car with no provision for active travel, contrary to the preferred strategy and national policy.
2819	Cogan Railway Station and adjoining land	Penarth	Penarth and area	No	The site is proposed for a mix of uses encompassing transport, and potentially employment, housing, community uses and/or retail. In principle, the site is within a sustainable location within the settlement boundary of Penarth and in the

Table 4 – Stage 2 Detailed Site Assessment

Site ID No.	Site name	Settlement	Area	Suitable for Further Consideration?	Justification
					<p>strategic growth area and delivering a mixed-use development connected to a key transport interchange accords with the strategy. At this stage of the process, no further information on the mix of uses has been provided and consequently there is no certainty of deliverability. Whilst the site will not be allocated, it will continue to be included within the settlement boundary and could therefore be considered as a windfall site.</p> <p>There are also proposals for a transport interchange on the site which will be reflected in the RLDP as a transport improvement.</p>
3839	Land south of Derwen Close and East of Cardiff Road	Dinas Powys	Penarth and area	No	<p>The site has been put forward for a settlement boundary amendment and is not therefore being considered as an allocation.</p> <p>It has been considered as part of the settlement boundary review, where it was concluded that it was not appropriate to include the site within an amended boundary for Dinas Powys.</p>
3840	Holms Farm, Pen-Y-Turnpike Road	Dinas Powys	Penarth and area	No	The site faces numerous physical constraints and intrudes significantly on the open countryside and the green wedge between Dinas Powys and Llandough. It is a sporadic development which reflects poorly in respect of the urban form. Furthermore, insufficient evidence has been submitted to demonstrate deliverability.
2299	Land to the west of Maendy Road	Aberthin	Rural Vale	Yes	The site is proposed for a small-scale affordable housing led development in a minor rural settlement, which would accord in principle with the strategy. Aberthin itself has limited services and facilities, but is within reasonable walking distance of primary and secondary school provision with the wider range of services and facilities in Cowbridge just over

Table 4 – Stage 2 Detailed Site Assessment

Site ID No.	Site name	Settlement	Area	Suitable for Further Consideration?	Justification
					<p>2000m away. The settlement is also served by public transport, although this is relatively infrequent.</p> <p>The 2023 LHMA indicated that the ward of Cowbridge has a need for 230 additional affordable units over the next 15 years and this site could make an important contribution in meeting that.</p>
2769	Land at Sandy Lane	Ystradown	Rural Vale	No	<p>The site is allocated for housing in the adopted LDP and since the submission of the site as a candidate site has been granted planning permission, so the principle of development has been established. It will be included as a committed site within the housing land supply.</p>
2782	Pantiles Field	Colwinston	Rural Vale	No	<p>The site is promoted for a small-scale affordable housing led development in a minor rural settlement, the principle of which would accord with the strategy. Colwinston has limited services and facilities, but does have a primary school, village hall, pub and small shop. A bus route is available approximately 1km away, but access is via country lanes with no footway.</p> <p>This site is on the edge of the settlement and its development would not relate well to the existing pattern of development in Colwinston. It would be considered an unacceptable incursion into the countryside.</p>
	Amended sites				
2783	Porthkerry Road (Option 1)	Rhoose	Coastal Vale	No	<p>The site area has been reduced to only the western part of the site (1.65 ha), to create further distance between built development and the airport runway. Notwithstanding this, the proximity of the site to the operational airport and the</p>

Table 4 – Stage 2 Detailed Site Assessment

Site ID No.	Site name	Settlement	Area	Suitable for Further Consideration?	Justification
					likely noise implications are still considered to remain unacceptable.
2798	Porthkerry Road (Option 2)	Rhoose	Coastal Vale	No	The site was previously excluded due to the proximity of the site to the airport runway. Whilst further noise assessment has been undertaken the impact of the runway on amenity is still considered to be unacceptable.
3908	Land at East Aberthaw (South)	East Aberthaw	Coastal Vale	No	Notwithstanding the amendment from a market led to an affordable housing led scheme (original CS 408), the site is located within a quarry buffer zone and is promoted for residential development; it is therefore considered inappropriate development.
3830	Land West of Duffryn Lane	St Nicholas	East Vale	No	<p>Ruled out at Stage 1 – see Table 3</p> <p>Furthermore, the previous reasons for ruling out the original larger site (374) would also apply to a smaller site in this location, irrespective of whether the site was for housing or housing/care accommodation. 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. Significant highway improvements would be required to serve the development.</p> <p>The site would result in loss of grade 3a BMV land. BMV land should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable. There is housing land available within the ward of St Nicholas and Llancarfan that can support the delivery of affordable housing.</p>
3836	Land at Culverhouse Cross	Culverhouse Cross	East Vale	No	Notwithstanding the amendment from a market led to an affordable housing led scheme (original CS 387) and

Table 4 – Stage 2 Detailed Site Assessment

Site ID No.	Site name	Settlement	Area	Suitable for Further Consideration?	Justification
					<p>reduction in the number of dwellings, the other reasons why the site was previously discounted still remain.</p> <p>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.</p> <p>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. BMV land should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable.</p>
3854	Land at Bonvilston	Bonvilston	East Vale	No	<p>Notwithstanding the amendment from a market led to an affordable housing led scheme (original CS 385), the other reasons why the site was previously discounted still remain.</p> <p>Development of the site would have an adverse impact on the character and setting of the Bonvilston Conservation Area.</p> <p>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. BMV land should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable. There is housing land available within the ward of St Nicholas and Llancarfan that can support the delivery of affordable housing.</p>

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Site ID No.	Site name	Settlement	Area	Suitable for Further Consideration?	Justification
3857	Land South of the A48	Bonvilston	East Vale	No	<p>Notwithstanding the amendment from a market led to an affordable housing led scheme (original CS 435), the other reasons why the site was previously discounted still remain.</p> <p>The development would have an adverse impact on the character and setting of the Bonvilston Conservation Area. Development of the site would require major highway mitigation works to enable safe vehicular access on to the A48.</p> <p>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. BMV land should only be developed if there is an overriding need for the development and either previously developed land or land is lower agricultural grades is unavailable. There is housing land available within the ward of St Nicholas and Llancarfan that can support the delivery of affordable housing.</p>
4064	Oaktree Farm	Wenvoe	East Vale	No	<p>Notwithstanding the amendment from a market led to an affordable housing led scheme (original CS 451) development of the site would impact on highway safety and would not be supported by the Highway Authority. It is also considered that development as proposed would represent an unacceptable intrusion into the open countryside.</p>
4073	Land North East of Primary School	Peterston Super Ely	East Vale	No	<p>The site was previously ruled out as the proposal would lead to the loss of Best and Most Versatile Agricultural Land contrary to national policy. The predictive map identifies that part of the site is classed as Grade 2 Best and Most Versatile agricultural land. A revised site boundary has been submitted which reduces the developable area of the site and therefore the impact on BMV. Further detailed</p>

Table 4 – Stage 2 Detailed Site Assessment

Site ID No.	Site name	Settlement	Area	Suitable for Further Consideration?	Justification
					assessment has indicated that there would be a need for a significant stretch of footway to be provided in the interests of highways safety. This would result in the loss of a mature hedgerow, which forms part of the rural character of the area and is important for biodiversity. Any alternative route for the footway would require third party land.
3833	Land at Caerleon Road	Dinas Powys	Penarth and area	No	The site was originally ruled out on the grounds that it would represent an unacceptable intrusion in to the open countryside and impact on the integrity of the green wedge designation. The green wedge has been reassessed as part of the green wedge review, and it is considered that this remains the case.
4067	Land at Pen y Turnpike Road, northwest of Llandough Hospital	Llandough	Penarth and area	No	The site was originally ruled out on the grounds that it is unrelated to the existing built form and would represent sporadic development into the countryside. The site comprises a SINC and area of high biodiversity value. The identification of the site for affordable housing led development does not change the original reasons for discounting the site.
2671	Land North of West Winds Business Park	Fferr Goch	Rural Vale	Yes	<p>The site was previously ruled out as it is outside of the strategic growth area and is not proposed for small scale affordable housing led development within a minor rural settlement. The site has been resubmitted for an affordable housing led scheme. The site adjoins the existing settlement of Fferr Goch and is located between an existing residential area and Westwinds Business Park.</p> <p>The 2023 LHMA indicated that the ward of Llandow has a need for 50 additional affordable units over the next 15 years and this site could make an important contribution in meeting that.</p>

Table 4 – Stage 2 Detailed Site Assessment

Site ID No.	Site name	Settlement	Area	Suitable for Further Consideration?	Justification
2814	Land at Heol Fain	Wick	Rural Vale	Yes	<p>The site was previously ruled out as it is outside of the strategic growth area and is not proposed for small scale affordable housing led development within a minor rural settlement. The site has been resubmitted for an affordable housing led scheme. The previous assessment considered that, in accordance with the Settlement Appraisal Review, Wick could potentially accommodate limited affordable housing led growth.</p> <p>The 2023 LHMA indicated that the ward of St Brides Major has a need for 124 additional affordable units over the next 15 years and this site could make an important contribution in meeting that.</p>
3834	Land Opposite St Davids Church in Wales Primary School.	Colwinston	Rural Vale	Yes	<p>The site was previously discounted as it is located outside of the strategic growth area and was not proposed for small scale affordable housing led development within a minor rural settlement. The site has now been resubmitted with a smaller site area for affordable housing led development, which accords with the strategy and should be considered further.</p> <p>The 2023 LHMA indicated that the ward of Llandow has a need for 50 additional affordable units over the next 15 years and this site could make an important contribution in meeting that.</p>
3837	Land at Land at Nant Canna	Treoes	Rural Vale	No	The original site as ruled out as it 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

Table 4 – Stage 2 Detailed Site Assessment

Site ID No.	Site name	Settlement	Area	Suitable for Further Consideration?	Justification
					<p>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. BMV land should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable.</p> <p>Whilst the site has been resubmitted for an affordable housing led development, the other reasons for ruling out the site remain.</p>
3855	Land at Ogmore by Sea	Ogmore by Sea	Rural Vale	No	The original site as ruled out as the development would represent unacceptable intrusion in to the open countryside. Whilst the site has now been identified for an affordable housing led development, the original reason for ruling it out still remains.
3856	Three Golden Cups Campsite	Southerndown	Rural Vale	No	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. A proposal for affordable housing led development would still be contrary to the RLDP strategy.
4057	Land east of Llangan	Llangan	Rural Vale	No	The original site was ruled out as the site was considered to represent an unacceptable intrusion in to the open countryside. Llangan is not a settlement identified within the settlement hierarchy and as such development would be contrary to the growth strategy. This would apply for market housing and an affordable housing led scheme.
4059	Land West of St Brides Road	Wick	Rural Vale	Yes	The original site was ruled out as the site was considered to represent an unacceptable intrusion in to the open countryside. The site was also originally at a scale that would not be considered as a suitable affordable housing led development site

Table 4 – Stage 2 Detailed Site Assessment

Site ID No.	Site name	Settlement	Area	Suitable for Further Consideration?	Justification
					<p>The site has been resubmitted for affordable housing led development and whilst the site area has not changed the proposed Masterplan has reduced the developable area so that it better accords with the existing pattern of development.</p> <p>The 2023 LHMA indicated that the ward of St Brides Major has a need for 124 additional affordable units over the next 15 years and this site could make an important contribution in meeting that.</p>
4060	Land at Ystradownen	Ystradownen	Rural Vale	No	<p>The original assessment concluded that whilst the site was 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.</p> <p>The LDP site in question has subsequently been granted planning permission for housing. This site will serve the future needs of residents in the area and it is not considered that additional land should be allocated in this location.</p>
4065	Land off Wick Road (Option 2)	Ewenny	Rural Vale	No	The site was originally ruled out as 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. The site has been resubmitted for an affordable housing led development but the original reason for objection would remain.
4066	Land off Wick Road (Option 3)	Ewenny	Rural Vale	No	The site was originally ruled out as 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. The site has

Table 4 – Stage 2 Detailed Site Assessment

Site ID No.	Site name	Settlement	Area	Suitable for Further Consideration?	Justification
					been resubmitted for an affordable housing led development but the original reason for objection would remain.
4068	Land adjacent to Llangan Primary School	Fferr Goch	Rural Vale	Yes	<p>The site was previously discounted on the grounds that whilst it is adjacent to Llangan Primary School, it is located outside of the defined settlement of Fferr Goch and is not therefore considered a sustainable location for further development.</p> <p>Notwithstanding these original concerns, there have been changes to this part of the settlement, as a result of the recent rural exceptions site at Cwrt Canna, which has seen the pattern of development extend between the original Fferr Goch settlement boundary. It is therefore proposed to extend the settlement boundary further south to include the school. This site would therefore have a stronger relationship with the settlement.</p> <p>The 2023 LHMA indicated that the ward of Llandow has a need for 50 additional affordable units over the next 15 years.</p>
4069	Land to the East of Colwinston	Colwinston	Rural Vale	Yes	<p>The site was previously discounted as it was considered that it 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.</p> <p>The site was resubmitted for affordable housing led with a smaller site area. This site better accords with the existing</p>

Table 4 – Stage 2 Detailed Site Assessment

Site ID No.	Site name	Settlement	Area	Suitable for Further Consideration?	Justification
					<p>pattern of development and would be acceptable in terms of the strategy.</p> <p>The 2023 LHMA indicated that the ward of Llandow has a need for 50 additional affordable units over the next 15 years.</p>

6. Affordable Housing Led sites suitable for further consideration

6.1 The Strategy allows for 'small scale affordable housing led development in minor rural settlements at a scale proportionate to the size of settlement.' As part of the original call for sites, several sites were put forward for affordable housing led development, including sites proposed for 100% affordable housing.

6.2 As detailed in Table 5 below, none of the sites submitted as part of the first call for candidate sites in locations outside of the Strategic Growth area were deemed to be acceptable. The principle of affordable housing led development within the existing settlement boundary of Barry, which is within the Strategic Growth Area, is accepted.

Table 5: Sites submitted for affordable housing led development or 100% affordable housing schemes

Site ID No.	Site name	Settlement	Area	Comment
426	Land at Ffordd y Milleniwm	Barry	Barry	Site has subsequently received planning permission for housing and will be identified as part of the committed housing land supply.
487	Land at Neptune Road	Barry	Barry	Suitable for further consideration but is a site within the Strategic Growth Area so would not be defined as an affordable housing led site as part of this policy
490	Land to the north of Pendoylan	Pendoylan	East Vale	The settlement is not considered to be a sustainable location for further development as it has few services and no public transport.
441	Land at The Downs	The Downs	East Vale	The 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
514	Land East of St Athan Road	Cowbridge	Rural Vale	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.
468	Land south of Llangan	Fferm Goch	Rural Vale	See 4068 below

Site ID No.	Site name	Settlement	Area	Comment
	Primary School			
494	Land south West of Sigingstone	Sigingstone	Rural Vale	The site is subject to a planning application for 10 affordable units. The outcome of this planning application will determine how it is considered in the RLDP.

6.3 Following the resubmission of a number of sites for an affordable housing led development as part of the second call for sites, the following sites were deemed suitable for further consideration.

Table 6: Affordable Housing Led sites deemed suitable for further consideration

Site ID No.	Site name	Settlement	Area	Potential number of units
2299	Land to the west of Maendy Road	Aberthin	Rural Vale	25 units
2671	Land North of West Winds Business Park	Fferm Goch	Rural Vale	22 units
2814	Land at Heol Fain	Wick	Rural Vale	45 units
4069	Land to the East of Colwinston	Colwinston	Rural Vale	25 units
3834	Land Opposite St Davids Church in Wales Primary School.	Colwinston	Rural Vale	25 units
4059	Land West of St Brides Road	Wick	Rural Vale	50 units
4068	Land adjacent to Llangan Primary School	Fferm Goch	Rural Vale	30 units

6.4 Seven of the sites deemed suitable for further consideration are within the Rural Vale, and one is within Eastern Vale.

6.5 The Settlements Appraisal Review considers the sustainability of settlements in the settlement hierarchy against the following key principles:

- Public Transport;
- Distance to key services;
- Key Facilities;
- Daily Facilities;
- Employment Opportunities; and
- Population

6.6 The assessment against these criteria gives a total score for the sustainability of the settlement. As a primary settlement, Wick scores 59. Minor rural settlements have a range of scores between 29 and 48. The settlements where an affordable housing led site could be allocated all score comparatively well – Colwinston (43), Fferm Goch (38) and Aberthin (34) all have a primary school within the settlement or within reasonable walking distance and have some services, facilities, and/or employment opportunities within the settlement or nearby.

6.7 Wick, Fferm Goch and Colwinston all have more than one site that would be suitable for further consideration as an affordable housing led site. It is considered in both cases that it will only be appropriate to allocate one site in each settlement to ensure the scale of growth is proportionate to the settlement. It is therefore necessary to establish which of the sites submitted is most appropriate when assessed against the site assessment criteria.

Fferm Goch

6.8 Of the two submitted sites in Fferm Goch, site 2671 Land North of West Winds Business Park is located between an established small business park and existing residential development and as such would be considered as an infill development. The other site, 4068 Land adjacent to Llangan Primary School, is located to the south of Fferm Goch and would result in an extension to the settlement in a linear pattern.

6.9 Both sites have submitted viability evidence to demonstrate that they are viable, albeit the evidence for 4068 is based on the delivery of 30 units, which exceeds the policy requirement of 25 units as set out within the plan strategy.

6.10 Neither site is designated as BMV land and both sites are broadly comparable in terms of distance to the services and facilities within Fferm Goch. However, as site 2671 has a better relationship with existing settlement pattern and accords with the 25 unit threshold set out in the policy, it is considered that this site would be the most appropriate to allocate.

Colwinston

6.11 Two sites were deemed suitable for further consideration in Colwinston – 4069 Land east of Colwinston and 3834 Land opposite St Davids Church in Wales Primary School. Site 4069 is a single field parcel which would be accessed through the recent housing development at Heol Cae Pwll and would be an appropriate rounding off in respect of the settlement pattern in Colwinston. The other site, 3834, is also a single field parcel with access off the main road through the village. It is located opposite a primary school but as it is segregated from the main part of Colwinston by the road, its relationship to the existing built form is not as strong as site 4069.

6.12 Both sites have submitted viability evidence to demonstrate that it would be viable to deliver an affordable housing led development of a minimum of 50% affordable housing.

6.13 Site 3834 is almost entirely within an area of BMV which the Predictive Maps show to be Grade 3a. An Agricultural Land Classification Survey has been prepared and submitted. This has been validated by Welsh Government who confirmed that it was prepared to an acceptable standard and confirmed all 1.4 Ha to be Grade 3a. In contrast, only the southern-most part of 4069 Land to the East of Colwinston is BMV – approximately 2% Grade 2, and 17% Grade 3a. Paragraph 3.59 of Planning Policy Wales states *“Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.”*

6.14 There are no suitable sites in Colwinston that are completely unaffected by a BMV designation. However, in terms of the search sequence set out in the policy, the allocation of site 4069 would result in the loss of significantly less BMV land in total. The site also relates better to the existing built form.
Wick

6.15 Two sites deemed suitable for further consideration are also available in Wick - 2814 Land at Heol Fain and 4059 Land West of St Brides Road. The sites are adjacent to each other and have similar characteristics insofar as they are greenfield flat sites adjacent to new build housing. However, it is considered that 2814 Land at Heol Fain better reflects the existing pattern of development in the village and would be a more appropriate rounding off.

6.16 Neither site is BMV Land and both have submitted viability assessments to demonstrate that an affordable housing led development at an appropriate scale can be delivered.

Aberthin

6.17 Only one site for affordable housing led development has been identified for affordable housing led development in the Cowbridge, which is site 2299 Land West of Maendy Road, Aberthin, and this is considered suitable for allocation in principle, subject to the built development avoiding the small area of flood risk located in the southern most extent of the site. A viability assessment has been submitted which demonstrates that the site is deliverable as an affordable housing led site.

Affordable housing led final sites

5.8 Following this assessment process, the final list of Affordable Housing led sites proposed for inclusion the Deposit RLDP is as follows:

Table 7: Final Affordable Housing Led sites

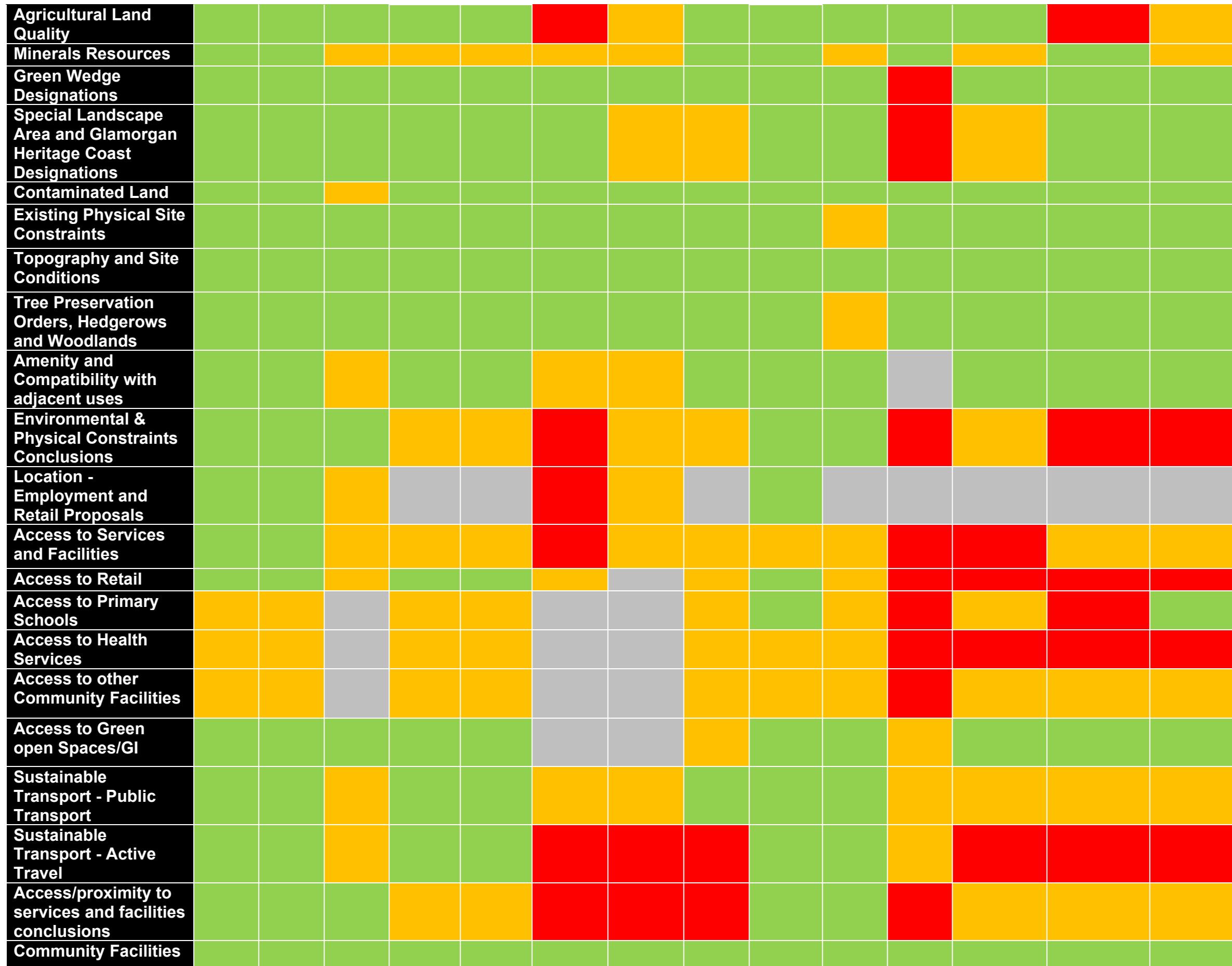
Site ID No.	Site name	Settlement	Area	Potential number of units
2299	Land to the west of Maendy Road	Aberthin	Rural Vale	25 units
2671	Land North of West Winds Business Park	Fferm Goch	Rural Vale	22 units
2814	Land at Heol Fain	Wick	Rural Vale	45 units
4069	Land to the East of Colwinston	Colwinston	Rural Vale	25 units
			TOTAL	117 units

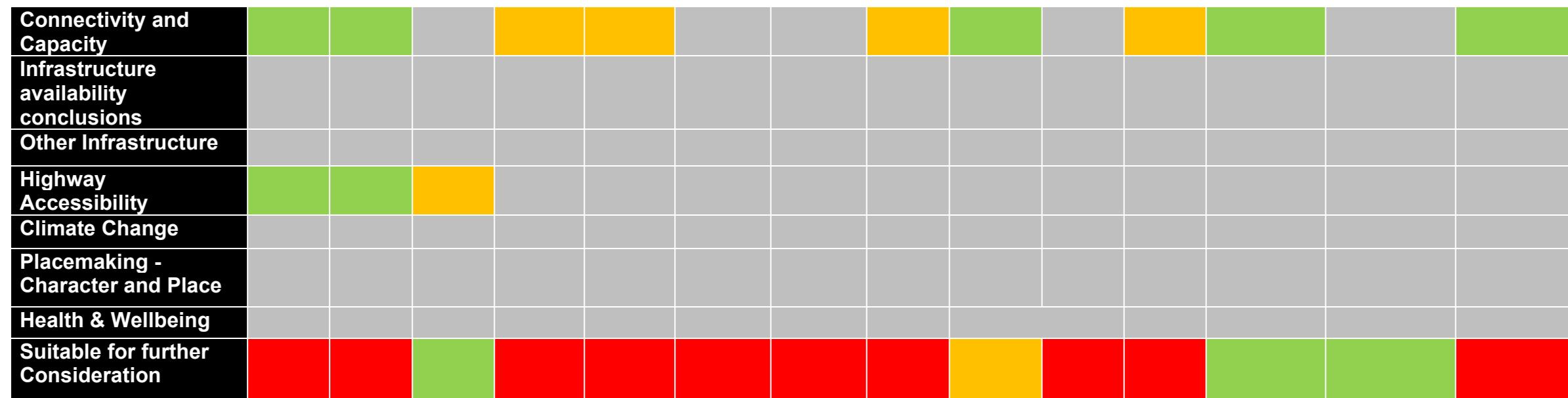
7. Stage 3 - Site Evaluation and Verification of Site-Specific Viability Testing

- 7.1 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.
- 7.2 For the sites identified within the Deposit Plan, the Council has undertaken detailed viability work considering site-specific infrastructure needs of site allocated within the Deposit Plan and the associated provision costs. The specific infrastructure requirements and associated costs for each site is set out in the Infrastructure Delivery Plan and summarised in the Deposit Plan Appendices.
- 7.3 A full list of all candidate sites submitted as part of the first and second call for sites, including those that have been allocated in the Deposit Plan, can be found in Appendix 2. This assessment includes the position at Preferred Strategy Stage, where applicable, and the position at Deposit stage, summarising the reasons why a site has or has not been taken forward as an allocation in the Deposit RLDP.

Appendix 1 – Summary of Assessment of New Candidate Sites

ID	2804	4070	2158	3838	3867	2207	2514	2524	2819	3839	3840	2299	2769	2782
Settlement	Barry	Barry	St. Athan	Llantwit Major	Llantwit Major	Wenvoe	Wenvoe	Dinas Powys	Penarth	Dinas Powys	Dinas Powys	Cowbridge	Ystradoden	Colwinston
Site Name														
Proposed Use														
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														





Appendix 2 - Assessment of Candidate Sites at Deposit Stage

BARRY						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
371	Walters Farm / Fferm Walter	Barry	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
384	Hayes Lane / Hayes Lane	Barry	Housing	Yes	<p>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.</p> <p>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.</p> <p>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.</p> <p>The site has therefore been allocated for housing (HG1.3 Land at Hayes Lane)</p>	<p>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.</p>

BARRY						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
388	HMS Cambria / HMS Cambria	Barry	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
407	Land West of Coed Mawr Road / Tir i'r gorllewin o Coed Mawr Road	Barry	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
420	Land off Port Road, Barry / Tir oddi ar Port Road, y Barri	Barry	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
426	Land at Ffordd y Milleniwm / Tir yn Ffordd y Mileniwm	Barry	Affordable housing led	No	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.	The site now has planning permission and is under construction. It forms part of the housing land supply, as set out in BP9A Updated Housing Land Supply and Trajectory Background Paper.
449	Land at Weycock Cross, South of Port Road, Barry / Tir yn Weycock Cross, i'r de o Port Road, Y Barri	Barry	Housing	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 to be considered further if the key sites in the Barry area do not proceed.</p>	<p>Due to deliverability issues with the previous key site at North East Barry, it has been necessary to consider alternative sites in Barry.</p> <p>Land at Weycock Cross was deemed suitable for further consideration at Preferred Strategy and was only not progressed as the North East Barry site was considered to offer a wider range of benefits associated with its size.</p> <p>As part of the Housing Growth in Barry consultation, the Council considered on a larger proposal – 376 units compared to the 180 units originally identified. A larger site was favoured as it would deliver greater highway improvements and would also generate greater planning obligations and affordable housing contributions. The full justification is set out within the Housing Growth in Barry consultation document.</p> <p>The site has been allocated as a Key Site (HG1 KS1 Land at North West Barry).</p>

BARRY						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
459	Land at the Former Pencoedtre Highschool / Tir yn hen Ysgol Uwchradd Pencoedtre	Barry	Housing	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.	<p>The site is actively being progressed by the Council's housebuilding team as an affordable housing led development as part of the Cardiff and Vale Housing Partnership.</p> <p>The site has therefore been allocated for housing (HG1.1 Land to the west of Pencoedtre Lane)</p>
487	Land at Neptune Road, Barry Waterfront / Tir yn Neptune Road, Glannau'r Barri	Barry	Affordable housing led	Yes	<p>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</p>	<p>The site is being promoted by the site owner alongside a Housing Association and it is anticipated that the site would be brought forward for a 100% affordable housing scheme comprising apartments, as the site is in a highly sustainable location that would lend itself to high density development. The site can accommodate approximately 40 units, which would make a valuable contribution to the significant affordable housing need in Barry.</p> <p>There is evidence of a need for hotel rooms in Barry as part of the overall tourism offer for the town and Barry Island. However, consideration is needed as to whether this is the most appropriate site for the continued allocation for a hotel given that it has not been brought forward to date. The Premier Inn hotel located opposite the site has recently been granted planning permission for an extension, providing 21 additional bedrooms – a total of 101 bedrooms. This will increase capacity of hotel rooms in the area.</p> <p>A marketing report has been submitted which states that the site has been actively marketed through a range of mechanisms for a period of two years and whilst there was some limited interest from one company for a hotel, this was not ultimately pursued on viability grounds. The report states that the cost of providing a hotel room has increased significantly in recent years.</p> <p>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.</p> <p>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.</p>

BARRY						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
						The site has therefore been allocated for housing (HG1.4 Land at Neptune Road).
544	The Port of Barry / Porthladd Y Barri	Barry	Employment	Yes	Identified as Employment Regeneration Area in RLDP	Allocated as an Employment Regeneration Opportunity Area (EMP1(2))
2804	Land Off Millennium Way, Barry (Option A - Housing and Commercial)/Tir oddi ar Ffordd y Mileniwm, Y Barri (Opsiwn A - Tai a Masnachol)	Barry	Mixed Uses	N/A	N/A (Submitted as part of second call for sites)	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 a mix of uses that includes housing as such a use is not considered to be deliverable.

BARRY						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
4070	Land Off Millenium Way, Barry (Option B - Housing)/Tir oddi ar Ffordd y Mileniwm, Y Barri (Opsiwn B - Tai)	Barry	Housing	N/A	N/A (Submitted as part of second call for sites)	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 housing as such a use is not considered to be deliverable.

COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
352	Land to the south of Millands Farm / Ti'r de o Ffwrn Millands	Llantwit Major	Housing	No	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 has recently been acquired by Welsh Government and will be brought forward alongside the other adjoining sites in their ownership, both of which have outline planning permission subject to the signing of a Section 106 agreement. The site has therefore been allocated for housing (HG1.5 Land between the Northern Access Road and Eglwys Brewis Road (Site C - Central Parcel)).
361	Land at Port Road, Rhoose / Tir yn Port Road, Y Rhws	Rhoose	Other proposed use	Yes	No defined uses proposed. Retained as Major Employment Allocation within the RLDP	The site has been retained within the boundary of Employment allocation SP14.1 Land east of Cardiff Airport
364	Parc Hoddnant / Parc Hoddnant	Llantwit Major	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
366	Land South of Clive Road, St Athan / Tir i'r de o Clive Road, Sain Tathan	St Athan	Housing	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.	The site was deemed to accord with the strategy and was considered a logical extension at Preferred Strategy stage. It was concluded that this site would only be suitable for allocation if additional sites were required. There has been a decrease in units at Church Farm compared to the numbers identified at Preferred Strategy due to the inclusion of a foodstore within the proposals. A number of candidate sites have been proposed in St Athan, and it would not be appropriate to allocate every site. When determining which sites should be allocated, consideration has been given to a number of factors including site constraints, relationship to the existing settlement, proximity to services, facilities, public transport and active travel routes and deliverability. No significant constraints have been identified that would preclude development. The candidate site submission is supported by surveys including an Ecological Impact Assessment, Landscape Note and constraints and opportunities

COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
377	Land adjoining Heritage Business Park /Tir yn ffinio â'r Parc Busnes Treftadaeth	Llantwit Major	Other proposed use	Yes	To be considered following assessment of burial land requirements	Whilst the review of burial land indicates that burial land capacity is likely to be required by the end of the plan period in Llantwit Major, no additional information was submitted in support of the candidate site for this proposed use and therefore there is no evidence that this site is deliverable. Whilst the site hasn't been allocated for this purpose, the plan does include a criteria-based policy which would allow suitable sites to be developed where appropriate.
379	Land at Bridge House Farm / Tir ar Fferm Bridge House	Llantwit Major	Retail	Yes	Proposals for retail development to be considered against the Council's Retail and Commercial Leisure Study (June 2023) and national policy for retailing.	An application for 1,251 sqm of new convenience floorspace was submitted for a class A1 food store on the site. There was a planning committee resolution to approve, subject to the approval of a Section 106 agreement, but has been called in for determination by Welsh Ministers. The site is included as an allocation in the RLDP, pending the outcome of this call in. The site is allocated under Policy SP12 (2).
394	Land north and south of Wick Road, Llantwit Major / Tir i'r gogledd a'r de o Wick Road, Llanilltud Fawr	Llantwit Major	Housing	No	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).	Not allocated for the reasons identified at Preferred Strategy stage
395	Glebelands at Llanmaes / Glebelands yn Llan-faes	Llanmaes	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
396	North West Llantwit Major / Gogledd-orllewin Llanilltud Fawr	Llantwit Major	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage

COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
399	Land at St Athan / Tir yn Sain Tathan	St Athan	Housing	Yes	<p>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.</p>	<p>The site was deemed to accord with the strategy and was considered a logical extension at Preferred Strategy stage.</p> <p>It was concluded that this site would only be suitable for allocation if additional sites were required. There has been a decrease in units at Church Farm compared to the numbers identified at Preferred Strategy due to the inclusion of a foodstore within the proposals. A number of candidate sites have been proposed in St Athan, and it would not appropriate to allocate every site. When determining which sites should be allocated, consideration has been given to a number of factors including site constraints, relationship to the existing settlement, proximity to services, facilities, public transport and active travel routes and deliverability.</p> <p>Whilst site 399 does adjoin the existing settlement it is in a more peripheral location than the other proposed housing sites in St Athan, it is a further distance from services and facilities in St Athan and therefore other sites have been identified in preference.</p>
406	Land East of Aberthaw (North) / Tir i'r dwyrain o Aberdawan (Gogledd)	Aberthaw	Housing	No	Site area fails to meet minimum threshold for residential development.	Not allocated for the reasons identified at Preferred Strategy stage
408	Land at East Aberthaw (North) / Tir yn Nwyrain Aberdawan (Gogledd)	Aberthaw	Housing	No	The site is located within a quarry buffer zone and promoted for residential development; it is therefore considered inappropriate development.	The site was resubmitted at the second call for sites stage as an affordable housing led site. See 3908.
410	The Quarries and adjoining Land / Y Chwareli a'r Tir cyfagos	Llantrithyd	Minerals	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
414	Land to the east of Fonmon Road, Rhoose / Tir i'r dwyrain o Fonmon Road, Y Rhws	Rhoose	Housing	No	The site is located within a quarry buffer zone and promoted for residential development; it is therefore considered inappropriate development.	Not allocated for the reasons identified at Preferred Strategy stage
418	Land West of Fonmon Road, Fontygary / Tir i'r gorllewin o Fonmon Road, Ffont-y-gari	Rhoose	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
422	Land to the northeast of Llancarfan / Tir i'r gogledd-ddwyrain o Llancarfan	Llancarfan	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage

COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
424	Bro Tathan / Bro Tathan	St Athan	Employment	Yes	Retained as Major Employment Allocation within the RLDP	The site continues to be allocated for employment under Policy SP14(3)
427	Land at Readers Way / Tir yn Readers Way	Rhoose	Housing	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.	The site was identified as a key site in the Preferred Strategy and following Full Council approval in September, it has been carried forward into the Deposit RLDP. In order to ensure the most efficient use of land, the capacity has increased from 450 units to 520 units. This will increase the number of affordable units delivered and maximise other Section 106 contributions. The layout is largely unchanged, with a significant area of green infrastructure proposed as a buffer for the airport. The site has been allocated as a Key Site (HG1 KS3 Land at Readers Way, Rhoose).
432	Bro Tathan / Bro Tathan	St Athan	Employment	Yes	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.	Following the submission of further evidence, the site boundary at SP14(3) Bro Tathan has been amended in part to reflect the Welsh Government's future development plans at St Athan Enterprise Zone. BP12A Employment Supplementary Background Paper provides further details of the amendments that have been accommodated.
433	Aberthaw Power Station / Gorsaf Bŵer Aberdawan	Aberthaw	Employment	Yes	Identified as Employment Regeneration Area in RLDP	The site is allocated as an Employment Regeneration Opportunity Area under Policy EMP1.
436	Land between Llantwit Major and Llanmaes / Tir rhwng Llanilltud Fawr a Llanfaes	Llantwit Major	Other proposed use	Yes	Site to be considered as part of green wedge review.	A new green wedge DNP2 (6) Between Llantwit Major and Llanmaes has been included in the Deposit Plan. This excludes the area identified for retail (SP12 (2) Land at Bridge House Farm) pending the outcome of the call in decision. See 379.
439	Summerhouse Bay / Bae Summerhouse	Llantwit Major	Other proposed use	No	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.	Not allocated for the reasons identified at Preferred Strategy stage

COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
445	Former Eagleswell Primary School / Hen Ysgol Gynradd Eagleswell	Llantwit Major	Housing	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.	<p>The former Eagleswell Primary School site has been redeveloped to provide 90 units of temporary accommodation. The development is subject to a temporary planning permission for a five-year period from 2024, after which the units will be relocated to other sites within the Vale.</p> <p>Once the temporary units are relocated by 2029, the site will become available for redevelopment to provide permanent accommodation. The site is in Council ownership and is expected to be brought forward for an affordable housing-led development. Subject to identified need at the time of redevelopment, there may also be potential for part of the site to accommodate appropriate community uses.</p> <p>The site has therefore been allocated as a housing led redevelopment opportunity (HG3.1 Former Eagleswell Primary School).</p>
447	Land at Ringwood Crescent, St Athan / Tir yn Ringwood Crescent, Sain Tathan	St Athan	Affordable housing led	No	The site is an important area of public open space that serves the surrounding houses and should be retained.	Not allocated for the reasons identified at Preferred Strategy stage
456	Land West of St Athan / Tir i'r gorllewin o Sain Tathan	St Athan	Housing	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.	<p>The site was identified as part of a key site in the Preferred Strategy and following Full Council approval in September, it has been carried forward into the Deposit RLDP.</p> <p>The site has been allocated as a Key Site (HG1 KS5 Land west of St Athan).</p>
457	Land South of B4265, St Athan / Tir i'r de o'r B4265, Sain Tathan	St Athan	Housing	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.	<p>The site was identified as part of a key site in the Preferred Strategy and following Full Council approval in September, it has been carried forward into the Deposit RLDP.</p> <p>The site has been allocated as a Key Site (HG1 KS5 Land west of St Athan).</p>
458	Land between the Railway Line and the B4265, St Athan / Tir rhwng y Llinell Reilffordd a'r B4265, Sain Tathan	St Athan	Employment	No	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.	The site is not considered suitable or necessary for employment given the proximity to the Bro Tathan Enterprise Zone. The site has been resubmitted as an amended candidate site for uses including community facilities (see 2158) and has been safeguarded for potential community use under policy CI3 (6)

COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
461	Land at Boerton / Tir yn Nhrebefered	Llantwit Major	Affordable housing led	No	The site is in a prominent location within the Boerton 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 Boerton Conservation Area.	Not allocated for the reasons identified at Preferred Strategy stage
462	Land at Church Farm / Tir yn Fferm yr Eglwys	St Athan	Housing	No	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 was identified as a part of key site in the Preferred Strategy (together with site 485) and following Full Council approval in September, it has been carried forward into the Deposit RLDP. The capacity has been reduced from 550 to 532 as, in light of representor comments, land has been identified within the site boundary for a foodstore. The site has been allocated as a Key Site (HG1 KS4 Land at Church Farm, St Athan).
473	Land south of the B4265 / Tir i'r de o'r B4265	Llantwit Major	Retail	Yes	Proposals for retail development to be considered against the Council's Retail and Commercial Leisure Study (June 2023) and national policy for retailing.	The site is located within the Boerton Conservation Area and forms part of a wider undeveloped section of land that provides a rural setting to the historic village. It is considered that the rural setting has been significant eroded in the past due to developments to the north and west and the development of this site would result in coalescence of built form and reduce further the limited rural setting. Furthermore, provision has been made for additional retailing in the wider Llantwit Major through the allocation of retail sites at St Athan, as part of a key site allocation (SP12(1)), and Bridge House Farm in Llantwit Major (SP12(2)). The latter has been approved by planning committee but it subject to a ministerial call in.

COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
481	Land to the North of Boerton Road / Tir i'r gogledd o Boerton Road	Llantwit Major	Housing	Yes	<p>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 Boerton Conservation Area and its standing within that designation.</p>	<p>Further information was submitted by the site promoter as part of the Preferred Strategy consultation. This was reviewed by the Council's Conservation Officer who raised an objection due to the impact to the character of the Conservation Area. The key concerns are to the coalescence of built form as well as detriment to the rural setting of the village its historic form and tranquil character of Boerton Road.</p> <p>A further consideration from the proposal is that of the need for potential highway upgrades to Boerton Road. It is understood that the proposed access is along Boerton Road and there are many designations e.g. listed buildings, boundaries of significance, that may affect the ability to upgrade this route. The character is currently that of a highway which reflects a transition from residential street to rural lane, any upgrade that overly formalised the route would raise a concern.</p> <p>The site has not therefore been taken forward as an allocation.</p>
485	Land east of St Athan County Junior and Infants School / Tir i'r dwyraint o Ysgol Iau a Babanod Sain Tathan	St Athan	Housing	Yes	<p>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.</p>	<p>The site was identified as a part of key site in the Preferred Strategy (together with site 462) and following Full Council approval in September, it has been carried forward into the Deposit RLDP. The capacity has been reduced from 550 to 532 as, in light of representor comments, land has been identified within the site boundary for a foodstore.</p> <p>The site has been allocated as a Key Site (HG1 KS4 Land at Church Farm, St Athan).</p>
488	Land to the South of Rhoose train station / Tir i'r de o orsaf drenau Y Rhws	Rhoose	Housing	No	<p>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.</p>	<p>Not allocated for the reasons identified at Preferred Strategy stage</p>
492	Land North of Porthkerry Road Tir i'r gogledd o Porthkerry Road	Rhoose	Housing	No	<p>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.</p>	<p>The site was resubmitted at the second call for sites stage. Two options were identified - a reduced site size and an amendment to housing only rather than housing and commercial. See 2783 and 2798</p>
493	Land north of the Railway Line, Rhoose / Tir i'r gogledd o'r Linell Reilffordd, y Rhws	Rhoose	Housing	Yes	<p>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.</p>	<p>The site is subject to a full planning application for 339 dwellings, which is actively being progressed. The site is considered to be deliverable.</p> <p>The site has therefore been allocated for housing (HG1.9 Land north of the Railway Line (East), Rhoose).</p>

COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
506	Cae Maen Farm / Fferm Cae Maen	Llantrithyd	Renewable energy	No	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. 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.	Not allocated for the reasons identified at Preferred Strategy stage
508	Fonmon / Ffwl-y-mwn	Fonmon	Renewable energy	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
510	Gileston Farm / Fferm Silstwn	St Athan	Renewable energy	No	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. 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.	Not allocated for the reasons identified at Preferred Strategy stage
515	Treguff Fach Farm / Fferm Treguff Fach	Llantrithyd	Renewable energy	No	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. 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.	Not allocated for the reasons identified at Preferred Strategy stage

COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
516	Flemington	Llantrithyd	Renewable energy	No	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. 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.	Not allocated for the reasons identified at Preferred Strategy stage
517	Ty Draw / Tŷ Draw	Llantrithyd	Renewable energy	No	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. 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.	Not allocated for the reasons identified at Preferred Strategy stage
551	Land at Model Farm / Tir yn Fferm Model	Rhoose	Employment	Yes	Retained as Major Employment Allocation within the RLDP, subject to outcome of appeal for non-determination.	Allocated as a major employment site (SP14(2) Land south of Port Road (Model Farm), Rhoose
2158	Land North of the B4265 and South of the Railway Line, St Athan/Tir i'r gogledd o'r B4265 ac i'r de o'r Llinell Drenau, Sain Tathan	St Athan	Employment, Community Uses, Retail, Leisure/Tourism	N/A	N/A (Submitted as part of second call for sites)	New site – a smaller site was submitted for employment as 458. This is a larger site with a number of different potential uses. The site has been safeguarded for potential community use under policy CI3 (6)
2783	Porthkerry Road, Rhoose (2) (Option 1)/Porthkerry Road, Y Rhws (2) (Opsiwn 1)	Rhoose	Housing	N/A	N/A (Submitted as part of second call for sites)	Reduction of the size of original submission (492). The site area has been reduced to only the western part of the site (1.65 ha), to create further distance between built development and the airport runway. Notwithstanding this, the proximity of the site to the operational airport and the likely noise implications are still considered to remain unacceptable.
2798	Porthkerry Road, Rhoose (2) (Option 2)/Porthkerry Road, Y Rhws (2) (Opsiwn 2)	Rhoose	Housing	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use of original site (492) from mixed use (housing and commercial) to just housing. The site was previously excluded due to the proximity of the site to the airport runway. Whilst further noise assessment has been undertaken the impact of the runway on amenity is still considered to be unacceptable.

COASTAL VALE (RHOOSE, ST ATHAN & LLANTWIT MAJOR)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
3838	Land at Bridge House Farm (Option A - Housing)/Tir yn Fferm Bridge House (Opsiwn A - Tai)	Llantwit Major	Housing	N/A	N/A (Submitted as part of second call for sites)	The RLDP strategy indicates that Llantwit Major is in the strategic growth area, but the strategic growth area does not extend to the minor rural settlement of Llanmaes. The site is an area of open countryside located adjacent to the Llanmaes conservation area and there is concern that a development of the scale proposed would have a detrimental impact on the setting of the conservation area. Even with a proposed open space and landscape buffer as part of the development, the development would erode the openness between the settlements and impact on the identity of both settlements. The site has been assessed as part of the green wedge review, where the recommendation was to include the site as a green wedge DNP2 (6).
3867	Land at Bridge House Farm (Option B - Housing and Retail)/Tir yn Fferm Bridge House (Opsiwn B - Tai a Masnachol)	Llantwit Major	Housing Led Mixed Use	N/A	N/A (Submitted as part of second call for sites)	The RLDP strategy indicates that Llantwit Major is in the strategic growth area, but the strategic growth area does not extend to the minor rural settlement of Llanmaes. The site is an area of open countryside located adjacent to the Llanmaes conservation area and there is concern that a development of the scale proposed would have a detrimental impact on the setting of the conservation area. Even with a proposed open space and landscape buffer as part of the development, the development would erode the openness between the settlements and impact on the identity of both settlements. The site has been assessed as part of the green wedge review, where the recommendation was to include the site as a green wedge DNP2 (6). There is a resolution to grant planning permission for a retail foodstore on part of the site, although this is subject to a call-in request for consideration by the Welsh Ministers. If allowed, it will be necessary to show the part of the site proposed for retail use as an allocation in the RLDP.
3908	Land at East Aberthaw (South) /Tir yn Nwyrain Aberdawan (De)	East Aberthaw	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Change from housing to affordable housing led. Notwithstanding the amendment from a market led to an affordable housing led scheme (original CS 408), the site is located within a quarry buffer zone and is promoted for residential development; it is therefore considered inappropriate development.

EAST VALE (PETERSTON-SUPER-ELY, ST NICHOLAS & WENVOE)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
359	Agricultural Land to the south of A48 Bonvilston / Tir amaethyddol i'r de o'r A48 Tresimwn	Bonvilston	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
374	Land west of Duffryn Lane, St Nicholas / Tir i'r gorllewin o Duffryn Lane, Sain Nicolas	St Nicholas	Housing	No	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.	An amended site was resubmitted at the second call for sites stage with a smaller site area. See 3830
378	Land North East of Primary School, Peterston-Super-Ely / Tir i'r gogledd-ddwyrain o'r Ysgol Gynradd, Llanbedr-y-fro	Peterston Super Ely	Housing	No	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.	An amended site was resubmitted at the second call for sites stage with a smaller site area and revised use (affordable housing led). See 4073
381	Land on the north side of Nantywern, Peterston Super Ely / Tir ar ochr ogledol Nantywern, Llanbedr-y-fro	Peterston Super Ely	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
382	Balas Farm / Fferm Balas	Wenvoe	Minerals	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
385	Land at Bonvilston / Tir yn Nhresimwn	Bonvilston	Housing	No	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.	The site was resubmitted at the second call for sites stage as an affordable housing led site. See 3854

EAST VALE (PETERSTON-SUPER-ELY, ST NICHOLAS & WENVOE)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
387	Land at Culverhouse Cross / Tir yng Nghroes Cwrlwys	Culverhouse Cross	Housing	No	<p>The Predictive ALC Maps indicates that site is Grade 2 and 3a Best and Most Versatile Land.</p> <p>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.</p>	The site was resubmitted at the second call for sites stage as an affordable housing led site. See 3836
392	Land at St Nicholas / Tir yn Sain Nicolas	St Nicholas	Housing	No	<p>The Predictive ALC Maps indicates that site is Grade 2 and Grade 3a Best and Most Versatile Land.</p> <p>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.</p>	Not allocated for the reasons identified at Preferred Strategy stage
393	Wenvoe Quarry / Chwarel Gwenfô	Wenvoe	Quarry Restoration	No	<p>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.</p>	Not allocated for the reasons identified at Preferred Strategy stage
412	Land east of Port Road, Wenvoe / Tir i'r dwyrain o Port Road, Gwenfô	Wenvoe	Retail	Yes	<p>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.</p>	<p>The proposal for the site is for a Growing Centre to be undertaken in association with adjacent Pugh's Garden Centre. Whilst horticultural uses would be acceptable in a rural location, in addition to horticultural activities the proposal also includes an element of retail in the form of a farm shop, allotment shop and market place. These elements are considered inappropriate within this location and should be accommodated within the existing established Pugh's Garden Centre. The site has therefore not been allocated.</p>
416	Pugh's Garden Village / Pugh's Garden Village	Wenvoe	Retail	Yes	<p>The proposal is to retain existing Pugh Garden Centre this would not necessitate special protection or allocation within the RLDP.</p>	<p>The settlement boundary has been amended to include Pugh's garden centre.</p>
417	Old Dairy Site / Hen Safle'r Llaethdy	Bonvilston	Housing	Yes	<p>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.</p>	<p>At Preferred Strategy stage it was identified that the site would only accord with the Strategy if it was resubmitted as an affordable housing led development. The site was not submitted for this use through the second call for sites and therefore it was deemed not to comply with the strategy. It has therefore not been taken forward as an allocation.</p>

EAST VALE (PETERSTON-SUPER-ELY, ST NICHOLAS & WENVOE)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
421	Land At Manor House / Tir yn Manor House	St Nicholas	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
435	Land South of A48, Bonvilston / Tir i'r de o'r A48, Tresimwn	Bonvilston	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
435	Land South of A48, Bonvilston	Bonvilston	Housing	No	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.	The site was resubmitted at the second call for sites stage as an affordable housing led site. See 3857
437	Swn Y Coed, Wenvoe / Sŵn y Coed, Gwenfô	Wenvoe	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
441	Land at The Downs / Tir yn The Downs	Culverhouse Cross	Affordable housing led	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.	Not allocated for the reasons identified at Preferred Strategy stage
442	Land at Trehill, South of A48, St Nicholas / Tir yn Trehill, i'r de o'r A48, Sain Nicolas	St Nicholas	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
451	Land at Oaktree Farm, East of Port Road, Wenvoe / Tir ar / Fferm Oaktree, i'r dwyrain o Port Road, Gwenfô	Wenvoe	Housing	No	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.	The site was resubmitted at the second call for sites stage as an affordable housing led site. See 4064

EAST VALE (PETERSTON-SUPER-ELY, ST NICHOLAS & WENVOE)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
454	Land at Peterston Super Ely Option 1 / Tir yn Llanbedr-y-fro, Opsiwn 1	Peterston Super Ely	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
460	Land adjoining The Spinney / Tir sy'n ffinio â The Spinney	St Nicholas	Housing	No	The development would have an adverse impact on the character and setting of the St Nicholas Conservation Area.	Not allocated for the reasons identified at Preferred Strategy stage
463	Land at Redland Farm / Tir ar Fferm RedLand	St Nicholas	Housing	No	No initial Development Viability Model submitted – site viability and deliverability unknown	Not allocated for the reasons identified at Preferred Strategy stage
476	Land at Culverhouse Cross / Tir yng Nghroes Cwrlwys	Culverhouse Cross	Employment	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
480	Land at Culverhouse Cross / Tir yng Nghroes Cwrlwys	Culverhouse Cross	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
486	Land to the South of the A48 at St Nicholas / Tir i'r de o'r A48 yn Sain Nicolas	St Nicholas	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
490	Land to the north of Pendoylan / Tir i'r gogledd o Bendeulwyn	Pendoylan	Affordable housing led	No	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	Not allocated for the reasons identified at Preferred Strategy stage

EAST VALE (PETERSTON-SUPER-ELY, ST NICHOLAS & WENVOE)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
549	Land at Peterston Super Ely, Option 2 / Tir yn Llanbedr-y-fro, Opsiwn 2	Peterston Super Ely	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
552	Land off Port Road / Tir oddi ar Port Road	Wenvoe	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
554	Land South of Junction 34, M4, Hensol / Tir i'r de o Gyffordd 34 yr M4, Hensol	Hensol	Employment	Yes	Retained as Major Employment Allocation within the RLDP	The site continues to be allocated for employment under Policy SP14(4)
2207	Land adjacent to Caerau Lane/Tir ger Lôn Caerau	Wenvoe	Employment	N/A	N/A (Submitted as part of second call for sites)	The site is located in the open countryside. The Employment Land Review has made recommendations on the amount of employment land required and there are sufficient existing sites to meet this requirement. Predictive ALC Maps indicates that site is Grade 2 and 3a Best and Most Versatile Land so the proposal would therefore result in the loss of BMV contrary to national policy.
2514	Wenvoe Quarry/Chwarel Gwenfô	Wenvoe	Employment, Minerals, Other	N/A	N/A (Submitted as part of second call for sites)	The proposal relates to the future use of land at Wenvoe Quarry following the exhaustion of permitted reserves anticipated in 2027. It is proposed that future uses could include employment such as waste management, B1, B2, B8 and ancillary quarry uses. The Employment Land Review has made recommendations on the amount of employment land required and there are sufficient existing sites to meet this requirement. Any future redevelopment of this site would therefore need to be considered against the policies in the development plan at such time as it is no longer required for quarry related uses and further detail on the nature of the alternative uses are known.

EAST VALE (PETERSTON-SUPER-ELY, ST NICHOLAS & WENVOE)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
3830	Land West of Duffryn Lane, St. Nicholas /Tir i'r gorllewin o Duffryn Lane, Sain Nicolas	St Nicholas	Housing and Care Accommodation	N/A	N/A (Submitted as part of second call for sites)	<p>Larger site submitted as 374 for housing. This represents a smaller area, which the site promoter also wants to be considered for housing and care accommodation. Site is located outside of the strategic growth area and is proposed for market led housing, not affordable housing led so would not conform with the strategy. Furthermore, the previous reasons for ruling out the original larger site (374) would also apply to a smaller site in this location, irrespective of whether the site was for housing or housing/care accommodation. 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. Significant highway improvements would be required to serve the development.</p> <p>The site would result in loss of grade 3a BMV land. BMV land should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable. There is housing land available within the ward of St Nicholas and Llancarfan that can support the delivery of affordable housing.</p>

EAST VALE (PETERSTON-SUPER-ELY, ST NICHOLAS & WENVOE)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
3836	Land at Culverhouse Cross /Tir yng Nghroes Cwrlwys	Culverhouse Cross	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	<p>Amendment of proposed use from housing to affordable housing led. Previous site reference 387. Notwithstanding the amendment from a market led to an affordable housing led scheme (original CS 387) and reduction in the number of dwellings, the other reasons why the site was previously discounted still remain.</p> <p>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.</p> <p>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. BMV land should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable.</p>
3854	Land at Bonvilston /Tir yn Nhresimwn	Bonvilston	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	<p>Amendment of proposed use from housing to affordable housing led. Previous site reference 385. Notwithstanding the amendment from a market led to an affordable housing led scheme (original CS 385), the other reasons why the site was previously discounted still remain.</p> <p>Development of the site would have an adverse impact on the character and setting of the Bonvilston Conservation Area.</p> <p>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. BMV land should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable. There is housing land available within the ward of St Nicholas and Llancarfan that can support the delivery of affordable housing.</p>

EAST VALE (PETERSTON-SUPER-ELY, ST NICHOLAS & WENVOE)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
3857	Land South of the A48, Bonvilston /Tir i'r de o'r A48, Tresimwn	Bonvilston	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	<p>Amendment of proposed use from housing to affordable housing led. Previous site reference 435. Notwithstanding the amendment from a market led to an affordable housing led scheme (original CS 435), the other reasons why the site was previously discounted still remain.</p> <p>The development would have an adverse impact on the character and setting of the Bonvilston Conservation Area. Development of the site would require major highway mitigation works to enable safe vehicular access on to the A48.</p> <p>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. BMV land should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable. There is housing land available within the ward of St Nicholas and Llancarfan that can support the delivery of affordable housing.</p>
4064	Oaktree Farm Wenvoe /Fferm Oaktree Gwenfô	Wenvoe	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use from housing to affordable housing led. Previous site reference 451. Notwithstanding the amendment from a market led to an affordable housing led scheme (original CS 451) development of the site would impact on highway safety and would not be supported by the Highway Authority. It is also considered that development as proposed would represent an unacceptable intrusion into the open countryside.

EAST VALE (PETERSTON-SUPER-ELY, ST NICHOLAS & WENVOE)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
4073	Land North East of Primary School, Peterston Super Ely/Tir gogledd/ddwyrain or ysgol gynradd, Llanbedry-fro	Peterston Super Ely	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use from housing to affordable housing led with an amendment to site boundary. Previous site reference 378. The site was previously ruled out as the proposal would lead to the loss of Best and Most Versatile Agricultural Land contrary to national policy. The predictive map identifies that part of the site is classed as Grade 2 Best and Most Versatile agricultural land. A revised site boundary has been submitted which reduces the developable area of the site and therefore the impact on BMV. Further detailed assessment has indicated that there would be a need for a significant stretch of footway to be provided in the interests of highways safety. This would result in the loss of a mature hedgerow, which forms part of the rural character of the area and is important for biodiversity. Any alternative route for the footway would require third party land.

PENARTH AND AREA						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
353	Land on the West Side of Cardiff Road, Dinas Powis / Tir ar ochr orllewinol Cardiff Road, Dinas Powys	Dinas Powys	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
354	Brynawel Garden Centre / Canolfan Arddio Brynawel	Penarth	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
356	Land east of Pen-Y-Turnpike Road, Dinas Powys, / Tir i'r dwyraint o Pen-Y-Turnpike Road, Dinas Powys	Dinas Powys	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
365	Leckwith Quay / Cei Lecwydd	Leckwith	Housing	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.	The site now has planning permission. It forms part of the housing land supply, as set out in BP9A Updated Housing Land Supply and Trajectory Background Paper.
368	Former Cogan Reservoir Site / Hen Safle Cronfa Ddŵr Cogan	Llandough	Housing	No	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	Not allocated for the reasons identified at Preferred Strategy stage

PENARTH AND AREA						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
369	Land South of Cross Common Road, Dinas Powys / Tir i'r de o Cross Common Road, Dinas Powys	Dinas Powys	Housing	No	The red line boundary includes a large area of land designated as SINCs 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.	Not allocated for the reasons identified at Preferred Strategy stage
376	Land West of Swanbridge Road (Phase 3), Sully / Tir i'r gorllewin o Swanbridge Road (Cam 3), Sili	Sully	Housing	No	Development of the site would lead to a loss of the Best and Most Versatile Grade 3a agricultural land contrary to national policy.	Not allocated for the reasons identified at Preferred Strategy stage
400	Land off Penlan Road, Llandough / Tir oddi ar Penlan Road, Llandochau	Llandough	Housing	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.	The Preferred Strategy conclusion was that the site should only be allocated if required and less sensitive sites cannot be delivered. Since this time, a planning application has been submitted for residential development on a brownfield site within settlement limits in Llandough (Vale Car Sales) and this is deemed more preferable to meet future housing needs in the area. The site is proposed for 100% affordable housing.
419	Land at The Grange, Pen-Y-Turnpike Road, Dinas Powys / Tir yn The Grange, Pen-Y-Turnpike Road, Dinas Powys	Dinas Powys	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
423	Land North Dinas Powys / Tir yn ngogledd Dinas Powys	Dinas Powys	Housing	No	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	Not allocated for the reasons identified at Preferred Strategy stage
425	Land at St Andrews Quarry, Dinas Powys / Tir yn Chwarel Saint Andras, Dinas Powys	Dinas Powys	Housing	No	The site is located within the countryside, away from any settlement.	Not allocated for the reasons identified at Preferred Strategy stage

PENARTH AND AREA						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
428	Land at North East Barry / Tir yng ngogledd-ddwyrain y Barri	Dinas Powys/Barry	Housing	Yes	<p>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.</p>	<p>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 progressed there was 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 would have led to significant delays to the RLDP timetable.</p> <p>Whilst a smaller site involving fewer landowners could potentially have been identified, this would have resulted 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 would have related 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.</p> <p>Given the issues described above, Land at North East Barry has not been taken forward as an allocation in the Deposit Plan.</p>
429	Land at Pen y Turnpike Road, NW of Llandough Hospital / Tir yn Pen y Turnpike Road, i'r gogledd-orllewin o Ysbyty Llandochau	Llandough	Housing	No	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.	An amended site was resubmitted at the second call for sites stage for affordable housing led. See 4067
431	Land off Caerleon Road, Dinas Powys / Tir oddi ar Caerleon Road, Dinas Powys	Dinas Powys	Housing	No	Development will significantly affect stepping stones, green networks, or wildlife corridors. The development would impact on the integrity of the green wedge designation.	An amended site was resubmitted at the second call for sites stage with a smaller developable area. See 3833
434	Land at Pen y Turnpike Road, SW of Llandough Hospital / Tir yn Pen y Turnpike Road, i'r de-orllewin o Ysbyty Llandochau	Llandough	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage

PENARTH AND AREA						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
443	Land at Caerleon Road, Dinas Powys / Tir yn Caerleon Road, Dinas Powys	Dinas Powys	Housing	No	The site would represent unacceptable intrusion in to the open countryside and impact on the integrity of the green wedge designation.	Not allocated for the reasons identified at Preferred Strategy stage
444	Land north of Dinas Powys / Tir i'r gogledd o Dinas Powys	Dinas Powys	Housing	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.	Part of the site was identified as a key site in the Preferred Strategy and following Full Council approval in September, it has been carried forward into the Deposit RLDP. This relates only to the smaller south eastern part of the site as it remains the position that the remainder of the site is not suitable. The site has been allocated as a Key Site (HG1 KS2 Land north of Dinas Powys).
446	Land at Upper Cosmeston Farm, Lavernock Road, Penarth / Tir yn Fferm Cosmeston Uchaf, Lavernock Road, Penarth	Penarth	Housing	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.	The site has outline planning permission (subject to Section 106) and it therefore forms part of the housing land supply, as set out in BP9A Updated Housing Land Supply and Trajectory Background Paper. It has also been identified as a major land bank site (HG2 (1) Land at Upper Cosmeston Farm)
450	Hayes Road, Sully / Hayes Road, Sili	Sully	Housing	No	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. The site has also been submitted for an alternative use (employment) under site reference 452. The suitability of this use is considered separately.	Not allocated for the reasons identified at Preferred Strategy stage
452	Hayes Road, Sully / Hayes Road, Sili	Sully	Employment	No	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.	Not allocated for the reasons identified at Preferred Strategy stage

PENARTH AND AREA						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
484	Land at Hayes Road, Barry / Tir yn Hayes Road, y Barri	Barry	Employment	No	<p>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.</p>	<p>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.</p>
553	Land south of Llandough Hill and Penarth Road / Tir i'r de o Fryn Llandochau a Heol Penarth	Llandough	Housing	No	<p>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.</p>	<p>The site has outline planning permission and it therefore forms part of the housing land supply, as set out in BP9A Updated Housing Land Supply and Trajectory Background Paper.</p> <p>It has also been identified as a major land bank site (HG2 (4) Land south of Llandough Hill / Penarth Road)</p>
2524	The Knole, Pen-Y-Turnpike Road/Y Knole, Pen-y-Turnpike Road	Dinas Powys	Housing	N/A	N/A (Submitted as part of second call for sites)	<p>While the site sits at the edge of the settlement of Dinas Powys providing a range of facilities within an acceptable distance the site is located in the open countryside on a country lane with no footpaths. Therefore, journeys into the centre of Dinas Powys are likely to be made by car with no provision for active travel, contrary to the preferred strategy and national policy.</p>
2819	Cogan Railway Station and Adjoining Land/Gorsaf Drenau Cogan a thir cyfagos	Penarth	Mixed Uses	N/A	N/A (Submitted as part of second call for sites)	<p>The site is proposed for a mix of uses encompassing transport, and potentially employment, housing, community uses and/or retail. In principle, the site is within a sustainable location within the settlement boundary of Penarth and in the strategic growth area and delivering a mixed-use development connected to a key transport interchange accords with the strategy. At this stage of the process, no further information on the mix of uses has been provided and consequently there is no certainty of deliverability. Whilst the site will not be allocated, it will continue to be included within the settlement boundary and could therefore be considered as a windfall site.</p> <p>There are also proposals for a transport interchange on the site which will be reflected in the RLDP as a transport improvement.</p>
3833	Land at Caerleon Road, Dinas Powys/Tir yn Caerleon Road, Dinas Powys	Dinas Powys	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	<p>Amendment to the site boundary of 431. The site was originally ruled out on the grounds that it would represent an unacceptable intrusion in to the open countryside and impact on the integrity of the green wedge designation. The green wedge has been reassessed as part of the green wedge review, and it is considered that this remains the case.</p>

PENARTH AND AREA						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
3839	Land South of Derwen Close and East of Cardiff Road/Tir i'r de o Derwen Close ac i'r dwyrain o Cardiff Road	Dinas Powys	Settlement Boundary Review	N/A	N/A (Submitted as part of second call for sites)	<p>The site has been put forward for a settlement boundary amendment and is not therefore being considered as an allocation.</p> <p>It has been considered as part of the settlement boundary review, where it was concluded that it was not appropriate to include the site within an amended boundary for Dinas Powys.</p>
3840	Holms Farm, Pen-Y-Turnpike Road/Fferm Holms, Pen-Y-Turnpike Road	Dinas Powys	Housing	N/A	N/A (Submitted as part of second call for sites)	The site faces numerous physical constraints and intrudes significantly on the open countryside and the green wedge between Dinas Powys and Llandough. It is a sporadic development which reflects poorly in respect of the urban form. Furthermore, insufficient evidence has been submitted to demonstrate deliverability.
4067	Land at Pen y Turnpike Road, northwest of Llandough Hospital /Tir yn Pen y Turnpike Road, i'r gogledd-orllewin o Ysbyty Llandochau	Llandough	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use from housing to affordable housing led. Previous site reference 429. The site was originally ruled out on the grounds that it is unrelated to the existing built form and would represent sporadic development into the countryside. The site comprises a SINC and area of high biodiversity value. The identification of the site for affordable housing led development does not change the original reasons for discounting the site.

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
355	Land West of St Brides Road, Wick / Tir i'r gorllewin o St. Brides Road, y Wig	Wick	Housing	No	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.	An amended site was resubmitted at the second call for sites stage with a revised use (affordable housing led). See 4059
362	Land at Moat Farm / Tir ar Fferm y Moat	Llysworney	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
363	Land forming part of The Beaupre Estate, St Hilary/ /Tir sy'n ffurio rhan o Ystâd y Bewpyr, Saint Hilari	St Hilary	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
367	Land South of Llantwit Major Road, Cowbridge / Tir i'r de o Llantwit Major Road, Y Bont-faen	Cowbridge	Housing	No	Development would have a negative impact of on the setting of the Schedule Ancient Monument and potential significant loss of protected trees.	It is noted that the following a historic felling of trees, the loss of protected trees would not be a significant constraint. However, it is considered that there are sufficient housing sites allocated and within the existing supply in Cowbridge and a further greenfield extension to the west of the town is not required unless other sites do not proceed.
370	Bryn Melin / Bryn Melin	Cowbridge	Housing	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.	The site is subject to a full planning application for 105 dwellings, which is actively being progressed. The site is considered to be deliverable. The site has therefore been allocated for housing (HG1.6 Land adjoining St Athan Road, Cowbridge).
372	Meurig's Camping and Glamping / Meurig's Camping and Glamping	Pentre Meyrick	Other proposed use	No	Site area fails to meet minimum threshold for non-residential development.	Not allocated for the reasons identified at Preferred Strategy stage
373	Cae Efail, Land off Llantwit Rd / Cae Efail, tir oddi ar Llantwit Rd	Wick	Housing	No	The proposal would represent an unacceptable intrusion in to the open countryside.	Not allocated for the reasons identified at Preferred Strategy stage
375	Land at Pentre Meyrick / Tir ym Mhentremeurig	Pentre Meyrick	Housing	No	No initial Development Viability Model submitted – site viability and deliverability unknown.	Not allocated for the reasons identified at Preferred Strategy stage
380	Land at Trepit Road, Wick / Tir yn Trepit Road, Y Wig	Wick	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
383	Land at Nant Canna, Treoes, Option 1 / Tir yn Nant Canna, Tre- os, Opsiwn 1	Treoes	Housing	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. 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.	Not allocated for the reasons identified at Preferred Strategy stage
386	Land at Hazelwood, Ogmore By Sea / Tir yn Hazelwood, Aberogwr	Ogmore By Sea	Housing	No	The development would represent unacceptable intrusion in to the open countryside.	An amended site was resubmitted at the second call for sites stage with a revised use (affordable housing led). See 3855
389	Land at Three Golden Cups / Tir yn Three Golden Cups	Southerndown	Housing	No	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.	An amended site was resubmitted at the second call for sites stage with a revised use (affordable housing led). See 3856

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
390	Land at Llanfair / Tir yn Llanfair	St Mary Church	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
391	Land off Wick Road, Ewenny, Option 1 / Tir oddi ar Wick Road, Ewenni, Opsiwn 1	Ewenny	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
397	Land to the south of The Swallows, Llysworney / Tir i'r de o The Swallows, Llyswyrny	Llysworney	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
398	Land to north and west of westwinds business park, Llangan / Tir i'r gogledd ac i'r gorllewin o barc busnes Westwinds, Llan-gan	Fferm Goch	Housing	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. The site adjoins the existing settlement of Fferm Goch and is located between and existing residential area and Westwinds Business Park.	The site was resubmitted as an affordable housing led site (2671) and has been taken forward as an allocation (HG4 (4) Land north of West Winds Business Park, Fferm Goch).
401	Land to the west of Fferm Goch House, Llangan / Tir i'r gorllewin o Fferm Goch House, Llan-gan	Fferm Goch	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
402	Land adjacent to Llangan Primary School, Llangan / Tir ger Ysgol Gynradd Llangan, Llan-gan	Fferm Goch	Housing	No	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.	An amended site was resubmitted at the second call for sites stage with a revised use (affordable housing led). See 4068
403	Land east of Llangan / Tir i'r dwyraint o Lan-gan	Llangan	Housing	No	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.	An amended site was resubmitted at the second call for sites stage with a revised use (affordable housing led). See 4057
404	Land east of Heol Fain, Wick / Tir i'r dwyraint o Heol Fain, Y Wig	Wick	Housing	No	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	The site was resubmitted as an affordable housing led site (2814) and has been taken forward as an allocation (HG4 (3) Land at Heol Fain, Wick).

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
					is considered that Wick could potentially accommodate limited affordable housing led growth.	
405	Land at Waun Gron, Ystradowen / Tir yn Waun Gron, Ystradowen	Ystradowen	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
409	Land adjacent to Waterton Lodge, Colwinston / Tir cyfagos i Waterton Lodge, Tregolwyn	Colwinston	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
411	Argoed Isha Quarry / Chwarel Argoed Isha	Llansannor	Other Proposed Use	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
430	Land at Ystradowen / Tir yn Ystradowen	Ystradowen	Housing	No	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.	An amended site was resubmitted at the second call for sites stage with a revised use (affordable housing led). See 4060
438	Land to the South of Church Rd, Llanblethian / Tir i'r de o Church Rd, Llanfleiddan	Cowbridge	Housing	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
440	Land North of Church Road, Llanblethian / Tir i'r gogledd o Church Road, Llanfleiddan	Cowbridge	Housing	No	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	Not allocated for the reasons identified at Preferred Strategy stage

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
448	Land at Llandow Airfield / Tir ym Maes Awyr LLandŵ	Llandow	Housing	No	<p>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 Siginstone 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, 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>	Not allocated for the reasons identified at Preferred Strategy stage
453	Land to the East of Colwinston / Tir i'r dwyraint o Dregolwyn	Colwinston	Housing	No	<p>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.</p>	An amended site was resubmitted at the second call for sites stage with a smaller site area and for affordable housing led. The smaller site has been allocated (HG4.1) See 4069
455	Land North of Primrose Hill / Tir i'r gogledd o Primrose Hill	Cowbridge	Housing	No	<p>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.</p>	Not allocated for the reasons identified at Preferred Strategy stage

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
464	Land opposite St David's Church in Wales Primary School / Tir gyferbyn ag Ysgol Gynradd yr Eglwys yng Nghymru Dewi Sant	Colwinston	Housing	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.	<p>The site was resubmitted as an affordable housing led site (reference 3834). However, another site, Land east of Colwinston, was also submitted as an affordable housing led site. As explained in section 5, it is only deemed appropriate to allocation one site in Colwinston and the other site, east of Colwinston has been taken forward as it is a stronger relationship to the existing built form. Site 464/3834 is located opposite a primary school but as it is segregated from the main part of Colwinston by the road,</p> <p>Furthermore, the site is almost entirely within an area of BMV which the Predictive Maps show to be Grade 3a. An Agricultural Land Classification Survey has been prepared and submitted. This has been validated by Welsh Government who confirmed that it was prepared to an acceptable standard and confirmed all 1.4 Ha to be Grade 3. In contrast, only the southern-most part of 4069 Land to the East of Colwinston is BMV – approximately 2% Grade 2, and 17% Grade 3a. Paragraph 3.59 of Planning Policy Wales states “Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.”</p> <p>Land opposite the St David's Church in Wales Primary School, Colwinston has therefore not been taken forward as an allocation.</p>
468	Land to the south of Llangan Primary School. / Tir i'r de o Ysgol Gynradd Llan-gan.	Fferm Goch	Affordable Housing Led	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
474	Land at Colwinston / Tir yn Nhregolwyn	Colwinston	Housing	No	No initial Development Viability Model submitted – site viability and deliverability unknown.	Not allocated for the reasons identified at Preferred Strategy stage
475	Beggars Bush - Land off (East of) St Athan Road / Tir oddi ar (i'r dwyrain o) Sain Tathan Road	Cowbridge	Housing	No	No initial Development Viability Model submitted – site viability and deliverability unknown.	Not allocated for the reasons identified at Preferred Strategy stage

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
494	Land South West of Sigingstone (Parcel 1) / Tir i'r de-orllewin o Dresigin (Parcel 1)	Sigingstone	Affordable Housing Led	No	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.	At the time of preparation of this assessment the planning application was still awaiting determination. The site has not been included as an allocation or within the settlement boundary.
495	Land South West of Sigingstone (Parcel 2) / Tir i'r de-orllewin o Dresigin (Parcel 2)	Sigingstone	Housing	No	The scale of the proposal would represent an unacceptable intrusion into the countryside.	Not allocated for the reasons identified at Preferred Strategy stage
496	Land South West of Sigingstone (Parcel 3) / Tir i'r de-orllewin o Dresigin (Parcel 3)	Sigingstone	Housing	No	The scale of the proposal would represent an unacceptable intrusion into the countryside.	Not allocated for the reasons identified at Preferred Strategy stage
507	East Downs Farm / Fferm East Downs	St Hilary	Renewable energy	No	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. 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.	Not allocated for the reasons identified at Preferred Strategy stage
511	Old Beaupre Farm / Fferm y Bewpyr	St Hilary	Renewable Energy	No	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. 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	Not allocated for the reasons identified at Preferred Strategy stage

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
					to assess this site and consider all relevant implications.	
512	Pant Wilkin Stables / Stablau Pant Wilkin	Aberthin	Renewable Energy	No	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. 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.	Not allocated for the reasons identified at Preferred Strategy stage
513	St Hilary Farm / Fferm Saint Hilari	St Hilary	Renewable Energy	No	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. 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.	Not allocated for the reasons identified at Preferred Strategy stage
514	Land East of St.Athan Road. / Tir i'r dwyrain o St.Tathan Road.	Cowbridge	Affordable Housing Led	No	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.	Not allocated for the reasons identified at Preferred Strategy stage
555	Land off Vale Court, Cowbridge, Vale of Glamorgan / Tir oddi ar Vale Court, Y Bont-faen, Bro Morgannwg	Cowbridge	Housing	No	The development of this site would be an arbitrary incursion into the countryside in this location.	Not allocated for the reasons identified at Preferred Strategy stage

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
565	Land at Nant Canna, Treoes, Option 2 / Tir yn Nant Canna, Tre- os, opsiwn 2	Treoes	Housing	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. 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.	An amended site was resubmitted at the second call for sites stage with a revised use (affordable housing led). See 3837
570	Land off Wick Road, Ewenny, Option 2 / Tir oddi ar Wick Road, Ewenni, Opsiwn 2	Ewenny	Housing	No	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.	An amended site was resubmitted at the second call for sites stage with a revised use (affordable housing led). See 4065
571	Land off Wick Road, Ewenny, Option 3 / Tir oddi ar Wick Road, Ewenni, Opsiwn 3	Ewenny	Housing	No	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.	An amended site was resubmitted at the second call for sites stage with a revised use (affordable housing led). See 4066
577	Gigman Barn / Sgubor Gigman	Flemington	Renewable Energy	No	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. 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.	Not allocated for the reasons identified at Preferred Strategy stage
2299	Land to the west of Maendy Road, Aberthin/Tir i'r gorllewin o Maendy Road, Aberthin	Aberthin	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	The site is proposed for a small-scale affordable housing led development in a minor rural settlement, which would accord in principle with the strategy. Aberthin itself has limited services and facilities, but is within reasonable walking distance of primary and secondary school provision with the wider range of services and facilities in Cowbridge just over 2000m away. The settlement is also served by public transport, although this is relatively infrequent. The site has been allocated as an affordable housing led site HG4 (2)
2671	Land North of West Winds Business park /Tir i'r gogledd o Barc Busnes West Winds	Fferm Goch	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use from housing to affordable housing led and amendment to site boundary. Previous site reference 398. The site has been allocated as an affordable housing led site HG4 (4).
2769	Land at Sandy Lane, Ystradown/Tir yn Sandy Lane, Ystradown	Ystradown	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	The site is allocated for housing in the adopted LDP. It has recently been granted planning permission and is under construction, so the principle of development has been established. It has been included as a committed site.

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
2782	Pantiles Field, Colwinston/Pantiles Field, Tregolwyn	Colwinston	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	<p>The site is promoted for a small-scale affordable housing led development in a minor rural settlement, the principle of which would accord with the strategy. Colwinston has limited services and facilities, but does have a primary school, village hall, pub and small shop. A bus route is available approximately 1km away, but access is via country lanes with no footway.</p> <p>This site is on the edge of the settlement and its development would not relate well to the existing pattern of development in Colwinston. It would be considered an unacceptable incursion into the countryside.</p>
2814	Tir yn Heol Fain, Y Wig /Tir yn Heol Fain, Y Wig	Wick	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use from housing to affordable housing led. Previous site reference 404. The site has been allocated as an affordable housing led site HG4 (3).
3834	Land Opposite St Davids Church in Wales Land Opposite St Davids Church, Colwinston /Tir gyferbyn ag Eglwys Dewi Sant, Tregolwyn Primary School	Colwinston	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use from housing to affordable housing led and amendment to site boundary. Previous site reference 464. The site is almost entirely within an area of BMV which the Predictive Maps show to be Grade 3a. An Agricultural Land Classification Survey has been prepared and submitted. This has been validated by Welsh Government who confirmed that it was prepared to an acceptable standard and confirmed all 1.4 Ha to be Grade 3a. In terms of the search sequence set out in PPW another affordable housing led site in Colwinston (4069) would result in the loss of significantly less BMV land in total and also relates better to the existing built form so this has been allocated instead.

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
3837	Land at Nant Canna, Treoes /Tir yn Nant Canna, Tre-os	Treoes	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	<p>Amendment of proposed use from housing to affordable housing led. Previous site reference 565. The original site as ruled out as it 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.</p> <p>The site also would result in loss of grade 3a BMV land. BMV land should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable.</p> <p>Whilst the site has been resubmitted for an affordable housing led development, the other reasons for ruling out the site remain.</p>
3855	Land at Ogmore by Sea /Tir yn Aberogwr	Ogmore by Sea	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	<p>Amendment of proposed use from housing to affordable housing led. Previous site reference 386. The original site as ruled out as the development would represent unacceptable intrusion in to the open countryside. Whilst the site has now been identified for an affordable housing led development, the original reason for ruling it out still remains.</p>
3856	Three Golden Cups Campsite /Maes Gwersylla Three Golden Cups	Southerndown	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	<p>Amendment of proposed use from housing to affordable housing led. Previous site reference 389. 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. A proposal for affordable housing led development would still be contrary to the RLDP strategy.</p>
4057	Land east of Llangan /Tir i'r dwyraint o Lan-gan	Llangan	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	<p>Amendment of proposed use from housing to affordable housing led. Previous site reference 403. The original site was ruled out as the site was considered to represent an unacceptable intrusion in to the open countryside. Llangan is not a settlement identified within the settlement hierarchy and as such development would be contrary to the growth strategy. This would apply for market housing and an affordable housing led scheme.</p>

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
4059	Land West of St Brides Road /Tir i'r gorllewin o St Brides Road	Wick	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use from housing to affordable housing led. Previous site reference 355. There were two sites deemed suitable for further consideration in Wick - 2814 Land at Heol Fain and this site. The sites are adjacent to each other and have similar characteristics insofar as they are greenfield flat sites adjacent to new build housing. However, it is considered that 2814 Land at Heol Fain better reflects the existing pattern of development in the village and would be a more appropriate rounding off.
4060	Land at Ystradownen /Tir yn Ystradownen	Ystradownen	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use from housing to affordable housing led. Previous site reference 430. The original assessment concluded that whilst the site was 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. The LDP site in question has subsequently been granted planning permission for housing. This site will serve the future needs of residents in the area and it is not considered that additional land should be allocated in this location.
4065	Land off Wick road - Ewenny (Option 2) /Tir oddi ar Wick Road, Ewenni, (Opsiwn 2)	Ewenny	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use from housing to affordable housing led. Previous site reference 570. The site was originally ruled out as 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. The site has been resubmitted for an affordable housing led development but the original reason for objection would remain.
4066	Land off Wick road - Ewenny (Option 3) /Tir oddi ar Wick Road, Ewenni, (Opsiwn 3)	Ewenny	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use from housing to affordable housing led. Previous site reference 571. The site was originally ruled out as 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. The site has been resubmitted for an affordable housing led development but the original reason for objection would remain.

RURAL VALE (COWBRIDGE, ST BRIDES, LLANDOW & EWENNY)						
Site ID	Site Name	Settlement	Proposed Use	Acceptable at PS stage	Justification	Position at Deposit stage
4068	Land adjacent to Llangan Primary School /Tir ger Ysgol Gynradd Llan-gan	Fferm Goch	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use from housing to affordable housing led. Previous site reference 402. There were two submitted sites in Fferm Goch for affordable housing led development. Site 2671 Land North of West Winds Business Park is located between an established small business park and existing residential development and as such would be considered as an infill development. This site, 4068 is located to the south of Fferm Goch and would result in an extension to the settlement in a linear pattern. It is considered that the other site has a better relationship with the settlement pattern.
4069	Land to the East of Colwinston /Tir i'r dwyrain o Dregolwyn	Colwinston	Affordable Housing Led	N/A	N/A (Submitted as part of second call for sites)	Amendment of proposed use from housing to affordable housing led. Previous site reference 453. The site has been allocated as an affordable housing led site HG4 (1).



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