

VALE OF GLAMORGAN
REPLACEMENT LOCAL DEVELOPMENT PLAN
2021 - 2036

BEST AND MOST VERSATILE AGRICULTURAL LAND

November 2025



BACKGROUND PAPER - BP23A

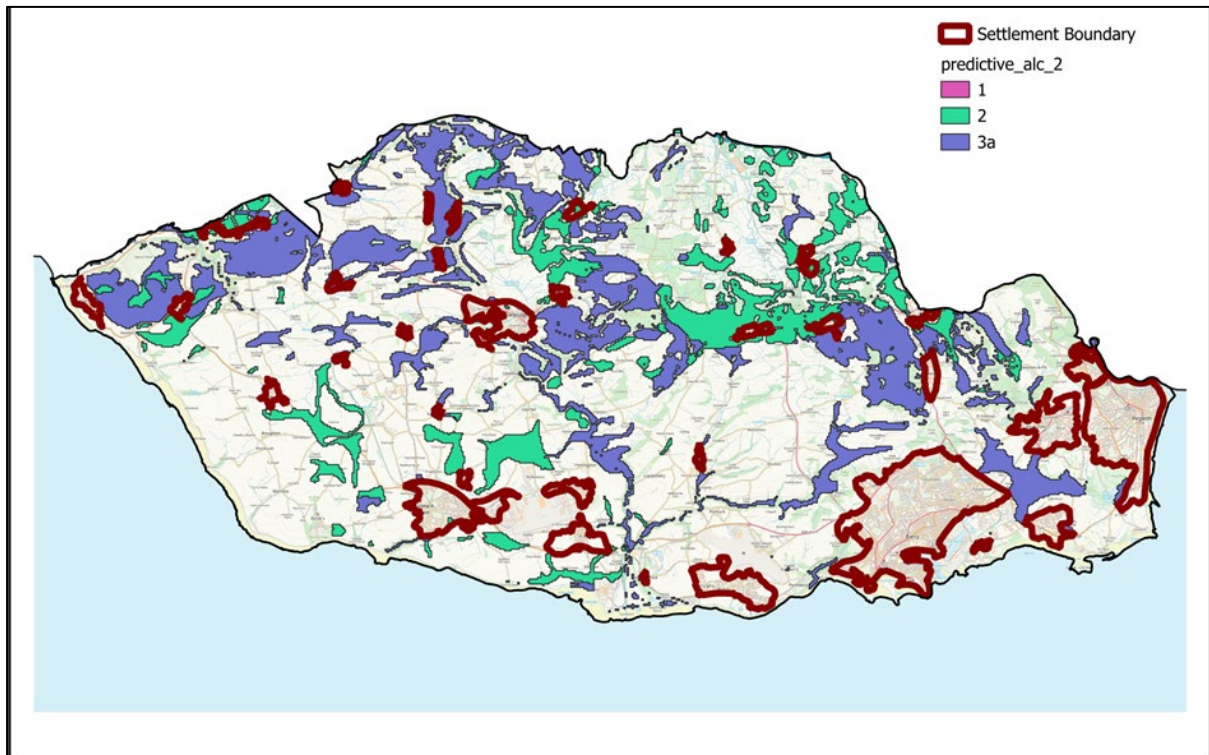
RLDP

CDLN



Executive Summary

- i. The purpose of this paper is to set out how the Vale of Glamorgan Council has considered the location and quality of agricultural land in developing the Vale of Glamorgan Replacement Local Development Plan 2021-2036 (RLDP). It explains how the Council through its assessment of candidate sites has considered the need to minimise the loss of the Best and Most Versatile agricultural land (BMV) as required by national planning policy.



- ii. The latest Predictive ALC Map for Wales (Version 2), published in 2019, shows that there is only a small area of Grade 1 land (Excellent Quality Agricultural Land) within the Vale (in north Penarth), but a significant part of the local authority area is subject to Grade 2 (Very Good Quality Agricultural Land) or 3a (Good Quality Agricultural Land) designation
- iii. National Policy emphasises that the location and quality of agricultural land is a fundamental supply factor that should inform the spatial distribution of growth. Planning Policy Wales (PPW) states that agricultural land classified as Grades 1, 2 and 3a (by the Agricultural Land Classification (ALC) system) is considered “the best and most versatile and should be conserved as a finite resource for the future” (WG, 2021, para 3.58).
- iv. As part of the RLDP preparation, careful consideration was given to the Plan’s potential impact on BMV agricultural land, notably through the assessment of Candidate Site Submissions.

- v. To assess the potential loss of BMV land the Council utilised the latest Predictive ALC Map for Wales, and promoters of sites were also advised to utilise these maps prior to the submission of sites to the Council. Sites were scored according to their designation using a traffic light system, and in line with national planning the presence of BMV land was considered to be a potential significant constraint on development.

Agricultural Land	Green	The site is previously developed land or would not result in the loss of Best and Most Versatile Agricultural Land
	Amber	The site would result in loss of grade 3a BMV land
	Red	The site would result in a loss of the either Grade 1 or 2 agricultural land

- vi. For sites that were considered to be compatible with the RLDP spatial strategy and where the potential presence of BMV land was identified as Stage 1 of the assessment process, the Council required site promoters of these sites to undertake further investigations to determine the extent of any BMV within the site.
- vii. Where additional evidence has been provided the Council has consulted with the Welsh Governments Land Quality Advisory Service who provided detailed comments on ALC statements/assessment undertaken.
- viii. Through this robust process of site assessment, the report concludes that the RLDP allocations will result in the loss of 5.62 hectares of BMV land over 4 sites. This equates to less than 3% of the total housing land allocated.

CONTENTS

1. Introduction	1
2. National Planning Policy.....	2
3. Consideration of BMV Agricultural Land in the RLDP	2
Sustainable Growth Strategy	2
Integrated Sustainability Appraisal.....	4
Candidate Site Assessments	4
RLDP policies.....	5
4. Site Assessments	6
5. Site Assessment Outcomes.....	7
6. Conclusions.....	12
Appendix 1 – Agricultural Land Classification of Housing allocations	13

1. Introduction

- 1.1 The purpose of this paper is to set out how the Vale of Glamorgan Council has considered the location and quality of agricultural land in developing the Vale of Glamorgan Replacement Local Development Plan 2021-2036 (RLDP). It explains how the Council through its assessment of candidate sites has considered the need to minimise the loss of the Best and Most Versatile agricultural land (BMV) as required by national planning policy.

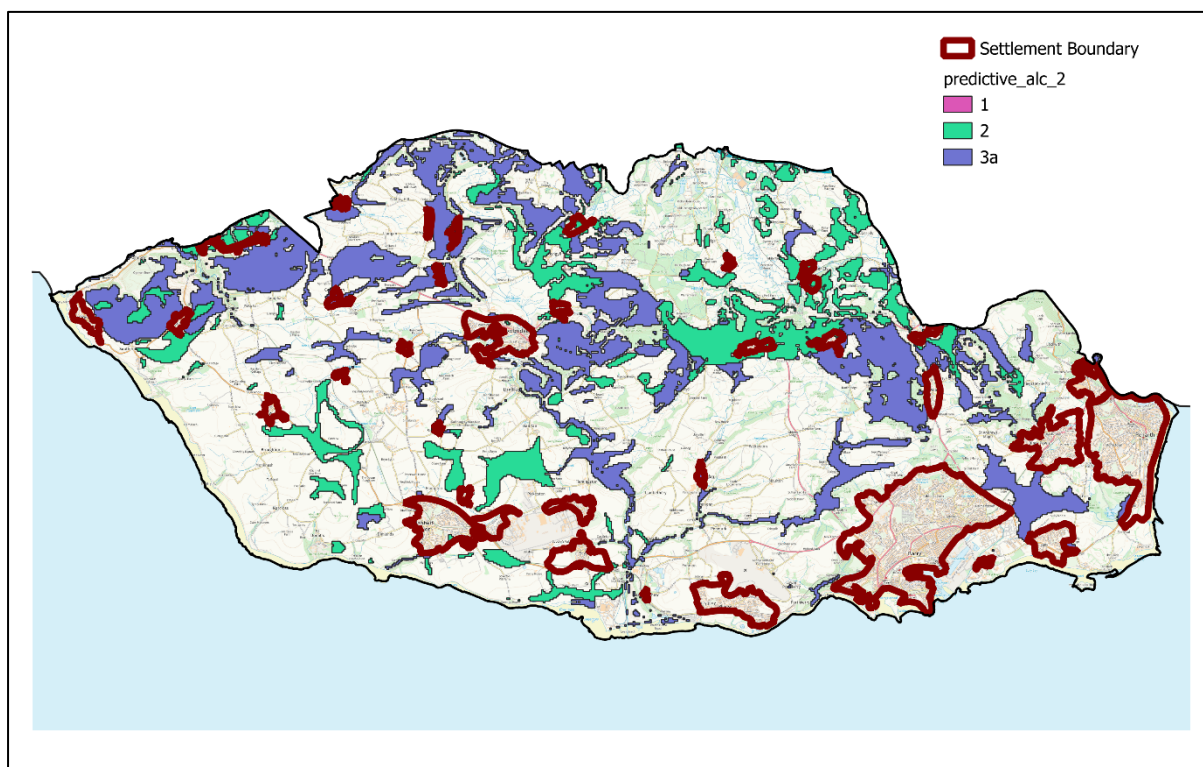


Figure 1: Best and Most Versatile Land – Grades 1, 2 and 3a

- 1.2 The latest Predictive ALC Map for Wales (Version 2), published in 2019, shows that there is only a small area of Grade 1 land (Excellent Quality Agricultural Land) within the Vale (in north Penarth), but a significant part of the local authority area is subject to Grade 2 (Very Good Quality Agricultural Land) or 3a (Good Quality Agricultural Land) designations.
- 1.3 A background paper on Best and Most Versatile Agricultural Land was published as part of the evidence base for the Preferred Strategy (BP23). This paper updates the findings of BP23 to explain how BMV land has been considered in the site selection process for sites in the Deposit Plan.
- 1.4 The Paper also considers the representations made by the Welsh Government (WG) Land, Nature and Forestry Division at Preferred Strategy stage. WG had no objection to the Preferred Strategy in respect of BMV and welcomed the topic paper. However, comments were made in respect of the candidate site assessment methodology, and further evidence was requested in respect of the

two key sites within the Preferred Strategy that contained areas of BMV Land. WG also requested a reassessment of rolled forward sites in respect of the 2019 Predictive ALC map.

2. National Planning Policy

- 2.1 National Policy emphasises that the location and quality of agricultural land is a fundamental supply factor that should inform the spatial distribution of growth. Planning Policy Wales (PPW) states that agricultural land classified as Grades 1, 2 and 3a (by the Agricultural Land Classification (ALC) system) is considered *“the best and most versatile and should be conserved as a finite resource for the future”* (WG, 2021, para 3.58).
- 2.2 When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. 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 (WG, 2021, para 3.59).
- 2.3 Technical Advice Note (TAN) 6 also states, *“when preparing development plans and considering planning applications, planning authorities should consider the quality of agricultural land and other agricultural factors and seek to minimise any adverse effects on the environment”* (WG, 2010, para. 6.2). The TAN also references the Agricultural Land Classification (ALC) map in terms of use in strategic planning.
- 2.4 A new Predictive ALC Map for Wales (Version 2) was released in December 2019, which uses the best available information to predict the agricultural grade of land on a national basis and includes detailed soil series data and an updated ALC survey layer.

3. Consideration of BMV Agricultural Land in the RLDP

Sustainable Growth Strategy

- 3.1 The consideration of BMV Agricultural Land has been a key consideration at all stages of plan preparation. Background Paper BP6 Spatial Strategy Options states that the location and quality of agricultural land is a further factor that will inform the spatial distribution of growth. BP6 explains how at this has been considered at the strategic level. Specifically it notes the following:

- Grade 3a land is identified between the key settlement of Barry and the primary settlements of Dinas Powys and Sully, which would limit the ability of Barry to expand to the east. There is no BMV land contiguous with other parts of the Barry settlement boundary.
- A small area of Grade 3a land is identified to the south of Penarth. As this area forms part of Cosmeston Country Park, this is not an area where a strategy would be looking to focus development.
- There are some small areas of BMV land on the boundary of Llantwit Major, but the location of these parcels is unlikely to affect the any development strategy for Llantwit Major.
- There are also some small parcels of 3a land adjacent to the boundary of Cowbridge, although some of the areas identified are within the flood plain where development would be directed away from in any event. This constraint may influence future growth patterns for Cowbridge, but it would not preclude Cowbridge as a potential location for new development.
- A review of the 'primary settlements' in the settlement hierarchy against ALC layers has identified that BMV land could be a constraint in the site selection process in Dinas Powys, St Athan, Sully, Wenvoe, Culverhouse Cross and Wick, depending on the scale and location of the new development proposed. The constraint is not so significant as to rule of the potential of any new development in Dinas Powys, St Athan, Sully or Wick but would be a significant constraint in Wenvoe and Culverhouse Cross.
- A number of minor rural settlements, particularly in the rural north of the Vale, are significantly affected by the designation of BMV land contiguous with existing settlement boundaries. This could potentially limit the ability of specific minor rural settlements to accommodate additional development, and consideration must therefore be given to the deliverability of strategies that seek to target moderate levels of development to minor rural settlements.

3.2 Notably, the Sustainable Growth Strategy, as the Preferred Strategy that was chosen, sets out a Strategic Growth Corridor which focuses development along the Vale of Glamorgan rail line. This is the area with the least amount of BMV land. The primary settlements of Culverhouse Cross and Wenvoe, which are identified as areas where BMV land is a significant constraint, have not been included within the Strategic Growth Area. Development within the minor rural settlements has also been limited to affordable housing led developments, which are smaller in scale.

Integrated Sustainability Appraisal

3.3 As part of the RLDP preparation the Council has undertaken an Integrated Sustainability Appraisal of the plan to highlight the potential positive and negative impacts of the emerging plan on the environmental, social and economic characteristics present within the Vale of Glamorgan. The aim of the ISA is to inform the council's decision-making process and explore potential options to mitigate against any likely negative effects.

3.4 In respect of the agricultural land the ISA has utilised the Predictive Agricultural Land map to identify the extent of the presence of BMV land within the Vale, noting that:

"Most agricultural land within the Vale of Glamorgan is classified as Grade 2 or Grade 3. There appear to be areas of high-quality agricultural land (Grade 1 and 2) to the north and central Vale, notably around Bonvilston, east of Cowbridge, and in the north eastern corner of the Vale around St Bridges Major and Corntown" (paragraph 8.2 refers)

3.5 The ISA also highlights *"that agricultural land, especially land that utilises farming methods such as conservation tillage, also acts as a carbon sink, storing carbon in the soil through sequestration. When land is disturbed, such as when it is developed for housing, carbon is released into the atmosphere, contributing towards climate change"* (paragraph 8.3 refers)

3.6 With this in mind the ISA includes the following objective by which the Deposit RLDP has been assessed against:

"To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land"

Candidate Site Assessments

3.7 Consistent with the ISA objective for safeguarding high grade agricultural land, careful consideration has been given to the Plan's potential impact on BMV agricultural land, notably through the assessment of Candidate Site Submissions.

3.8 Between the 17th of June and 13th September 2022, the Council invited site promoters to submit sites for consideration by the Council, with an additional 3-month period thereafter to enable site promoters to submit any relevant supporting information. During this period 148 sites were submitted for a range of uses including housing, employment, renewable energy, minerals, and open space.

3.9 As part of the formal consultation on the Preferred Strategy, the Council also enable site promoters, land owners and development the opportunity to

submitted candidates for consideration as part of the preparation of the Vale of Glamorgan Deposit RLDP. The 'Call' for candidate sites was undertaken alongside the DPS which ran from the 6th of December 2023 and 14th February 2024.

- 3.10 A total of 38 sites were received, of which 13 were entirely new sites, and 25 were amended sites, which were either amendments to site boundaries or to the proposed development use.
- 3.11 All sites submitted, have been assess in accordance with the Candidate Site Assessment Methodology. Agricultural land value/classification was one of many site aspects taken into consideration by the Council in its identification of potential development sites and this is reflected in the findings report.

RLDP policies

- 3.12 The need to protect BMV land is also a key consideration in many other policies areas, with this being a key criterion in respect of many policy areas.
- 3.13 Policy CI5 on Cemetery and Crematorium Provision states that proposals for the provision of additional burial land or crematoriums will be supported where the proposal does not have an unacceptable adverse impact on the Best and Most Versatile agricultural land (Grades 1, 2 and 3a),
- 3.14 Policy CC4 of the Deposit RLDP identifies the criteria for the consideration of proposals for the generation of non-domestic renewable, low and zero carbon energy, and their associated infrastructure, including energy storage systems. Criterion 4 states the development will be permitted where there are no unacceptable impacts on best and most versatile agricultural land.
- 3.15 Policy MIN4 on Sustainable Mineral Working also states that proposals for the extraction of new primary minerals will only be permitted where there is clear evidence that there will be no unacceptable loss of agricultural land of ALC grade 1, 2, and 3a.
- 3.16 Furthermore, Policy DNP5 on Environmental Protection states Development will not be permitted that will result in an unacceptable impact on people, residential amenity, property and/or the natural environment from the loss of the best and most versatile agricultural land.

4. Site Assessments

- 4.1 Stage 2 of the site assessment includes consideration of agricultural land quality and the potential loss of BMV Agricultural Land, with the impact of the loss measured by a traffic light system, with greater negative weightings given to the loss of Grades 1 and 2 land, then Grade 3a over lower grades as illustrated below:

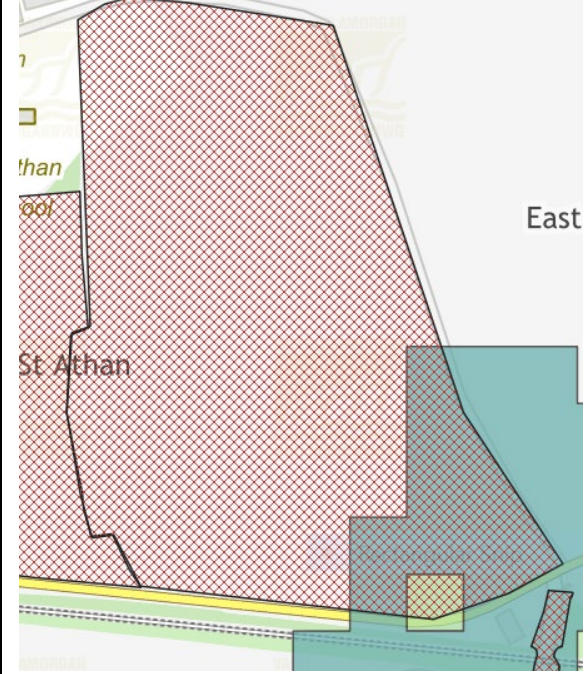
Agricultural Land	Green	The site is previously developed land or would not result in the loss of Best and Most Versatile Agricultural Land
	Amber	The site would result in loss of grade 3a BMV land
	Red	The site would result in a loss of the either Grade 1 or 2 agricultural land

- 4.2 It is noted that WG Land, Nature and Forestry Division raised concern at this approach as part of the RLDP Preferred Strategy consultation, as they considered that Grade 3a should also be classified as 'red' as PPW does not distinguish between Grades 1, 2 and 3a when stating that these areas should be conserved. The reason why Grade 3a land was classified as amber was due to the statement in paragraph 3.59 of PPW which states that *"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."* However, the approach taken in the assessment process has been avoid the allocation of sites identified in either the red or amber categories wherever possible.
- 4.3 To assess the potential loss of BMV land the Council utilised the latest Predictive ALC Map for Wales (December 2019), and promoters of sites were also advised to utilise these maps prior to the submission of sites to the Council.
- 4.4 The Welsh Government Guidance Note v2.1 (May 2021) that accompanies the ALC Maps describes the purpose of the Predictive Map. The Guidance Note identifies that where land is shown on the predictive ALC as likely falling within Grades 1, 2 or 3a of the ALC, field surveys will be required. The Survey Decision Flowchart in the Guidance Note shows that, where land is shown on the Predictive Map as Grades 3b, 4 and 5 then "Survey Not Required".
- 4.5 For sites that progressed to the latter stages of the assessment process, the Council required site promoters to undertake further assessments to determine the extent of any BMV within the site.

5. Site Assessment Outcomes

- 5.1 Following the assessment of sites and viability evidence, sites were considered in relation to their compatibility with the RLDP Sustainable Growth Strategy.
- 5.2 At Preferred Strategy stage, two key sites were identified as containing areas of BMV land – Land at North East Barry and Land at Church Farm, St Athan. However, following further assessment work and concerns about the deliverability of the site, Land at North East Barry has not been carried forward as an allocation in the Deposit Plan. The site has been replaced by other sites in Barry, including a greenfield site at North West Barry, which does not contain BMV land.
- 5.3 As a consequence, only one key site allocation, Land adjacent to Church Farm, contains an area of BMV land.
- 5.4 In support of the allocation, the site promoters have prepared an Agricultural Land Quality Considerations report. which indicates the presence of approximately 2.27 hectares of grade 2 and 3a land. Table 1 below provides a summary of the assessment findings, which concluded that the loss of BMV land would be marginal.

Table 1: Land at Church Farm, Agricultural Land Quality Assessment Summary				
Site ID	Site Name	BMV Present	Total Site Area	Area of BMV Land
RLDP Policy KS4	Land adjacent to Church Farm	Predictive Agricultural Land Classification Map identifies the presence of Grade 2 and 3a land to within the boundary (see map)	24.4 hectares	2.1 Ha grade 2 and 0.18 Ha grade 3a (9% of total site area)
Summary				

	<p>Consideration of the loss of grades 2 and 3a agricultural land has been undertaken by the site promoter. An Agricultural Land Quality Considerations Assessment has been undertaken by the site promoters. The assessment indicates that the site is predominately Subgrade 3b, with an area in the south-eastern parcel showing as Grade 2, and a small area of Subgrade 3a. This equates to 9% of the total site area. The ALC survey indicates that due to the site primarily subgrade 3b the area potentially identified as being grade 2 could not in any meaningful way be farmed differently and so would not be capable of being exploited as BMV.</p> <p>The report submitted by the site promoters references the Institute of Environmental Management and Assessment (IEMA) guide “A New Perspective on Land and Soil in Environmental Impact Assessment” (February 2022) identifies losses of under 5 ha as “minor magnitude” development. The quantity of Grade 2 and 3a land on the site is 2.27 ha. Therefore, should the Grade 2 and 3a exist, this is significant less than the threshold and would constitute “minor” development and accordingly is at the lower end of the scale.</p>
--	---

- 5.5 In addition to the assessment of the key sites, an assessment has also been carried out in respect of the other housing allocations proposed in the Plan. Appendix 1 provides details of the agricultural land classification of all housing allocations. In addition to the key site, three other proposed Deposit RLDP allocations include areas of BMV land within their boundaries. These are considered below.

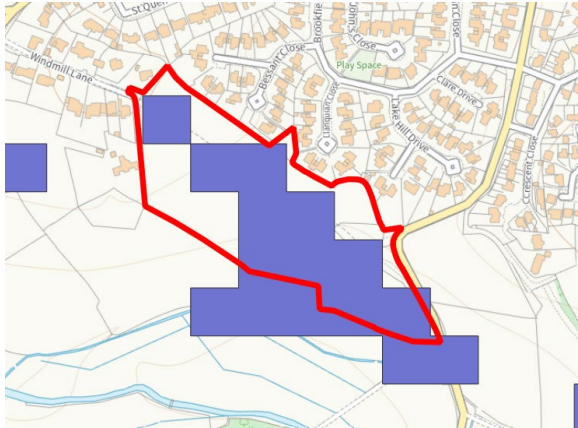
Table 2: Land at St Athan Road, Cowbridge Agricultural Land Quality Assessment Summary				
Site ID	Site Name	BMV Present	Total Site Area	Area of BMV Land
RLDP Policy HG1.6	Land at St Athan Road, Cowbridge	Predictive Agricultural Land Classification Map identifies the presence of Grade 3a land to within the boundary (see map)	3.87 hectares	2.36 Ha grade 3a (61% of total site area)
Summary				
		<p>Site is shown on the provisional ALC map as a mix of Grade 3a. The site has been rolled forward from the adopted LDP where the loss of BMV land has previously be considered through the adopted LDP examination and the approach to BMV land was accepted by the Inspector.</p>		
		<p>The agricultural land background paper prepared from the adopted LDP concluded that “there are no post 1988 ALC surveys for this site. There has previously been a pre-revision survey grading the site as Urban to the north, and an even mix of 3a/3b/4 to the south, 006-79 (1979). Mapped soil type is consistent throughout the site (Ston Easton Association). Based on previous experience of mapping this soil, there is a low probability of BMV, based primarily on soil limitations.”</p> <p>The site is subject to a planning application which is at an advanced stage.</p>		

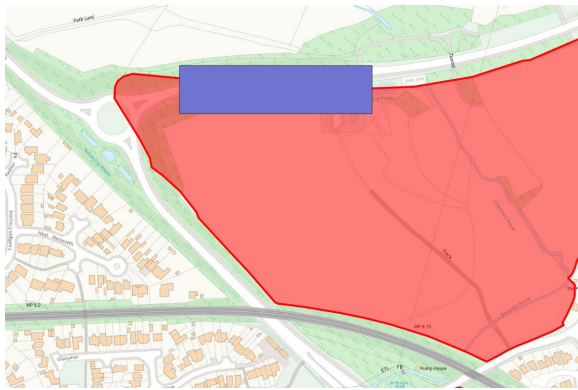
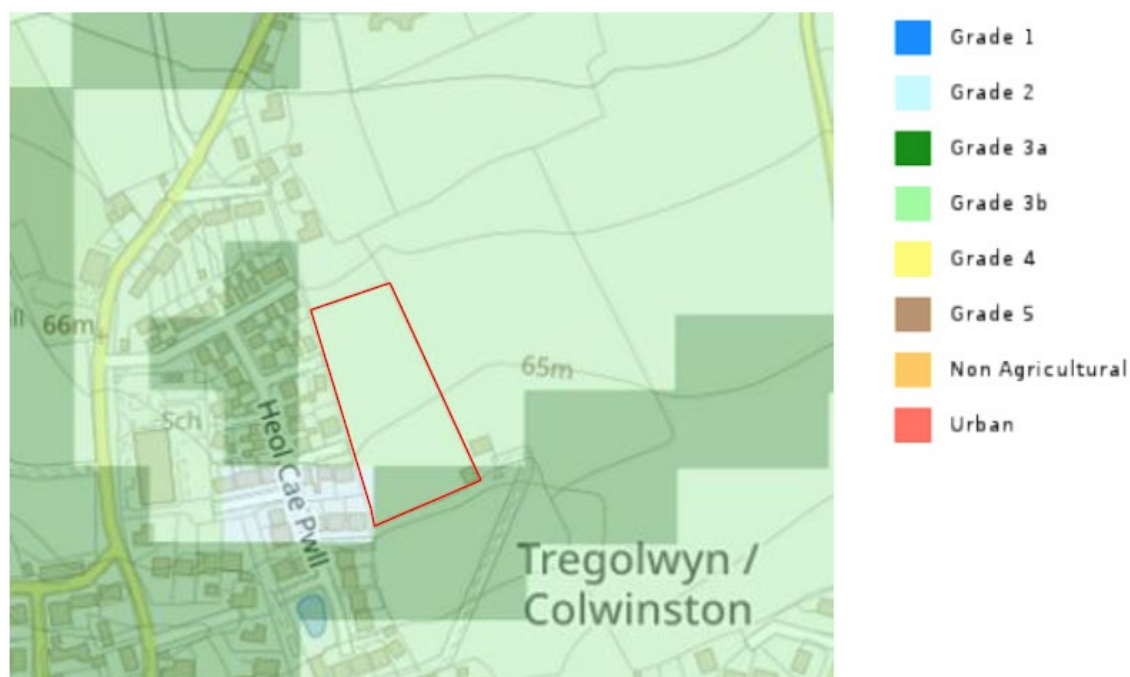
Table 3: Land between the Northern Access Road and Eglwys Brewis Road (west) Agricultural Land Quality Assessment Summary				
Site ID	Site Name	BMV Present	Total Site Area	Area of BMV Land
RLDP Policy HG2.2	Land between the Northern Access Road and Eglwys Brewis Road (west)	Predictive Agricultural Land Classification Map identifies the presence of Grade 3a land to within the boundary (see map)	8.9 hectares	Approximately 0.79 Ha grade 3a (9% of total site area)
Summary				
		<p>A small block of Grade 3a BMV land is located in the northern part of this site. The area shown as Grade 3a on the map comprises the recently developed Northern Access Road. A linear strip following the road is technically within the site boundary for the housing site, but it is likely to have lost any BMV quality due to the earthworks associated with the construction of the adjacent road. Furthermore, given the size and shape of the BMV area, it would not be possible to farm it any differently to the adjoining land, which is Grade 3b.</p> <p>Furthermore, the site has planning permission, subject to the signing of a Section 106 agreement.</p>		

Table 4: Land to the East of Colwinston Agricultural Land Quality Assessment Summary				
Site ID	Site Name	BMV Present	Total Site Area	Area of BMV Land
RLDP Policy HG4.1	Land to the East of Colwinston	The predictive ALC map identifies that potentially a very small part of the Site falls within ALC Grade 2 “very good” and subgrade 3a “good quality” agricultural land. The majority	0.96 hectares	The pixelated nature of the ALC map indicates that potentially 0.03 hectares of the site is Grade 2 and 0.17 ha Grade 3, equating to 0.2 Ha. This is 20% of the total site area.

		of the site is shown as Subgrade 3b “moderate” quality.		
--	--	---	--	--

Summary



An agricultural assessment has been submitted which concluded that approximately 0.2 ha has the potential to be classified as best and most versatile agricultural land. A small strip of approximately 0.03 ha is shown as Grade 2 and 0.17 ha is potentially Subgrade 3a, which also includes a building. The loss of BMV land is considered negligible as it is too small to be of any significant agricultural benefit.

It should be noted that all candidate sites that have been submitted in Colwinston contain areas of BMV land. Two of the potential sites for affordable housing led development were deemed to be suitable for further consultation. As detailed in BP18B Candidate Sites Assessment for Deposit Plan (2025), this site has been allocated over the other site as it would have less of an impact on BMV land.

6. Conclusions

- 6.1 This Paper has demonstrated how the Council has sought to minimise the impact of the RLDP on BMV agricultural land through the spatial strategy, the assessment of Candidate Sites, and the identification of allocations.
- 6.2 Whilst the Plan has sought to avoid the allocation of BMV land in the first instance, the extent of BMV agricultural land around existing settlements in the Vale has meant that it has been necessary to identify some sites that the Predictive Map indicates may contain small areas of BMV land. Overall, the Deposit Plan allocates 188 ha of land for housing, of which only 5.62 ha is identified on the Predictive Map as BMV land—less than 3% of the total land allocated.
- 6.3 Of the 5.62 ha that could be lost, the largest amount is located on the adopted LDP allocation at Land at St Athan Road, Cowbridge, which is subject to an outline planning application and where the loss of BMV land was previously considered acceptable by the Inspector at public examination. For the remaining areas, the loss is considered negligible (less than 20% of the total site area) due to the size and location of the BMV parcels within the sites.
- 6.4 The Deposit Plan also sets out a strong policy framework for the consideration of BMV agricultural land in proposals for other uses.

Appendix 1 – Agricultural Land Classification of Housing allocations

Vale of Glamorgan Replacement LDP Housing Allocations (Policy HG1 KS)			
RLDP	Settlement	Site Name	Total Site Area
KS1	Barry	Land North West Barry	18.7 hectares
No BMV present - the site is shown on the Predictive ALC map as grades 3b and 4 agricultural land			
Reference	Settlement	Site Name	Total Site Area
KS2	Dinas Powys	North of Dinas Powys, off Cardiff Road	13.3 hectares
No BMV present - the site is shown on the Predictive ALC map as subgrade 3b agricultural land			
Reference	Settlement	Site Name	Total Site Area
KS3	Rhoose	Land at Readers Way	29.2 hectares
No BMV present - the site is shown on the Predictive ALC map as subgrade 3b agricultural land			
Reference	Settlement	Site Name	Total Site Area
KS4	St Athan	Land at Church Farm	24.1 hectares
Part of the site is BMV land - 0.18 hectares Grade 2 and 2.1 hectares 3a (9% of site area) - see Table 1 for analysis			
Reference	Settlement	Site Name	Total Site Area
KS5	St Athan	Land to the West of St Athan	29.6 hectares
No BMV present - the site is shown on the Predictive ALC map as subgrade 3b agricultural land			

Vale of Glamorgan Replacement LDP Housing Allocations (Policy HG1)			
Reference	Settlement	Site Name	Total Site Area
HG1.1	Barry	Land West of Pencoedtre Lane	4.45 hectares
No BMV present - the site is shown on the Predictive ALC map as grades 3b and 4 agricultural land			
Reference	Settlement	Site Name	Total Site Area
HG1.2	Barry	Land at the Mole	3.1 hectares
No BMV present - the site is shown on the Predictive ALC map as subgrade 3b agricultural land. The land is previously developed brownfield land forming part of the Barry Waterfront Regeneration Area			
Reference	Settlement	Site Name	Total Site Area
HG1.3	Barry	Land at Hayes Lane	1.92 hectares
No BMV present - the site is shown on the Predictive ALC map as subgrade 3b agricultural land. The land is previously developed brownfield land			
Reference	Settlement	Site Name	Total Site Area
HG1.4	Barry	Land at Neptune Road	0.7 hectares
No BMV present - the site is shown on the Predictive ALC map as subgrade 3b agricultural land. The land is previously developed brownfield land forming part of the Barry Waterfront Regeneration Area			
Reference	Settlement	Site Name	Total Site Area
HG1.5	Llantwit Major	Land between the Northern Access Road and Eglwys Brewis Road (Site C - Central Parcel)	7.9 hectares
No BMV present - the site is shown on the Predictive ALC map as grades 3b and 4 agricultural land			
Reference	Settlement	Site Name	Total Site Area
HG1.6	Cowbridge	Land adjoining St. Athan Road	3.87 hectares
Reference	Settlement	Site Name	Total Site Area
HG1.7	St Athan	Land at Burley Place	2.2 hectares

Vale of Glamorgan Replacement LDP Housing Allocations (Policy HG1)			
No BMV present - the site is shown on the Predictive ALC map as subgrade 3b agricultural land.			
Reference	Settlement	Site Name	Total Site Area
HG1.8	St Athan	Clive Rd St Athan	1.68 hectares
No BMV present - the site is shown on the Predictive ALC map as subgrade 3b agricultural land.			
Reference	Settlement	Site Name	Total Site Area
HG1.9	Rhose	Land north of the Railway Line, (East)	13.5 hectares
No BMV present - the site is shown on the Predictive ALC map as subgrade 3b agricultural land.			

Vale of Glamorgan Replacement LDP Housing Allocations (Policy HG2)			
Reference	Settlement	Site Name	Total Site Area
HG2.1	Penarth	Land at Upper Cosmeston Farm	22.2 hectares
No BMV present - the site is shown on the Predictive ALC map as grades 3b and 4 agricultural land			
Reference	Settlement	Site Name	Total Site Area
HG2.2	Llantwit Major	Land between the Northern Access Road and Eglwys Brewis Road (west)	8.9 hectares
A very small proportion of the site is Grade 3a (0.79 Ha). The remainder is Grade 3b. The area identified as Grade 3a includes the Northern Access Road and the strip immediate adjacent and therefore could not be used for agricultural purposes.			
Reference	Settlement	Site Name	Total Site Area
HG2.3	Llantwit Major	Land between new Northern Access Road and Eglwys Brewis Road (east)	7.9 hectares
No BMV present - the site is shown on the Predictive ALC map as grades 3b and 4 agricultural land			
Reference	Settlement	Site Name	Total Site Area
HG2.4	Llandough	Land south of Llandough Hill / Penarth Road	5.2 hectares
No BMV present - the site is shown on the Predictive ALC map as grades 3b and 4 agricultural land			
Reference	Settlement	Site Name	Total Site Area
HG2.5	Sully	Land at Swanbridge Road	6.5 hectares
No BMV present - the site is shown on the Predictive ALC map as grades 3b and 4 agricultural land			

Vale of Glamorgan Replacement LDP Housing Allocations (Policy HG3 and HG4)			
Reference	Settlement	Site Name	Total Site Area
HG3.1	Llantwit Major	Former Eagleswell Primary School	2.41 hectares
No BMV present - the site is shown on the Predictive ALC map as urban land.			

Reference	Settlement	Site Name	Total Site Area
HG4.1	Colwinston	Land to the East of Colwinston	1 hectares
A very small proportion of the site is Grade 3a (0.79 Ha). The remainder is Grade 3b.			
Reference	Settlement	Site Name	Total Site Area
HG4.2	Aberthin	Land west of Maendy Road	1.81 hectares
No BMV present - the site is shown on the Predictive ALC map as subgrade 3b agricultural land.			
Reference	Settlement	Site Name	Total Site Area
HG4.3	Wick	Land at Heol Fain	1.5 hectares
No BMV present - the site is shown on the Predictive ALC map as grades 3b and 4 agricultural land.			
Reference	Settlement	Site Name	Total Site Area
HG4.4	Fferm Goch	Land north of West Winds Business Park	0.73 hectares
No BMV present - the site is shown on the Predictive ALC map as subgrade 3b agricultural land.			



The Vale of Glamorgan Council

Directorate of Place

Civic Office

Holton Road

Barry CF63 4RU

LDP@valeofglamorgan.gov.uk

www.valeofglamorgan.gov.uk

