

VALE OF GLAMORGAN
REPLACEMENT LOCAL DEVELOPMENT PLAN
2021 - 2036

SETTLEMENT BOUNDARY REVIEW

November 2025



BACKGROUND PAPER - BP46



Executive Summary

- i. This background paper is one of a series produced by the Vale of Glamorgan Council and forms part of the evidence base to inform the policies and site allocations in the Deposit Replacement Local Development Plan (RLDP). Each background paper can be read in isolation or together with other background papers to gain a wider understanding of the land use issues facing the Vale of Glamorgan.
- ii. Settlement boundaries separate the defined urban areas from the open countryside and are essential for managing development. Local Development Plans (LDP) aim to focus development within existing urban areas and restrict the scope of development in the countryside. Settlement boundaries indicate to people where development is and is not considered acceptable albeit other material considerations will need to be considered.
- iii. Planning Policy Wales (PPW) supports this need for settlement boundaries and includes a policy that establishes the need for settlement boundaries and therefore sets the policy context for this review. It also provides guidance on the scale and location of new developments.
- iv. The settlement boundaries reviewed in this paper are those that were set out for the Vale of Glamorgan's adopted LDP in 2017, hence there is a need to review these. A systematic review has been conducted of each of the settlement boundaries. A methodology is set out to identify a list of reasons for changes to guide where amendments should be made and justifications can be provided. The settlements that have undergone changes to their boundaries are listed in Schedule 1 on the following page.
- v. One settlement boundary change was proposed as part of a candidate site submission for the RLDP to Dinas Powys. However, this change is not deemed suitable or reasonable by the Council and so is not included as a change in this paper.

Schedule 1: Summary of changes by settlement			
Settlement Hierarchy	Settlement Boundary Review	Proposed Amendment	No change
Key Settlement	Barry	☑	
Service Centre	Cowbridge	☑	
	Llantwit Major	☑	
	Penarth	☑	
Primary Settlements	Dinas Powys	☑	
	Rhoose	☑	
	St. Athan	☑	
	Llandough (Penarth)	☑	
	Sully	☑	
	Wenvoe	☑	
	Wick	☑	
	Culverhouse Cross	☑	
Minor Rural Settlements	Aberthaw East	☑	
	Aberthin	☑	
	Bonvilston		☑
	Colwinston	☑	
	Corntown		☑
	Ewenny	☑	
	Fferm Goch	☑	
	Graig Penllyn	☑	
	Llancarfan		☑
	Llandow	☑	
	Llanmaes		☑
	Llysworney	☑	
	Ogmore by sea		☑
	Pendoylan		☑
	Penllyn		☑
	Peterston Super Ely	☑	
	Sigingstone		☑
	St Brides Major	☑	
	St Nicholas	☑	
	Treoes	☑	
	Ystradowen	☑	

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1. Introduction

- 1.1 This Settlement Boundary Review is one of several background documents prepared as part of the evidence base to support the Vale of Glamorgan Replacement Local Development Plan (RLDP).
- 1.2 Planning Policy Wales (Edition 12 February 2024) (PPW) states that planning authorities must prioritise the use of suitable and sustainable underutilised land and/or underutilised sites for all types of development and that when identifying sites in development plans, planning authorities should consider previously developed land and/or underutilised sites located within existing settlements in the first instance with sites on the edge of settlements considered at the next stage (para 3.43 refers). The identification of settlement boundaries is therefore a key part of the RLDP process. Settlement boundaries play an important role in ensuring the delivery of sustainable development by encouraging development within the sustainable settlements. They also assist in protecting the surrounding undeveloped countryside from inappropriate development, in line with national planning policy by delineating the extent of built development. The delineation of settlement boundaries therefore helps to support and reinforce the delivery of the Plan's objectives and strategy and provides a key policy mechanism for managing growth within the Vale of Glamorgan.
- 1.3 Settlement boundaries effectively establish that the principle of development is acceptable within settlements, albeit proposals will need to be considered against other planning considerations. This provides certainty to developers and investors and underpins the plan led approach to consistent decision making.
- 1.4 This background paper sets out the methodology used to delineate the settlement boundaries for the RLDP. Land lying outside of these settlement boundaries will then be considered as countryside for planning purposes and treated as such in decision making. Settlement boundaries were last drawn as part of the preparation of the Local Development Plan 2011-2026, and it is necessary to review them as part of the RLDP plan preparation.

2. Policy and Guidance

National Policy

Planning Policy Wales (Edition 12) 2024

2.1 There is no specific guidance within Planning Policy Wales (Edition 12) (PPW) on how to define settlement boundaries. However, PPW does include policy that establishes the need for settlement boundaries and therefore sets the policy context for this review.

2.2 Paragraph 3.60 of PPW confirms the national position on development outside of settlements. It sets out that:

‘Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.’

2.3 PPW therefore establishes the need for settlement boundaries in order to identify locations where development would be compatible with national policy, locating development within settlements or on land adjoining them, where appropriate. In areas of the countryside, adjacent to settlements, that are particularly important for their undeveloped character, green wedges have been used to add further protection, as set out in the Green Wedge Background Paper. PPW at paragraph 3.60 also clearly sets out that development is less favourable elsewhere and should be ‘strictly controlled’.

2.4 In relation to rural areas, paragraph 5.6.6. provides specific policy guidance on the scale and location of new development:

‘New development sites are, in most instances, likely to be small and, with the exception of rural diversification and agricultural development to which separate criteria apply, should generally be located within or adjacent to defined settlement boundaries, preferably where there is public transport provision.’

Development Plans Manual (Edition 3)

2.5 The Development Plans Manual (DPM) provides guidance in the production of Local Development Plans. In respect of settlement boundaries paragraph 5.20 sets out that:

'In accordance with national policy, the use of settlement boundaries on the Proposals Map makes a clear distinction for plan users as to where development is acceptable, or not. The settlement boundary must be appropriately drawn; taking into account the aims of the overall strategy and the amount and type of development that is attributed to each tier of the settlement hierarchy. For example, if large quantities of windfalls are attributed to a particular tier, settlement boundaries must be drawn appropriately to enable such windfall opportunities to be delivered. However, a reliance on large scale windfalls for the plan may not be prudent.'

- 2.6 This reiterates the importance of settlement boundaries in assisting with interpreting national policy and providing certainty in a development plan. Importantly, it also sets out that settlement boundaries should consider the Plans Strategy having regard to the settlement hierarchy.
- 2.7 Paragraph 5.21 and Table 18 of the DPM conveys specific guidance in respect of facilitating windfall development. Paragraph 5.21 states: *'Tightly drawn boundaries will not allow for windfall opportunities within identified settlements. Conversely, if growth should be constrained in a particular tier or settlement, then settlement boundaries must be tightly drawn to limit opportunities.'*
- 2.8 Table 18 identifies that: *'Settlement boundaries should be drawn in a manner to match an extrapolation rate to come forward, in line with the plan's strategy. This will also allow opportunities for small builders.'* Therefore, the consideration of settlement boundaries should also consider the level of windfall development anticipated in each settlement.

Local Policy

Vale of Glamorgan Local Development Plan 2011-2026

- 2.9 The Local Development Plan (LDP) was adopted in June 2017. As set out, the preparation of this involved a review of settlement boundaries, and these will form a starting point for this review.
- 2.10 The adopted LDP Strategy sets out that settlement boundaries exist around the towns and villages identified within the LDP's settlement hierarchy, their purpose being to protect the countryside beyond and to delineate the extent of built developments (paragraph 5.21). Paragraph 7.3, in support of Policy MD1, which seeks to control development in the countryside, defines the countryside using the settlement boundary as:

'For the purposes of the LDP, countryside is defined as that area of land lying outside the settlement boundaries of the main towns and villages identified in the LDP settlement hierarchy that has not been developed for employment use or allocated for development in the Plan.'
- 2.11 The LDP purposely does not include some large existing employment sites and employment allocations within settlement boundaries. These areas have been afforded protection by Policy MD16 Protection of Existing Employment Sites and Premises. The employment sites in question were not included within

settlement boundaries because they did not physically or functionally relate to a settlement identified in the LDP settlement hierarchy.

Vale of Glamorgan Replacement Local Development Plan 2021-2036

2.12 The Replacement Local Development Plan (RLDP) identifies ten strategic objectives, which underpin the Sustainable Growth Strategy for the Vale of Glamorgan. The following Objectives have specific relevance in respect of the delineation of settlement boundaries:

- Objective 1 – Mitigating and Adapting to Climate Change – encouraging development that reduces the need to travel by car and encourages people to participate in active travel and use sustainable transport to reduce emissions and improve air quality can be achieved through the appropriate expansion of settlement boundaries in sustainable locations.
- Objective 3 – Homes for All – settlement boundaries will need to be expanded where appropriate to allow for the delivery of homes to address the accommodation needs of all.
- Objective 4 – Placemaking - Through placemaking, ensure that all development will contribute positively toward creating a sense of place. All new development will be appropriately located and contribute toward creating active, safe, and accessible places that contain a range of uses. The character of existing communities will be protected and enhanced by developing places that respect local distinctiveness and the existing setting. The delineation of settlement boundaries will be important in achieving this.
- Objective 7 - Fostering Diverse, Vibrant, and Connected Communities - Provide for vital and vibrant rural communities whilst protecting the countryside through the delivery of growth in sustainable locations, related to the Settlement Hierarchy, alongside the provision of supporting infrastructure.
- Objective 8 - Promoting Active and Sustainable Travel Choices - Ensure new development is directed to locations that are or can be accessible by a choice of modes of transport, including walking, cycling, and public transport.

2.13 The Sustainable Growth Strategy comprises of six key components as follows:

- Delivering a sustainable level of housing and employment growth supported by appropriate infrastructure to accord with the Vale's position within the Cardiff Capital Region.
- Aligning locations for new housing, employment, services and facilities to reduce the need to travel.

- Focusing 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.
 - Allowing for small scale affordable housing led development in settlements outside the Strategic Growth Area at a scale proportionate to the size of settlement.
 - Supporting the role of Cardiff airport as a strategic gateway for international connectivity.
 - Allowing for regeneration opportunities, including at Aberthaw and Barry Docks.
- 2.14 The RLDP identifies a housing requirement of 7,890 dwellings over the plan period, with an over-allocation to be made to include a flexibility allowance. The Housing Land Supply Background Paper provides more detail on the components of the housing land supply.
- 2.15 The RLDP is supported by the following evidence Papers relevant to this Review:

RLDP: Settlements Appraisal Review

- 2.16 The RLDP Settlements Appraisal Review assesses role, character and function and sustainability credentials of the settlements within the Vale of Glamorgan and ranks them into four categories. Using this ranking, it applies an established methodology to define settlements within a settlement hierarchy. The appraisal work was found to reinforce earlier studies and there were only three changes within the settlement rankings; Wick and Culverhouse Cross are now classified as 'Primary Settlements' and Southerndown has been reclassified into the 'Hamlet and Smaller Rural Settlement' category. The Settlements Appraisal identifies the settlements, and settlement hierarchy, to be adopted in the RLDP as follows:

Key Settlement

Barry

Service Centre Settlements

Cowbridge, Llantwit Major, Penarth

Primary Settlements

Dinas Powys, Rhoose, St. Athan, Llandough (Penarth), Sully, Wenvoe, Wick and Culverhouse Cross

Minor Rural Settlements

Aberthaw (East), Aberthin, Bonvilston, Colwinston, Corntown, Ewenny, Fferm Goch, Graig Penllyn, Llancafán, Llandow, Llanmaes, Llyswoyney,

Ogmore by Sea, Pendoylan, Penllyn, Peterston Super Ely, Sigingstone, St Brides Major, St Nicholas, Treoes, Ystradowen

- 2.17 Hamlets and smaller rural settlements are not identified in the settlement hierarchy and would not therefore require a settlement boundary.

RLDP: Housing Land Supply Background Paper

- 2.18 The RLDP Housing Land Supply Background Paper (HLS) identifies the number of dwellings that are anticipated to come forward during the RLDP from each component of the housing land supply and the spatial distribution of these. These comprise:

- Small windfalls – developments of less than 10 dwellings – these can comprise conversions or infill plots – this can occur in all settlements with a settlement boundary.
- Large windfalls – development of more than 10 dwellings on unallocated – conversions, redevelopment of existing sites, larger infill plots – generally these will be found in the key settlement, service centres and primary settlements, where more opportunities are available.
- Units under construction/units with planning permission– these will normally be within settlement boundaries but if not, they should be incorporated within any review where they have a functional relationship to an existing settlement.
- LDP rolled forward sites – these will already be within existing settlement boundaries
- New sites – these will need to be incorporated within the settlement boundary.

- 2.19 In respect of future spatial distribution of windfall development, the very nature of such developments makes it difficult to accurately predict the location and amount of windfall development across the settlement hierarchy over the plan period. The Council has therefore utilised past windfall development information as a means of distributing the small and large windfall allowance across the settlement hierarchy. It is anticipated that the majority of the likely windfall developments will be delivered in the key settlement of Barry, service centres of Penarth, Cowbridge and Llantwit Major and the primary settlements as there are more opportunities for infill, conversion and redevelopment.

- 2.20 The delineation of the settlement boundary will have an influence on how many windfall sites could come forward, as drawing settlement boundaries tight to the existing built developments will limit opportunities for sites to be delivered in edge of settlement locations, which, particularly for smaller minor rural settlements may be the only opportunity for new development.

RLDP: Urban Capacity Study

- 2.21 The Urban Capacity Study assesses the potential for windfall housing to come forward in Barry, Penarth and Llandough. It identifies several potential sources

of housing land and then robustly assesses and filters these using a range of methods.

- 2.22 The Urban Capacity Study identifies that within these three settlements, which were selected due to their ranking on the settlement hierarchy and relatively constrained nature, there is sufficient capacity for windfall figures to be achieved. The implications for this Review are that there is a lesser need to consider loosening the settlement boundaries in these settlements to allow for windfall development. The review almost solely related to land within settlement boundaries.

3. Methodology

- 3.1 The current settlement boundaries were drawn in 2016 as part of the preparation of the adopted LDP 2011-2026. As set out, the purpose of this Paper is to review these settlement boundaries and identify and justify any revisions where they are considered necessary. This will allow the new settlement boundaries to have regard to the RLDP's growth strategy, as well as consolidate the existing settlement boundaries with planning permissions granted since 2016 and correct any other anomalies that may have occurred.
- 3.2 A settlement is a location where people live and to varying degrees meet their daily needs through the services, employment and facilities which exist in that location. The RLDP Settlement Appraisal has identified and ranked the settlements within the Vale of Glamorgan, to inform a settlement hierarchy. As is the case with the adopted LDP, it is proposed that only those settlements that are identified within the RLDP settlement hierarchy as key settlements, service centre settlements, primary settlements or minor rural settlements will have a defined settlement boundary. Locations not identified in the settlement hierarchy are identified as countryside for the purposes of the RLDP.
- 3.3 It is proposed that the settlement boundaries are reviewed using a two-step methodology. Amendments to the settlement boundaries that are made through these steps are then justified using the review criteria. The review criteria provide the justification for revisions, and these have been generalised to ensure consistency. The following methods have been employed to review settlement boundaries:

Step 1: Review of 2016 boundaries and consented development in the time since Stage 1

- 3.4 Step 1 seeks to fully review the settlement boundaries that were drafted in 2016. It considers both the changes that have taken place in the time since the 2016 review, such as extant planning permission for built development that would normally be expected within a settlement, on land adjacent to settlement boundaries, and seeks to resolve any anomalies from that review. The purpose of Step 1 is to ensure that the settlement boundaries reflect the current extent of built development on the edge of settlements, as well as extant permissions that have yet to be implemented.
- 3.5 The following methods have been employed in undertaking Step 1:
- GIS data has been assessed using the Council's digital mapping system QGIS to identify settlement patterns, existing land uses, and where planning permissions have been granted adjacent to the existing settlement boundaries.
 - Google Maps and Street View have been used to further assess the physical layout of settlements and existing land uses.

- Site visits were conducted to establish the settlement pattern and land uses where uncertainties arose from the GIS and Google data.

3.6 Using these methods, the following methodology was followed:

- 1A Review the existing settlement boundaries for any anomalies.
- 1B Review the existing settlement boundaries to ensure that they logically follow building curtilages, where these have a functional relationship with existing dwellings.
- 1C Identify development completed since the 2016 Review adjacent to settlement boundaries.
- 1D Identify extant planning permission for housing or other appropriate built development adjacent to settlement boundaries.
- 1E Examine land uses immediately adjacent to the existing settlement boundaries and consider whether they lend themselves to being included within the settlement.
- 1F Ensure that the settlement boundary is drawn to logical defensible boundaries

Step 2: Boundary Changes to Facilitate the RLDP Strategy

3.7 Step 2 seeks to review settlement boundaries to facilitate development coming forward in the Replacement Local Development Plan, in order to deliver the Sustainable Growth Strategy. Revisions made as a part of Step 2 would either be for proposed allocations identified within the RLDP or to facilitate windfall development in appropriate locations. The methodology employed in Step 2 has been to review documents relevant to the RLDP. Regard was given to the following elements of the Sustainable Growth Strategy to assist in identifying where flexibility was required to settlement boundaries:

- Delivering a sustainable level of housing and employment growth supported by appropriate infrastructure to accord with the Vale's position within the Cardiff Capital Region.
- Aligning locations for new housing, employment, services and facilities to reduce the need to travel.
- Focusing development at locations that are well served by existing and proposed rail stations as part of the South Wales Metro and in areas with good bus links.
- Allowing for small scale affordable housing led development in settlements outside the Strategic Growth Area at a scale proportionate to the size of settlement.

3.8 In addition, all existing allocations have been reviewed to determine if they remain appropriate for their allocated uses, as allocations within the RLDP must be deliverable. As set out in the Housing Land Supply Background Paper, the review of existing LDP allocations has resulted in the proposed de-allocation of several LDP housing allocations either in part or completely. Four of the sites proposed for de-allocation – MG2 (8) Barry Island Pleasure Park, MG2 (14)

Court Road Depot, Barry, MG2 (26) Headlands School, Penarth and part of MG2 (32) Land south of Llandough Hill are clearly within the settlement and it would not be logical to remove these areas from the settlement.

- 3.9 The sites set out in Table 1 are in more peripheral locations on the edge of the settlement and they have therefore been considered as part of the settlement review.

Table1: Existing LDP housing allocations to be deallocated			
Reference	Site Name	Number of units	Reason for Removing from supply
MG2 (2) Part	Remainder of land at Higher End, St Athan	95	Part of the site now has planning permission (2022/00266/RES) for 25 dwellings. The remaining land was not submitted as a candidate site and there has been no developer interest.
MG2 (19) Part	Remainder of land at St Athan Road, Cowbridge (Beggars Bush)	1.9 Ha (units unknown)	Site submitted as a candidate site separately from the adjoining allocated land but not supported by evidence of viability and deliverability.
MG2 (34)	Llandough Landings	120	Landowners have indicated that the site is unviable.

- 3.10 Resultantly, Step 2 has three revision criteria:

- 2A To facilitate an allocation identified in the RLDP.
- 2B To allow sufficient flexibility to allow for windfall development to come forward in appropriate locations.
- 2C To remove an existing LDP allocation that is not considered deliverable in the RLDP

4. Review

Results

- 4.1 Table 2 identifies whether settlements will be subject to a boundary change or not as a result of this review. Each of the changes is then considered in detail to explain the justification for each amendment with an inset map justifying the change. The red line shows the existing adopted LDP settlement boundaries and the blue lines show the changes made.
- 4.2 Minor changes to settlement boundaries have not been warranted a map displaying the change. These changes are usually minor corrections to anomalies in a settlement boundary, accurate alignment with the basemap or adjustments to include full curtilages of buildings. Even smaller changes have not warranted inclusion in the review at all, these usually consist of very small alignments to match the boundary with the basemap.
- 4.3 Appendix 1 includes a detailed map for each of the settlement boundaries within Vale of Glamorgan.

Table 2: Summary of changes by settlement			
Settlement Hierarchy	Settlement Boundary Review	Proposed Amendment	No change
Key Settlement	Barry	☑	
Service Centre	Cowbridge	☑	
	Llantwit Major	☑	
	Penarth	☑	
Primary Settlements	Dinas Powys	☑	
	Rhoose	☑	
	St. Athan	☑	
	Llandough (Penarth)	☑	
	Sully	☑	
	Wenvoe	☑	
	Wick	☑	
	Culverhouse Cross	☑	
Minor Rural Settlements	Aberthaw East	☑	
	Aberthin	☑	
	Bonvilston		☑
	Colwinston	☑	
	Corntown		☑
	Ewenny	☑	
	Fferm Goch	☑	
	Graig Penllyn	☑	
	Llancarfan		☑





	Llandow	☑	
	Llanmaes		☑
	Llysworney	☑	
	Ogmore by sea		☑
	Pendoylan		☑
	Penllyn		☑
	Peterston Super Ely	☑	
	Sigingstone		☑
	St Brides Major	☑	
	St Nicholas	☑	
	Treoes	☑	
	Ystradowen	☑	




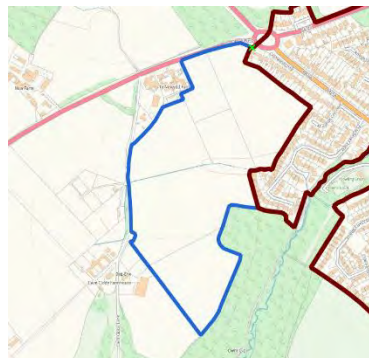
- 4.4 This section sets out the changes that have been made to settlement boundaries following the completion of Step 1 of the assessment.

Key Settlement - Barry

- 4.5 The key settlement of Barry is the largest town in the Vale of Glamorgan. It comprises several residential neighbourhoods varying in age and character. In recent years, the Waterfront development adjacent to the Docks has provided significant new mixed-use development and now provides a stronger built connection between the tourism destination of Barry Island, and the main town. The Vale of Glamorgan railway line splits the north of the town from the south, but in boundary terms the area functions as one contiguous built-up area.
- 4.6 The Docks area comprises an existing employment designation and areas of new employment allocations. Due to their employment status these were excluded from the settlement boundary in the adopted LDP.
- 4.7 The Bendricks, located to the south of the Docks, has a separate settlement boundary. The Bendricks comprises a row of traditional terraced housing, set within an industrial area, but has seen an expansion of new housing over the previous plan period.

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Barry Bendricks	1	1C	The Bendricks	Planning approval 2019/00603/FUL - The proposed development of 23 affordable homes and associated works at Land at Hayes Road, Barry


			 	<p>It is proposed to only include the build development area within the settlement boundary, and not the SUDs scheme and playground that form part of the original application.</p>
Barry Bendricks	2	2A	<p>Hayes Lane</p>  	<p>Amend settlement boundary to include RLDP Housing allocation at Hayes Lane.</p>


Barry	3	1D/1F	<p>Former railway sidings, Ffordd Y Mileniwm</p>  	<p>Planning approvals 2020/00775/OUT and 2023/01140/RES</p> <p>Former railway sidings at Ffordd Y Mileniwm</p> <p>Dock View Road currently forms the settlement boundary in this location, but it is proposed to extend it to Ffordd Y Mileniwm to allow the inclusion of a site with planning permission for housing. It would be logical for the settlement boundary to be amended to follow the road at Ffordd Y Mileniwm.</p>
Barry	4	2A	<p>Land at Northwest Barry</p>  	<p>Amend settlement boundary to include RLDP allocation.</p>

Barry	5	1F		Inclusion of the whole Promenade at Barry Island.
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Service Centre – Penarth



- 4.8 Penarth is the second largest settlement in the Vale of Glamorgan located on the east coast. It comprises several residential neighbourhoods varying in age and character. In recent years Penarth has seen little in the way of new major housing completions however has permission for 576 homes alongside the new primary school at Upper Cosmeston Farm. This was an allocated site in the LDP period and therefore the boundary was amended to include this land for the replacement Plan.
- 4.9 The Penarth and Llandough Settlement boundaries run contiguous with either side of Barry Road however they are identified as distinct settlements with separated built forms.




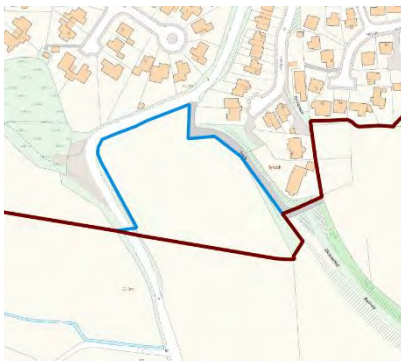
Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Penarth	1	1D	Land at Lower Cosmeston Farm 	2022/01113/RG3 – Permission was granted in June 2023 for a new specialised school. The development is currently under construction, and it would be appropriate to include this land within the settlement boundary as the site adjoins the existing settlement boundary and an allocated



				housing site which is proposed to be rolled forward.
Penarth	2	1F	Marine Buildings, Cardiff Barrage	To include full car park and exclude harbour defences

Service Centre – Cowbridge

- 4.10 The settlement review identifies Cowbridge as a service centre settlement located in the rural Vale. It acts as the Service Centre settlement for much of the rural vale and providing important services and facilities for not only the town's resident population, but also for those living in the surrounding smaller settlements and villages. Cowbridge is comprised of a variety of neighbourhoods particularly the Georgian and Victorian buildings and cobbled paths that can be found in its centre and much interwoven open space which define some of Cowbridge's boundaries. Recently Cowbridge has experienced development in the west through Clare Garden Village which has seen the boundary expanded for its incorporation.


Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Cowbridge	1	1E	<p>Llyswen house, Windmill Lane</p>  	To include a dwelling adjacent to the current built form and boundary.

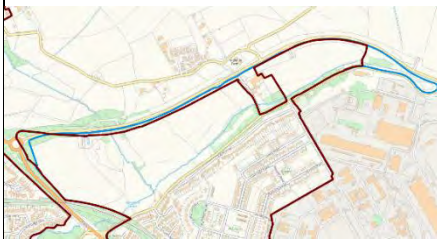


Cowbridge	2	1F	<p>Clare Garden Village</p>  	To align appropriately with the LDP allocation of Clare Garden Village now having been partly constructed and to logically follow the road on the settlement side.
Cowbridge	3	2C	<p>Land east of St Athan Road, Cowbridge</p>  	To remove part of an existing LDP housing allocation at St Athan Road.
Cowbridge	4	1F	<p>Land and dwellings off Church Road and Stallcourt Close</p>	To exclude adjacent countryside woodland and align with building curtilages


			 	
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Service Centre – Llantwit Major

- 4.11 Llantwit Major is the third largest settlement in the Vale of Glamorgan in terms of population. The town is situated on the Vale of Glamorgan railway line that splits the town in two. Additionally, the B4265 splits a part of the town off to the east separating the Eglwys Brewis residential area that borders the St. Athan MOD site. The town has a very traditional centre with many historic buildings that give the town its character. It also grew to accommodate the Royal Air Force and the MOD base at St Athan. Recently Llantwit major has seen some new development come forward that infill gaps in the towns built form and surrounding infrastructure.



Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Llantwit Major	1	2A	adjacent to the Northern Access Road 	To amend settlement boundary to include RLDP major land bank site


				
Llantwit Major	2	1F	<p>Flanders Barn and Afon Col-huw</p>  	To follow logical boundaries along the edge of Flanders Barn and the river

Llantwit Major	3	1F	<p>The Old Castle and Castle Street</p> 	Inclusion of full curtilage of dwelling and to follow the structure of the Old Castle.
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Primary Settlement – Llandough

- 4.12 Llandough is located northwest of Penarth and is separated from the settlement boundary for Penarth by Barry Road.
- 4.13 Llandough has not seen any recent major housing developments and has no proposed housing allocations for the RLDP. It has seen small infill housing through developments at Canon Walk and LDP allocation MG2 (33) - Land north of Leckwith Road. The adopted LDP allocation of MG2 (34) Llandough Landings has, since its allocation in the adopted plan, been demonstrated by the landowners to be undeliverable for development.



Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Llandough	1	2C	<p>Llandough Landings</p> 	De-allocated LDP site
Llandough	2	1F	<p>Llandough Hospital</p> 	To include buildings associated with Llandough Hospital located south of the existing boundary.

Llandough	3	1B	House gardens on Leckwith Road 	To follow the curtilage of the house gardens north of Leckwith Road.
Llandough	4	1A	Merrie Harrier	Follow the full curtilage of the pub

Primary Settlement – Rhoose


- 4.14 The primary settlement of Rhoose is located approximately 1.3 miles west of Barry adjacent to Cardiff Airport. The Vale of Glamorgan railway line splits the settlement with the southern part of the settlement comprising more recent developments. Recent development has infilled the land between the railway line and the houses on Porthkerry Road and these developments have brought forward some mixed uses to the settlement and provided local facilities for residents beyond the new housing sites.




Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Rhoose	1	2A	Readers Way	Amend settlement boundary to include RLDP allocation.




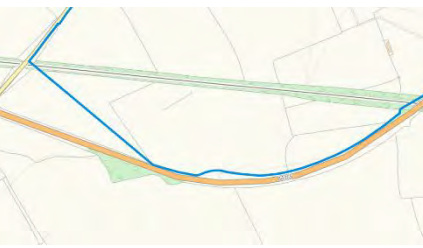
			 	
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Primary Settlement – St Athan

- 4.15 St. Athan is a primary settlement located adjacent to the Military of Defence St Athan base that the settlement is heavily associated with. The settlement and much of its neighbourhoods have history tied to this. Recently St. Athan has seen new housing through the Parc Fferm Wen development and at St John's View to the north of the settlement core.
- 4.16 The St Athan settlement is comprised of two separate settlement boundaries that encompass two divided built-up areas with a separate boundary further north ('St Athan Flemingston refers). The two are separated by the MOD base and areas of open countryside. However, the two comprise of similar neighbourhoods and provide facilities for residents at both ends of the settlement.





Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
St Athan	1	2A	Church Farm 	Amend settlement boundary to include RLDP allocation.


				
St Athan	2	2A	<p>West of St Athan</p> 	Amend settlement boundary to include RLDP allocation.
St Athan	3	2A	<p>South of Clive Road</p> 	Amend settlement boundary to include RLDP allocation.
St Athan	4	2C	Remaining land at Higher End	De-allocated LDP site

			 	
St Athan	5	2A	<p>South of the railway</p>  	Amend settlement boundary to include RLDP allocation for a school.
St Athan	6	1F	Cowbridge Road East of MOD St Athan	To amend settlement boundary to follow the road along the settlement side.
St Athan	7	1F	Road north of St Athan Primary School	To amend settlement boundary to follow the road along the settlement side.
St Athan	8	1B	Houses north of Bingle Lane	To follow the curtilage of the house gardens north of Bingle Lane.

Primary Settlement – Dinas Powys

- 4.17 The primary settlement of Dinas Powys is located between the settlements of Barry and Penarth. Dinas Powys is another settlement which is effectively separated by the Vale of Glamorgan railway line however it still functions as one continuous built-up area. The centre of the settlement maintains a traditional character through its small retail centres and village common. Recent housing developments around the outskirts of Dinas Powys have expanded the settlement from its traditional centre.

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Dinas Powys	1	2B	<p>Caerleon Road</p>  	Allows for a small-scale windfall site that is considered to be an appropriate rounding off. This would ensure alignment with the green wedge
Dinas Powys	2	2A	<p>Land North of Dinas Powys</p>  	Amend settlement boundary to include RLDP allocation.

Dinas Powys	3	1C/1B	<p>The Westra and land off Beauville Lane</p> 	<p>Amend settlement boundary to include Bryneithin housing development.</p> <p>Adjustments to include full curtilages of dwellings at the boundary edge in addition to Dinas Powys Lawn Tennis Club</p>
Dinas Powys	4	1B/1F	Lettons Way	<p>Include full curtilage of dwellings along Lettons Way and follow the curtilage of the buildings by the Old Mill</p>

Primary Settlement – Wenvoe



- 4.18 Wenvoe is a primary settlement situated between Barry and Culverhouse Cross that is centred around St Mary's Parish Church. It is bordered to the east by the A4050 and countryside to the north and west that is also a designated special landscape area (SLA) Recently Wenvoe has seen development that has joined the settlement to the garden centre to the south of the village.



Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Wenvoe	1	2B	Pugh Garden Centre	Allows for a small-scale windfall site that is considered to be an appropriate rounding off to the settlement.

			 	
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Primary Settlement – Wick




- 4.19 Wick is a primary centre located in the rural Vale that is located on three branch roads that converge on the village. Wick maintains a very traditional village character although the settlement has seen new housing development over recent years on the new St James Road.



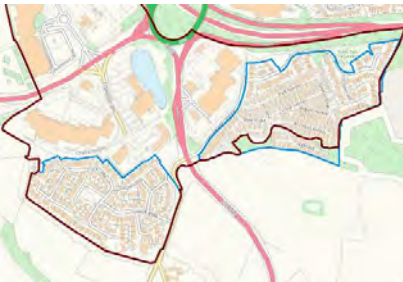
Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Wick	1	2A	Land at Heol Fain  	Inclusion of RLDP allocation.

Wick	2	1E	<p>Land to the rear of Amberley House, Llantwit Road</p> 	<p>Inclusion of full curtilage of Stanfield house including driveway.</p>
Wick	3	1D	<p>Land off St Brides Road</p> 	<p>Extant planning permission was approved in 2011 for application 2021/01081/FUL for 17 affordable housing units. It would be appropriate to include this land within the settlement boundary as the site adjoins the existing settlement boundary.</p>

Primary Settlement – Culverhouse Cross


- 4.20 Culverhouse Cross is a primary settlement located on the border of the Vale of Glamorgan and Cardiff. The nature of the settlement is a mix of retail through out-of-town retail parks and residential neighbourhoods. The settlement comprises three elements, the retail parks that comprise Culverhouse Cross Retail Park off the junction of the A4232, the Cambrian Caravan Park and the neighbouring dwellings and the recent residential development off Old Port Road which were constructed on the old ITV television studios. Combined, these have contributed the settlements new place in the settlement hierarchy. Despite the large A-roads that separate various parts of the settlement the areas function together as one large continuous settlement.


Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Culverhouse Cross	1	1C	<p>Cambrian residential caravan park</p>  	<p>Planning permission granted 2007/01162/FUL for change of use of recreational land to a residential caravan site completed in 2019. Additionally, settlement boundary should align with the green wedge.</p>
Culverhouse Cross	2	1F	<p>Cambrian residential caravan park</p> 	<p>Inclusion of the full curtilage of the residential caravan park.</p>

				
Culverhouse Cross	3	1E	<p>Culverhouse Cross Retail parks</p>  	Exclusion of Culverhouse Cross Retail Parks as existing employment land that does not need protection as part of a settlement. This is consistent with other employment land relationships with settlement boundaries across the Vale.

Primary Settlement – Sully


- 4.21 Sully is a primary settlement located just east of Barry on the coast between Barry and Penarth. The settlement remains very traditional with a variety of housing mix and public open spaces. Sully has seen a major housing development through Gwêl Yr Ynys off Cog Road included in the adopted LDP boundaries from 2017.


Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Sully	1	1F	<p>29 Clevedon Avenue</p> 	To include full curtilage of dwelling and garden and align with Green Wedge designation.

				
Sully	2	1F/1B	Houses and verges near Swanbridge Grove	Inclusion of full curtilage of houses and adjustments to create a more logical boundary.

Minor Rural Settlement – Fferm Goch


- 4.22 Fferm Goch is a minor rural settlement located in the rural Vale northwest of Cowbridge. The settlement has seen a significant amount of recent housing development that has expanded the settlement linearly down Ruthin Road connecting with Llangan Primary School to the south.

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Fferm Goch	1	1C	West Winds Business Park and land adjacent to Llangan Primary School 	RLDP allocation and inclusion of new residential development and Llangan Primary School

				
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Minor Rural Settlement - Aberthin

- 4.23 Aberthin is a minor rural settlement in the rural Vale which maintains a traditional rural village character. Located just north of Cowbridge. There has been little new development within Aberthin in recent years and therefore little change to the settlement boundary over time.

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Aberthin	1	2A	<p>Land off Maendy Road</p> 	Amend settlement boundary to include RLDP allocation.



Minor Rural Settlement – East Aberthaw

- 4.24 East Aberthaw is a minor rural settlement located in the coastal Vale between Rhoose and St Athan sharing a name with the adjacent Aberthaw power station. It is a very small village located adjacent to the Vale of Glamorgan railway line and Aberthaw Quarry. It has seen no major development recently and therefore its settlement nbopundart has remained largely unchanged.

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
East Aberthaw	1	1F	<p>Land near The Lodge, Well Road</p> 	To exclude a field of open countryside from the settlement boundary


Minor Rural Settlement - Colwinston

- 4.25 Colwinston is a minor rural settlement located in the rural Vale west of Cowbridge surrounded by farmland and countryside. Currently the settlement is largely centred around St David's Church in Wales Primary School that serves the village. Refurbishment of this school alongside recent residential development to the rear of the school has bridged the gap that originally separated the north and south ends of Colwinston.

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Colwinston	1	2A	<p>Land East of Colwinston</p> 	Inclusion of RLDP allocation.
Colwinstron	2	1E	<p>Dwellings south of Hen Cartref and Coed Marsarnen</p> 	Inclusion of buildings adjacent to building curtilages and inclusion of a full adjacent dwelling.
Colwinston	3	1B	<p>Land at Rose Cottage</p>	Inclusion of full curtilage of dwelling.





Minor Rural Settlement - Ystradowen


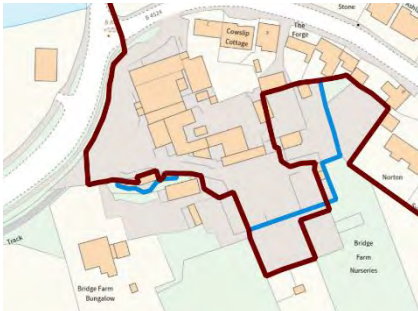
- 4.26 Ystradowen is a minor rural settlement located in the rural Vale north of Cowbridge. The village's built form is all located adjacent to one another apart from a small estate at Highgrove which is separated from the core by a brook. Recent development has taken place over the LDP period bridging the gap between the central part of the village and Highgrove enabling the settlement boundary to include Highgrove despite its initial separation.

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Ystradowen	1	1A	<p>Ystradowen Village Hall</p> 	Correction of anomaly to include all of the Village Hall and associated car park

Minor Rural Settlement - Ewenny


- 4.27 Ewenny is a minor rural settlement located in the rural Vale on the western boundary near Bridgend. The village is separated into two parts by a small stretch of open fields. One part runs along Wick Road from Corntown to the B4265 and a second part to the west that borders the Vale of Glamorgan railway line. However, these two parts function together as the services across the settlement provide for both parts and functionally are considered as one continuous area. Ewenny has seen minimal new development in recent years with Abbey Gardens as the only notable development.




Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Ewenny	1	1C	Abbey Gardens  	Planning permission for new development 2018/00309/FUL approved and constructed after previous boundary review
Ewenny	2	1F	Cae Glas Road  	Exclusion of dwelling from settlement boundary to create and maintain a logical buffer between the built areas of Ewenny.

Ewenny	3	1B	<p>Ewenny Garden Centre</p>  	Amend settlement boundary to logically follow the curtilage associated with Ewenny Garden Centre.
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Minor Rural Settlement – St Nicholas

- 4.28 St Nicholas is a minor rural settlement located in the East Vale and situated along the A48. St Nicholas has a traditional village character at its forefront and is a historic neighbourhood. It has experienced new residential development in recent years to the east of the village that has expanded the settlement as well as improvement to St Nicholas Church in Wales Primary School.

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
St Nicholas	1	1C	<p>Replacement school</p> 	Planning permission 2022/00066/FUL was approved for improvement to St Nicholas Church in Wales Primary School expanding the school and its facilities. The full curtilage of the renovated school buildings should be included in the settlement boundary.

				
St Nicholas	2	1C	<p>Land adjacent to Kingfisher Hall</p>  	<p>Planning permission for new development adjacent to the existing settlement boundary 2018/00392/FUL approved and constructed after previous boundary review.</p>

Minor Rural Settlement – Peterston-super-ely

4.29 Peterston-super-ely is a minor rural settlement located in the rural Vale north of St Nicholas and the A48. The settlement is comprised of two separate parts on either side of the South Wales mainline railway track. Despite their division both parts are considered to be part of the same settlement and share the same services. Recently the settlement has not had any major development and so has not seen significant expansion.



4.30



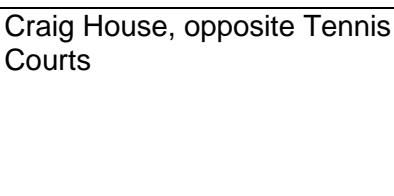
Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Peterston-super-ely	1	1B/1E	Dwellings along Main Avenue	To include the full curtilages of two new dwellings (2017/00712/FUL) and of existing dwellings on Main Avenue.

			 	
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Minor Rural Settlement – Graig Penllyn

- 4.31 Graig Penllyn is a minor rural settlement located in the rural Vale north of both Penllyn and Cowbridge. The settlements neighbourhoods surround an area of public open space comprising of open amenity space, a playground and tennis courts. Recently the settlement has not had any major development and so has not seen significant expansion.

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Graig Penllyn	1	1C	<p>Danygraig</p>  	<p>Planning permission for three new dwellings adjacent to the existing boundary 2020/01370/FUL approved and constructed after previous boundary review.</p>

Graig Penllyn	2	1A	Woodland Range  	Correction of anomaly to include the full curtilages of two dwellings.
Graig Penllyn	3	1F	Craig House, opposite Tennis Courts 	Exclusion of open countryside woodland adjacent to Craig House from the settlement boundary

Minor Rural Settlement – St Brides Major

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
St Brides Major	1	1E	St Brides Major Scout Hall  	To exclude scout hall and surrounding countryside land from the settlement boundary

Minor Rural Settlement – Llandow

- 4.32 Llandow is a minor rural settlement located in the rural Vale between St Brides and Llysworney and adjacent to the Vale of Glamorgan railway line. It is a very small village that has not seen any major development in recent years resulting in the settlement boundary remaining largely unchanged.

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Llandow	1	1B	Dwellings at Glebe Field Barn	To include a new dwelling at Glebe Field Barn (2020/00749/FUL)

Minor Rural Settlement – Llysworney

- 4.33 Llysworney is a minor rural settlement located in the rural Vale just west of Cowbridge. It is a very small village that has not seen any major development in recent years resulting in the settlement boundary remaining largely unchanged.

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Llysworney	1	1E	Land off Ysticl-Garu	To exclude a field of open countryside from the settlement boundary


Minor Rural Settlement – Treoes

- 4.34 Treoes is a minor rural settlement in the rural Vale located near to the western border almost adjacent to the Waterton and Bridgend Industrial estates. It is a small quaint village that has not seen any major development in recent years and so the settlement boundary has remained largely unchanged.

Settlement boundary name	Change reference	Type of Change	Location of Change	Justification for Boundary Change
Treoes	1	1B	Houses along and off Parc Newydd Road	To follow the curtilage of the house gardens north of Parc Newydd Road and on the lane off Parc Newydd Road south.

Candidate sites where a settlement boundary amendment is proposed

- 4.35 A settlement boundary amendment was proposed on the submission of a candidate site. This site, land south of Clos Derwen, Dinas Powys, proposed the Dinas Powys settlement boundary be amended to include land in the site submitted. The site south of Clos Derwen consists of a few existing large properties and gardens and areas of open fields and woodland. The justification for its exclusion in this review and as part of the RLDP settlement boundaries is set out below.

Settlement boundary name	Location of Change	Justification for exclusion
Dinas Powys	<p>Land south of Clos Derwen</p> 	<p>The suggested boundary amendment is, when compared against the RLDP preferred strategy, a sustainable location that accords with strategic sustainability objectives in the strategy. However, the site consists of very few structures with large associated gardens that are distanced from each other by areas of open grassland. These few houses and the nature of the land is deemed not to fit with the setting and character of the settlement and would not form a logical extension to the existing boundary.</p> <p>The inclusion of this land within the Dinas Powys settlement boundary would risk areas of open countryside receiving infill development and would ease control on householder developments. Therefore, this change is considered inappropriate.</p>

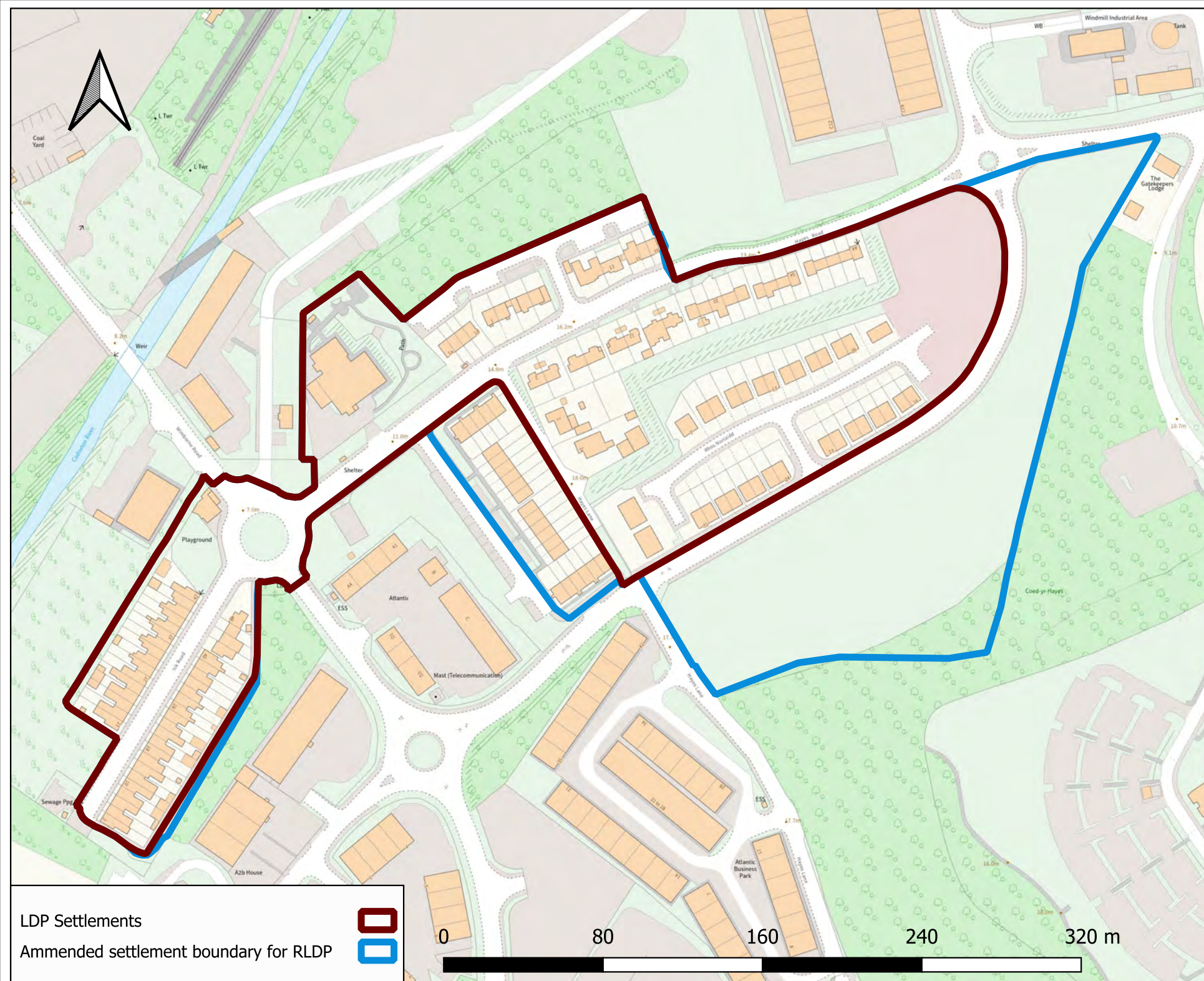
Appendix 1: Extracts showing settlement boundaries that have been subject to changes in the Vale of Glamorgan as a result of this review.

Vale of Glamorgan Replacement Local Development Plan 2021-2036

Settlement Boundary Review - The Bendricks

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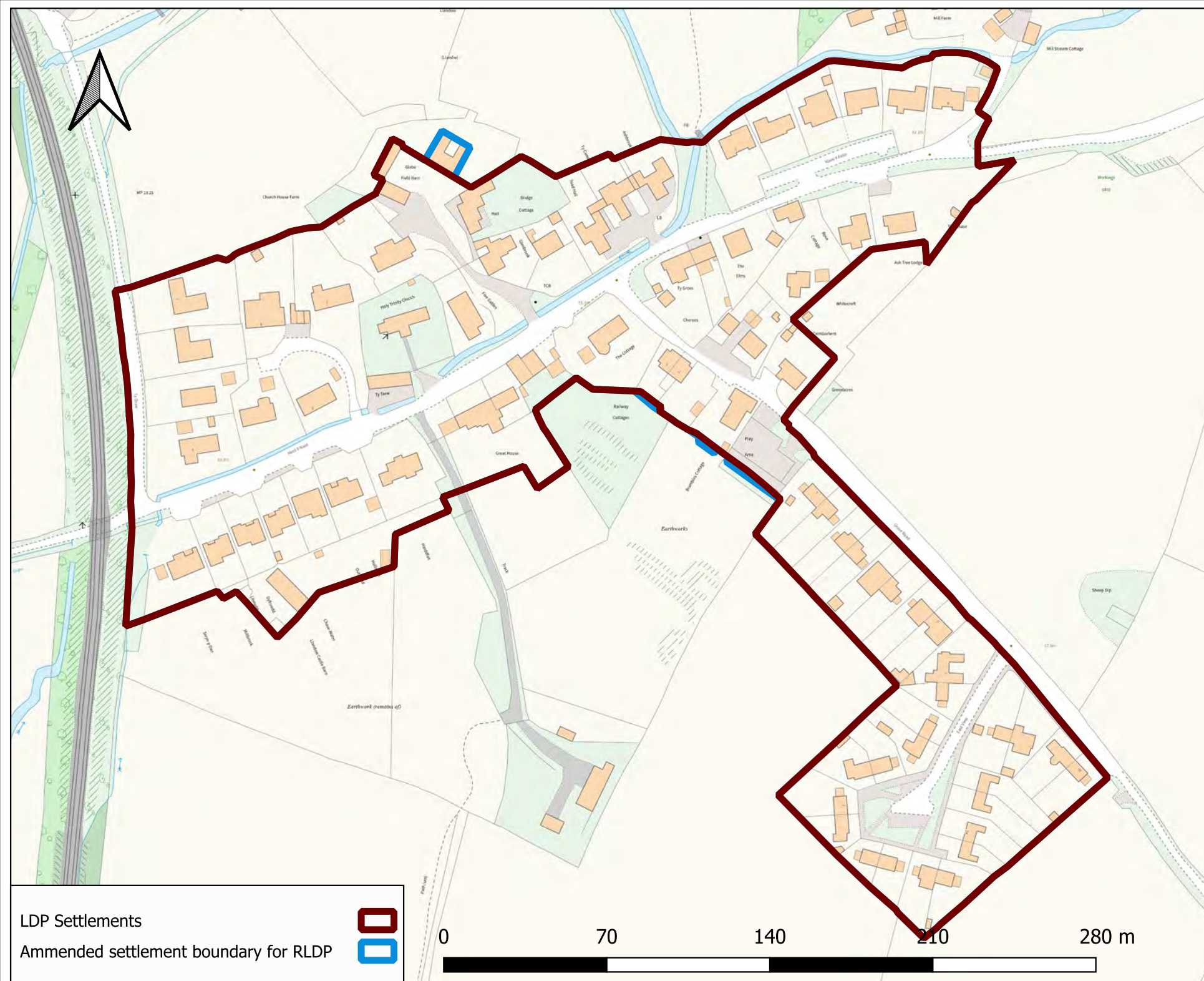


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Settlement Boundary Review - Llandow

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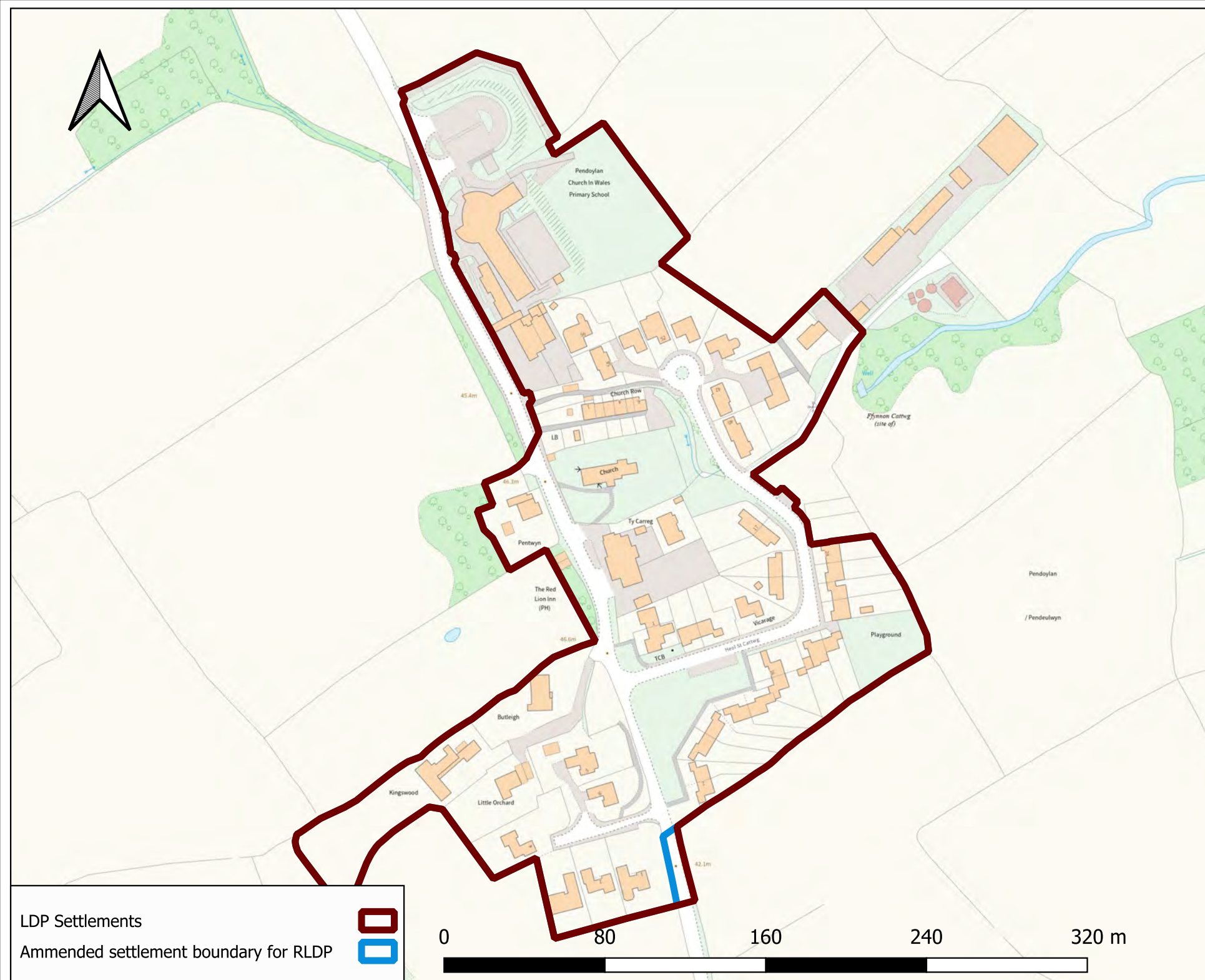
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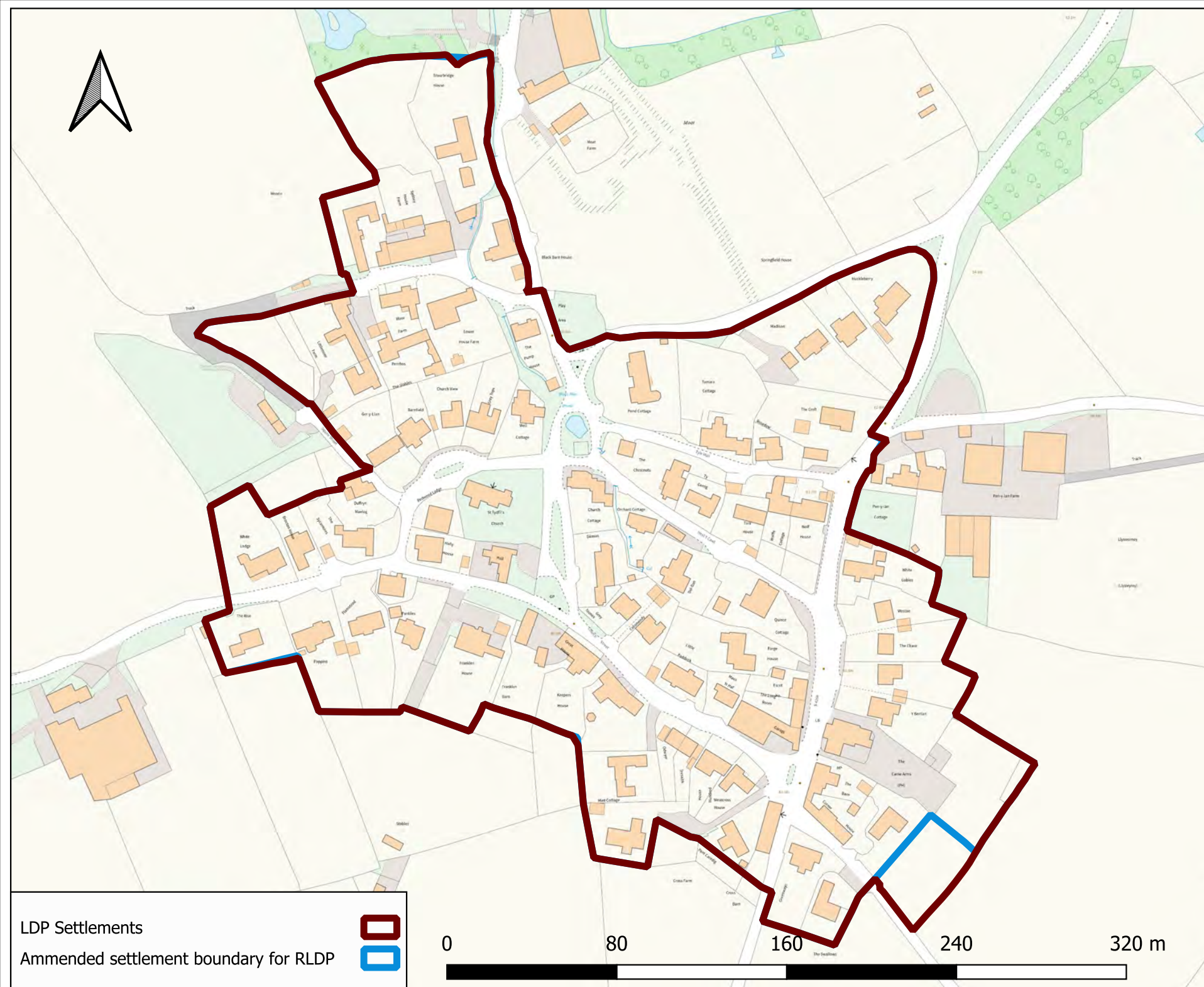


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Pendoylan**

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LDP Settlements
Ammended settlement boundary for RLDP

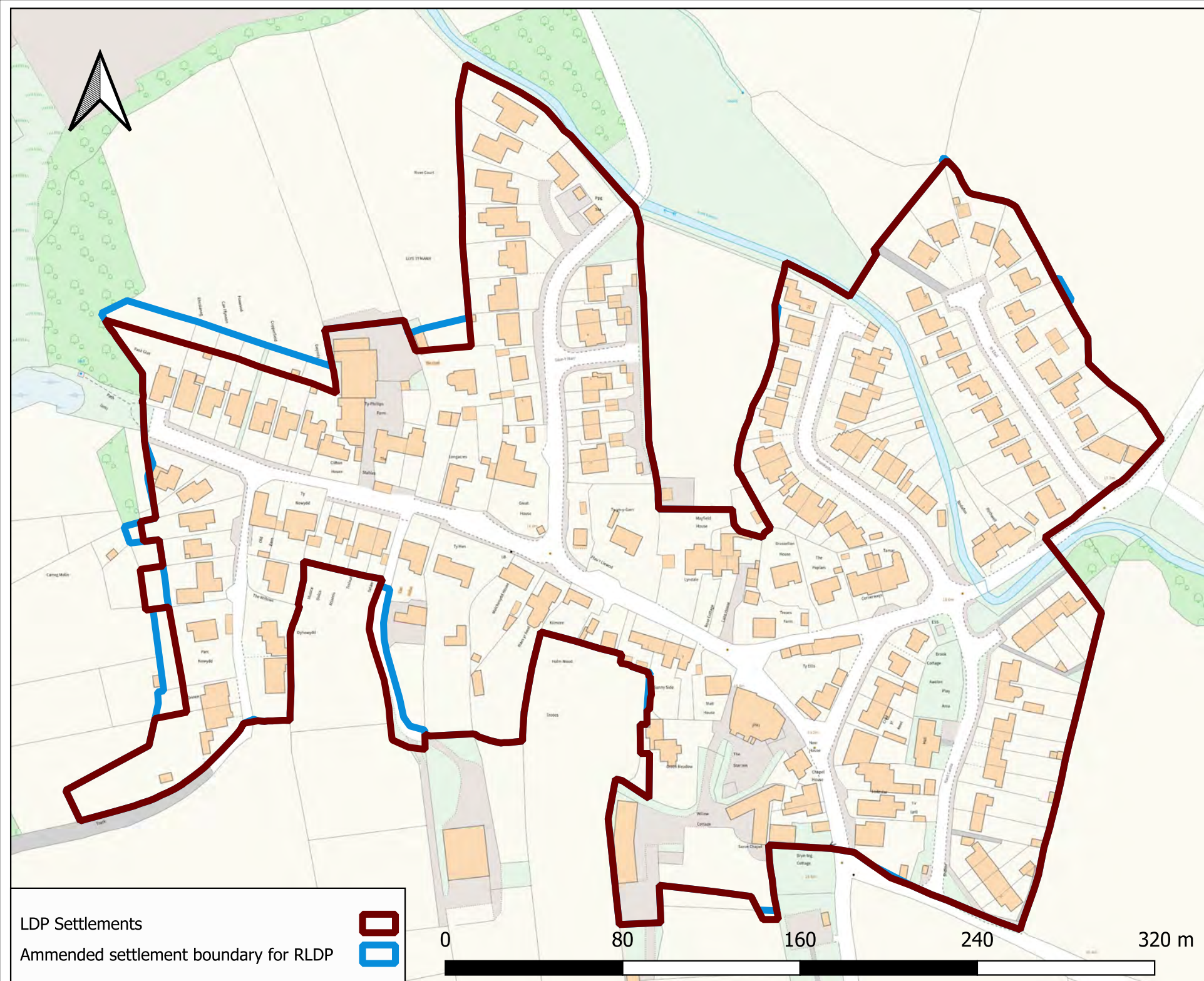


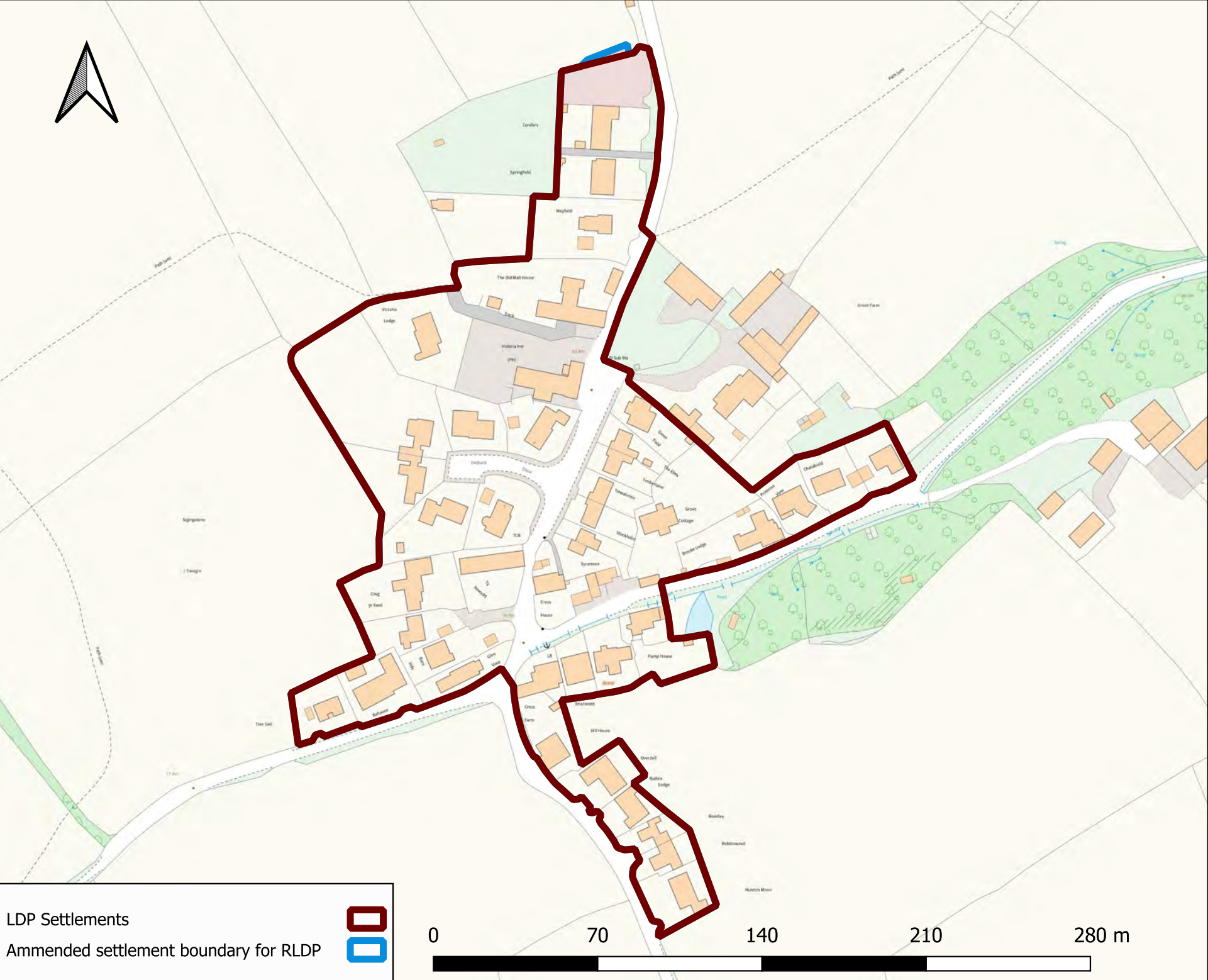
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Settlement Boundary Review - Trees

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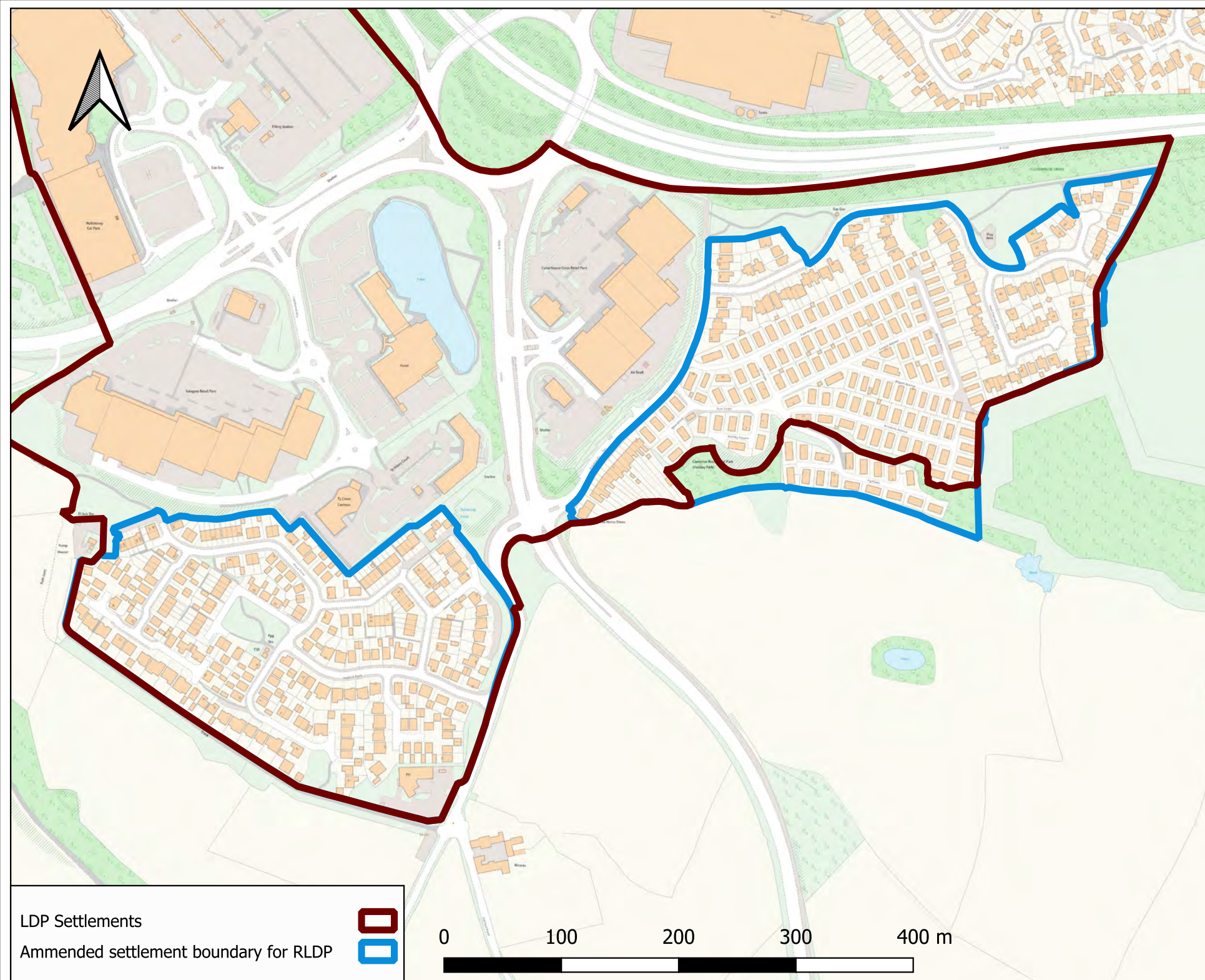
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**Settlement
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Culverhouse Cross**

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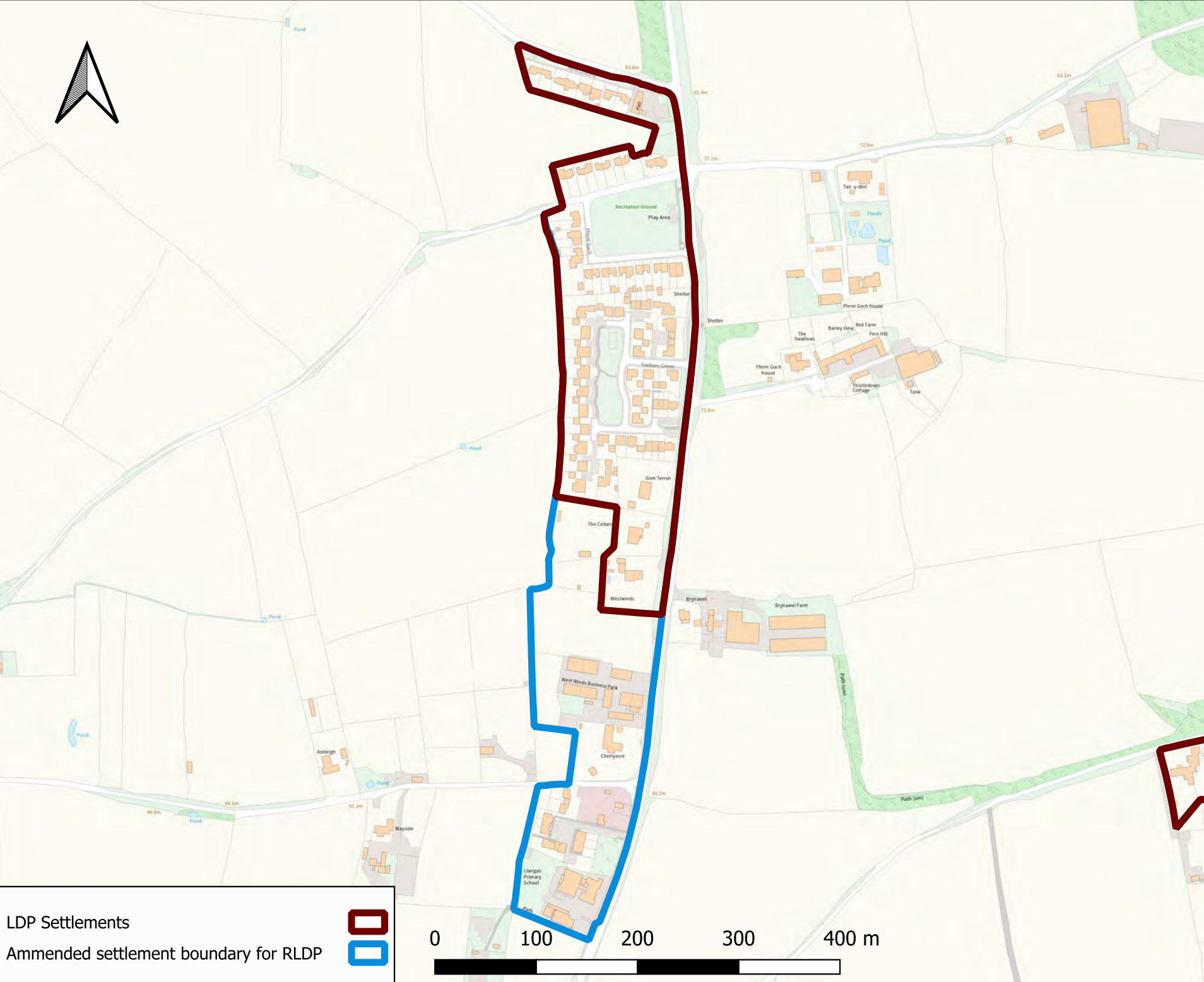


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Settlement Boundary Review - Fferm Goch

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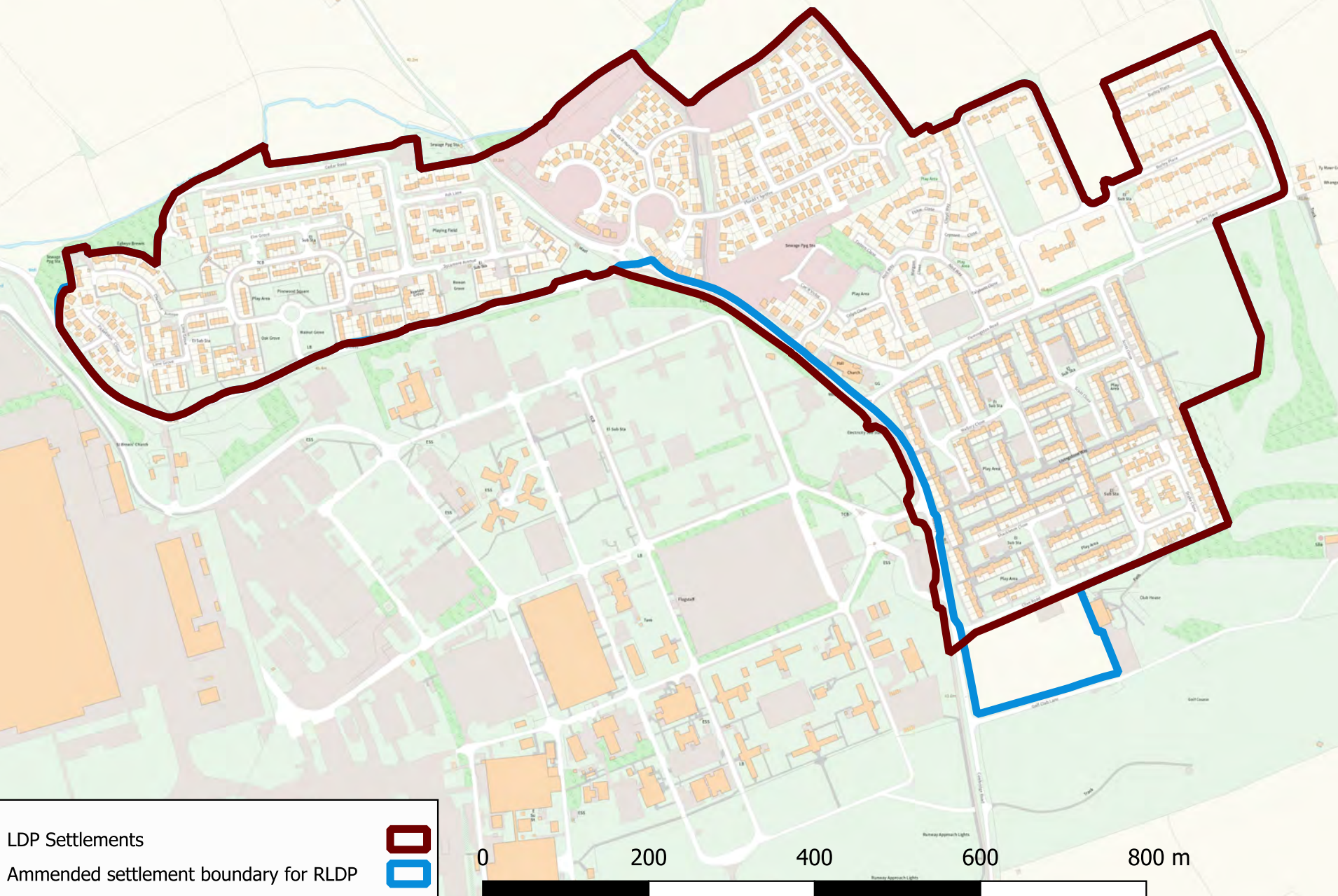
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**Settlement
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St Athan
Flemingston**



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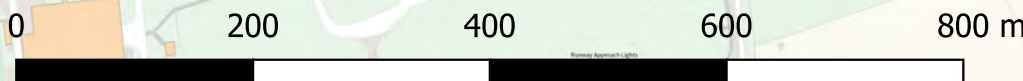
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LDP Settlements

Ammended settlement boundary for RLDP



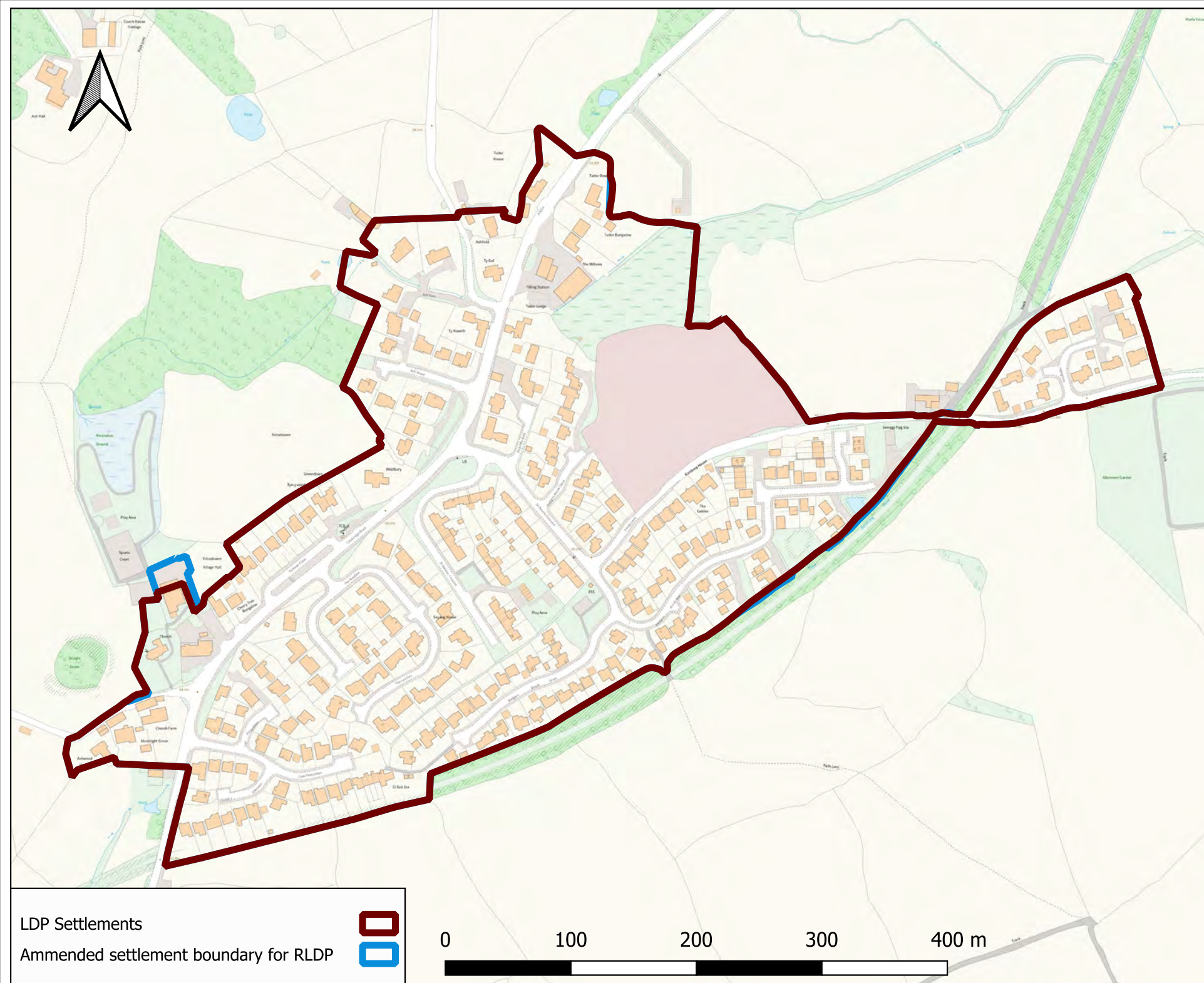


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Settlement Boundary Review - Ystradowen

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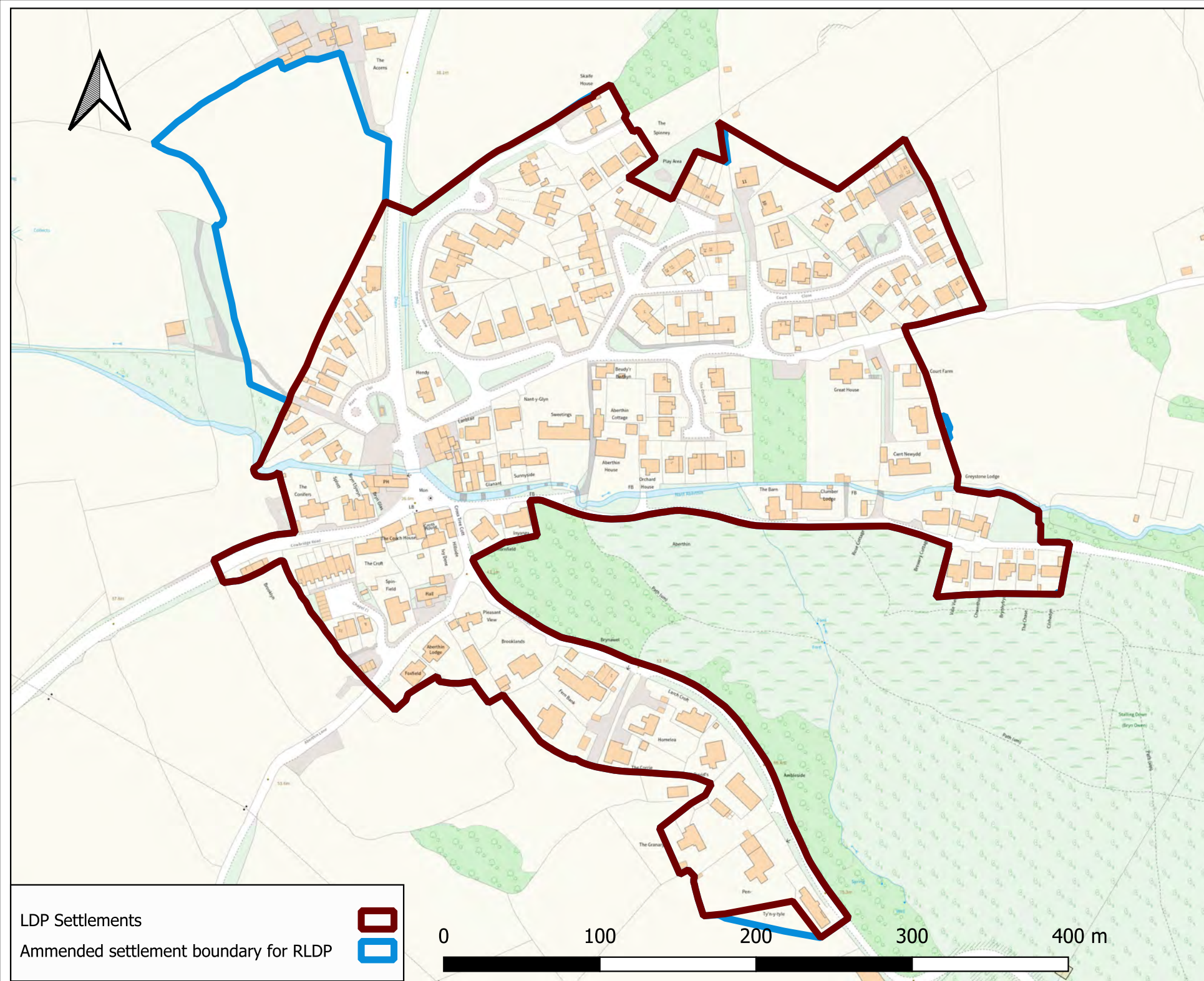


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LDP Settlements
Ammended settlement boundary for RLDP

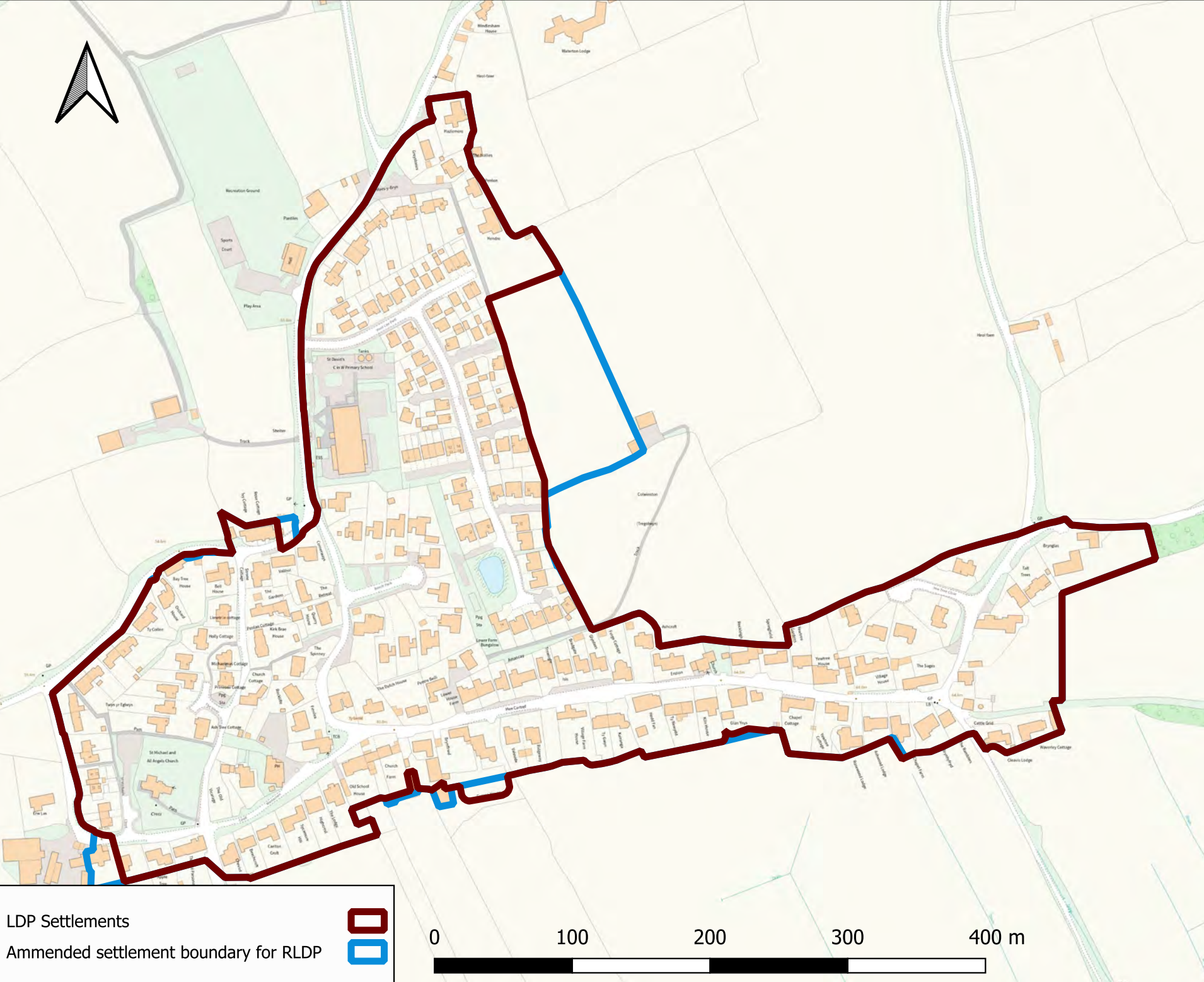


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Settlement Boundary Review - Colwinston

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LDP Settlements
Ammended settlement boundary for RLDP



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LDP Settlements

Ammended settlement boundary for RLDP



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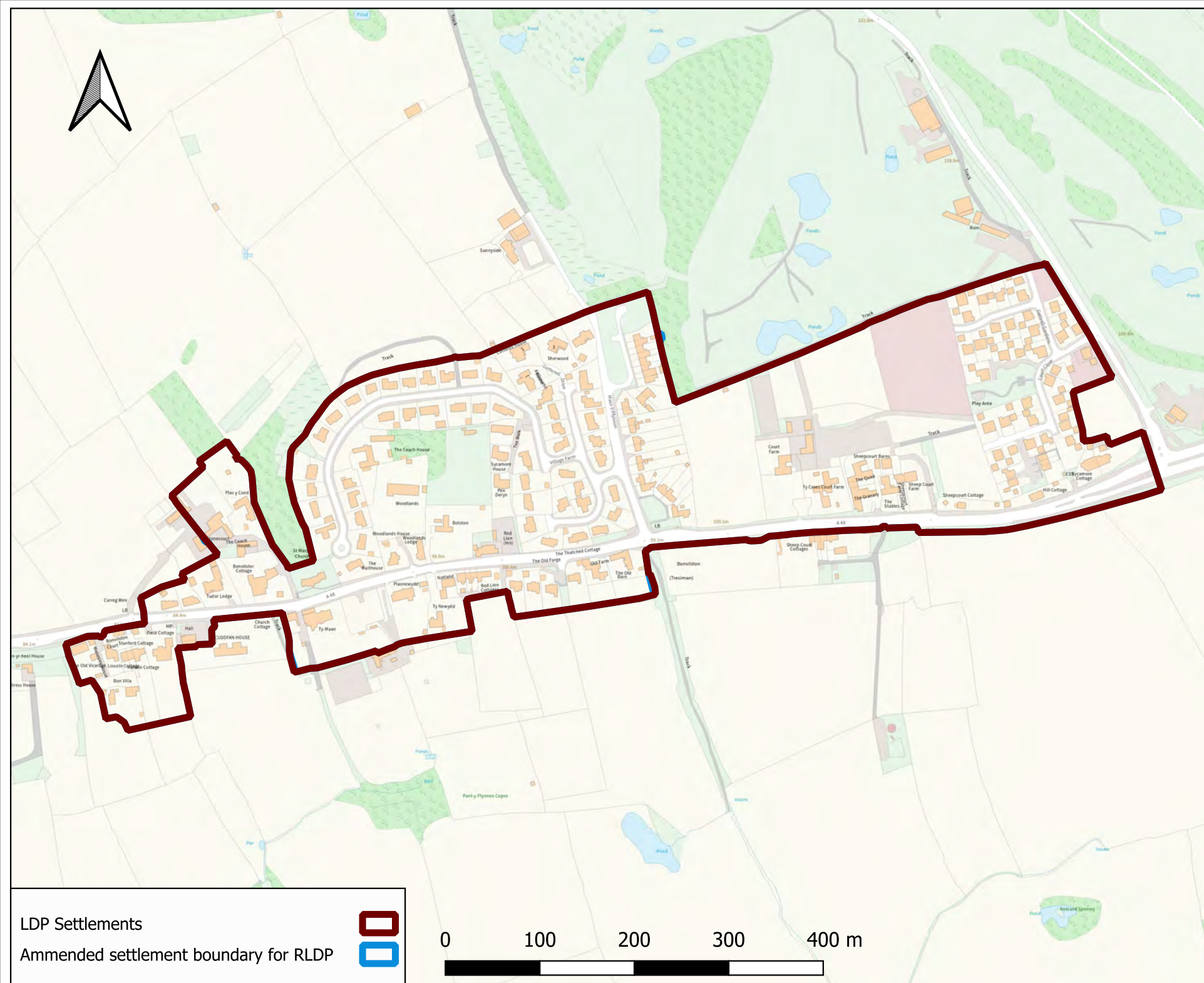
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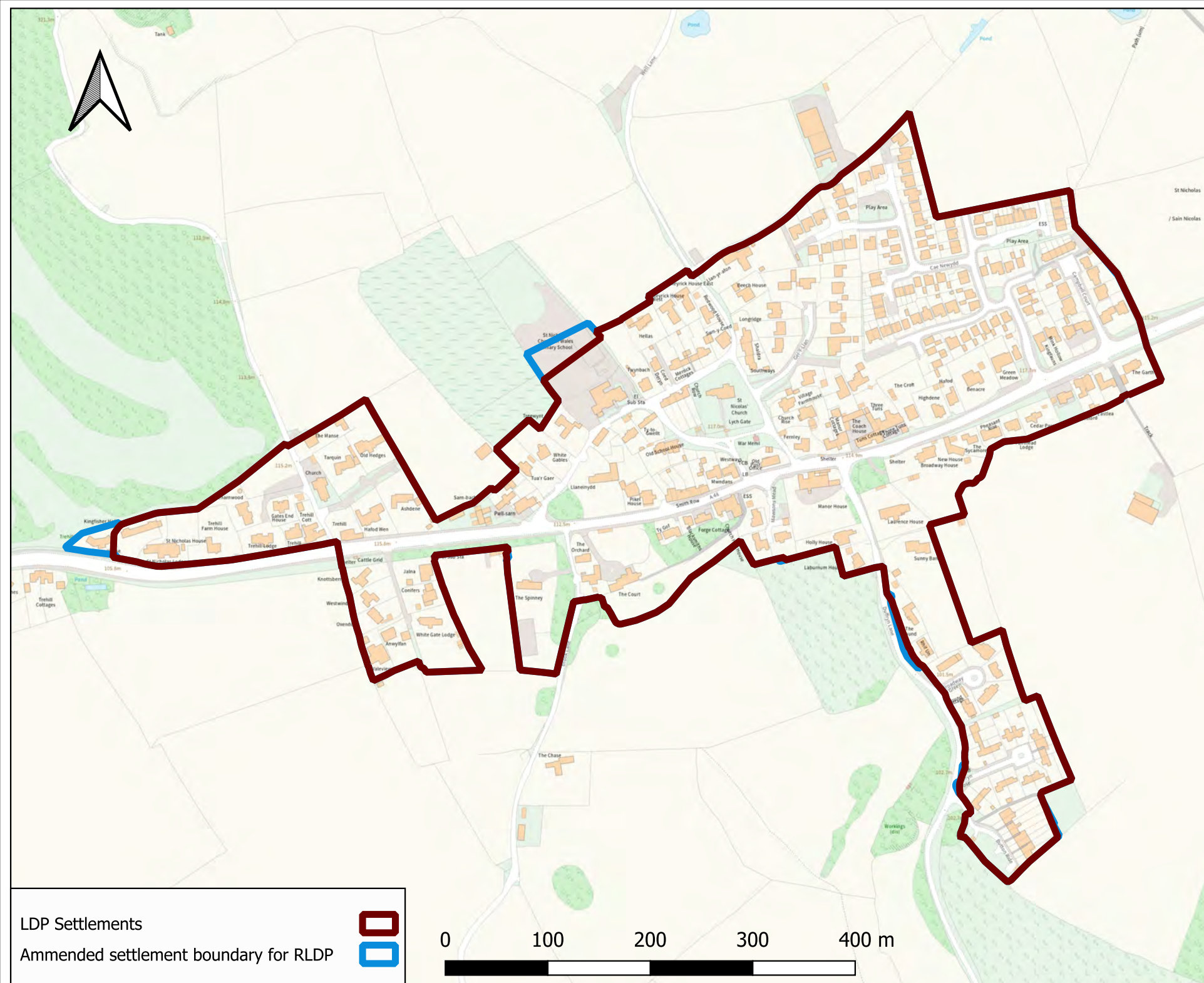
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Settlement Boundary Review - St. Nicholas

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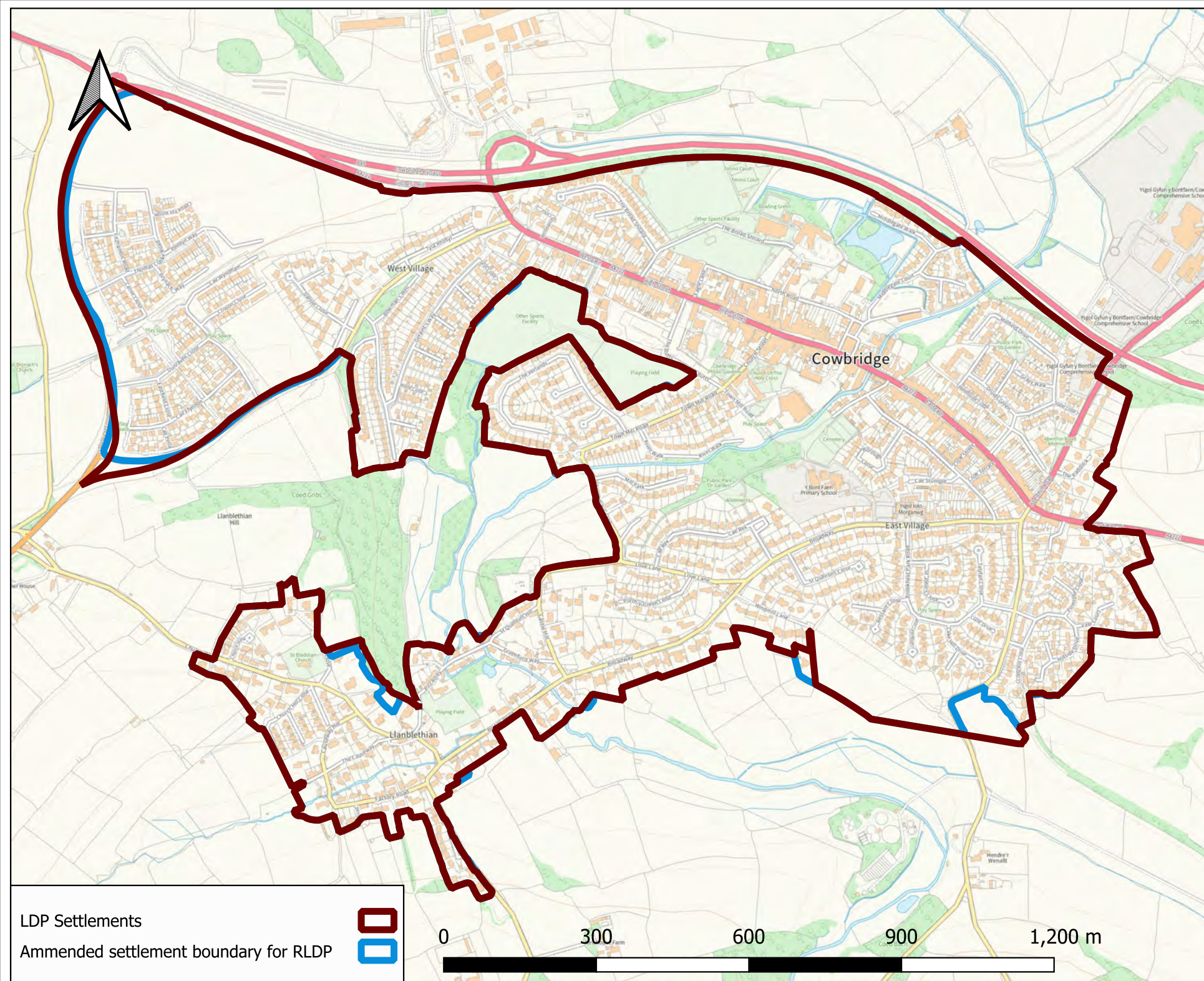


Vale of Glamorgan Replacement Local Development Plan 2021-2036

Settlement Boundary Review - Cowbridge

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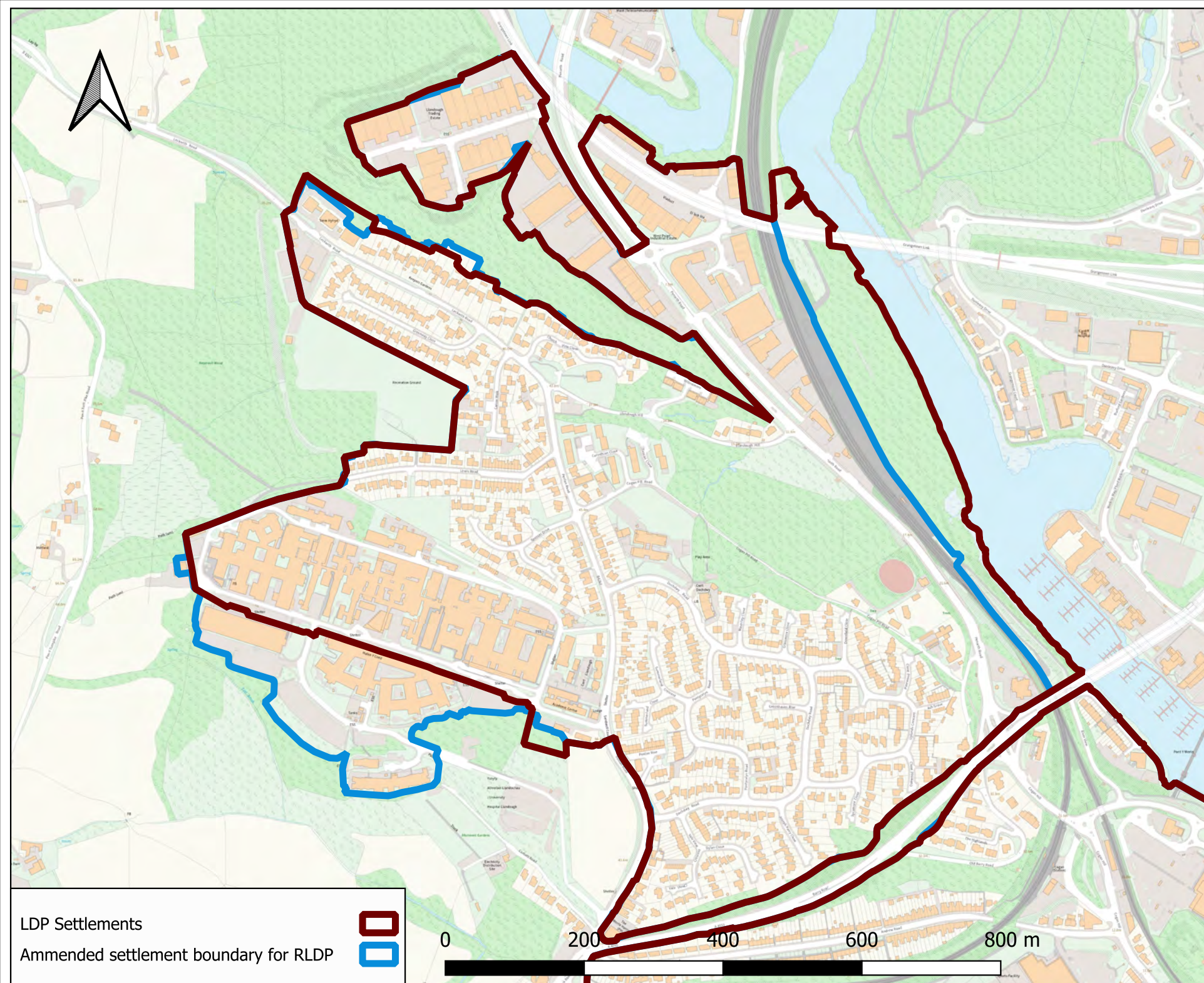


LDP Settlements
Ammended settlement boundary for RLDP



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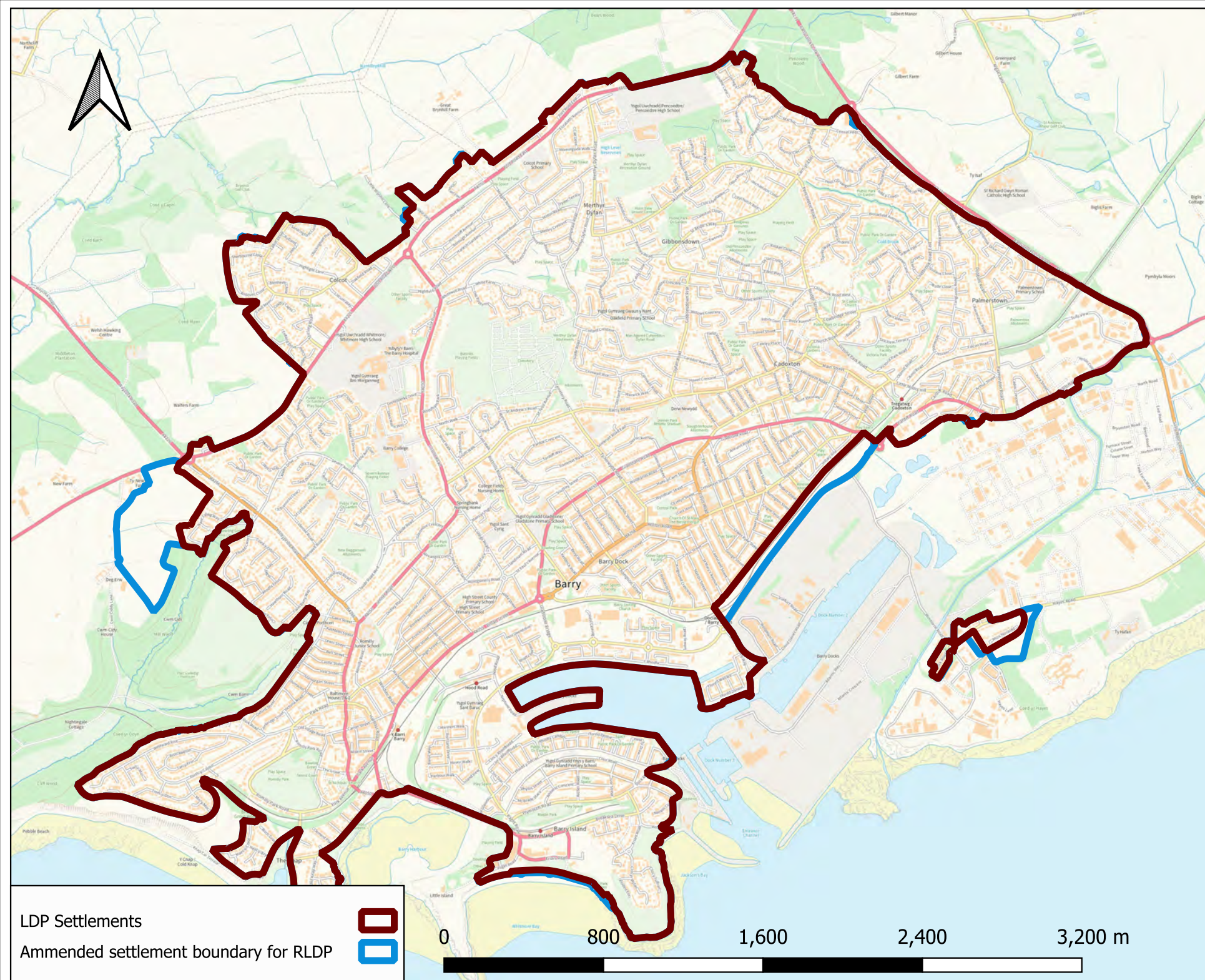


Vale of Glamorgan Replacement Local Development Plan 2021-2036

Settlement Boundary Review - Barry

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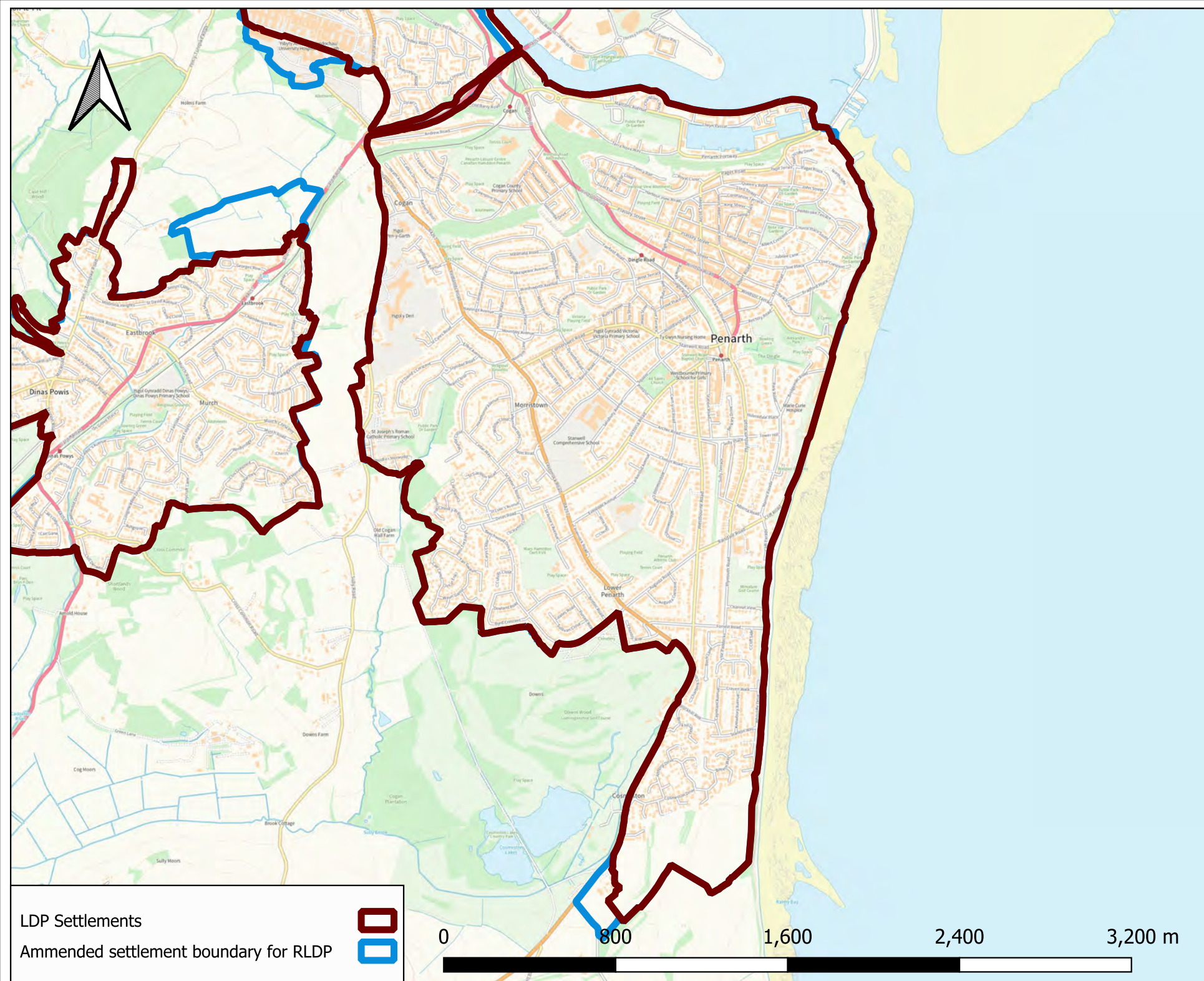


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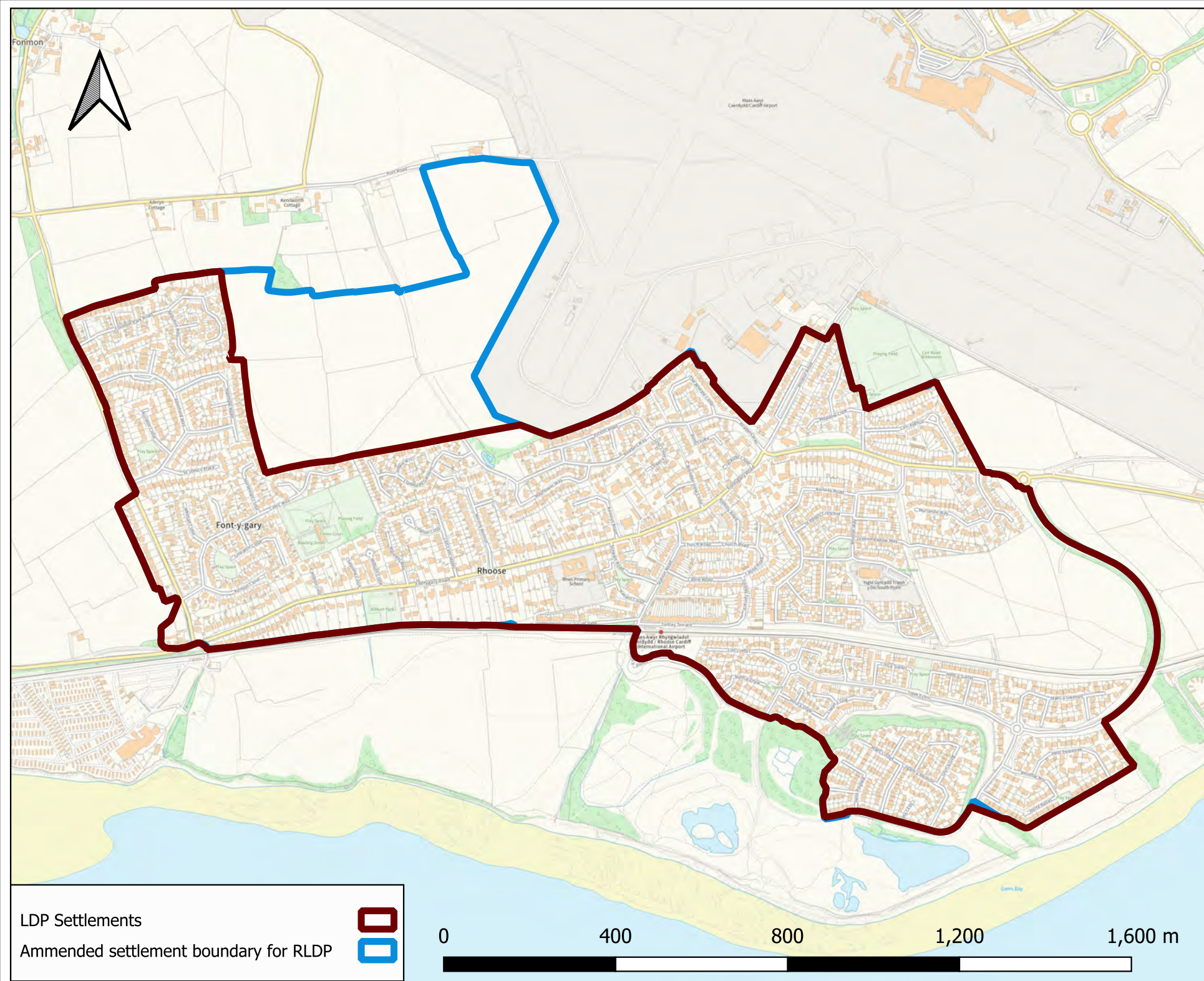


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LDP Settlements

Ammended settlement boundary for RLDP



0

400

800

1,200

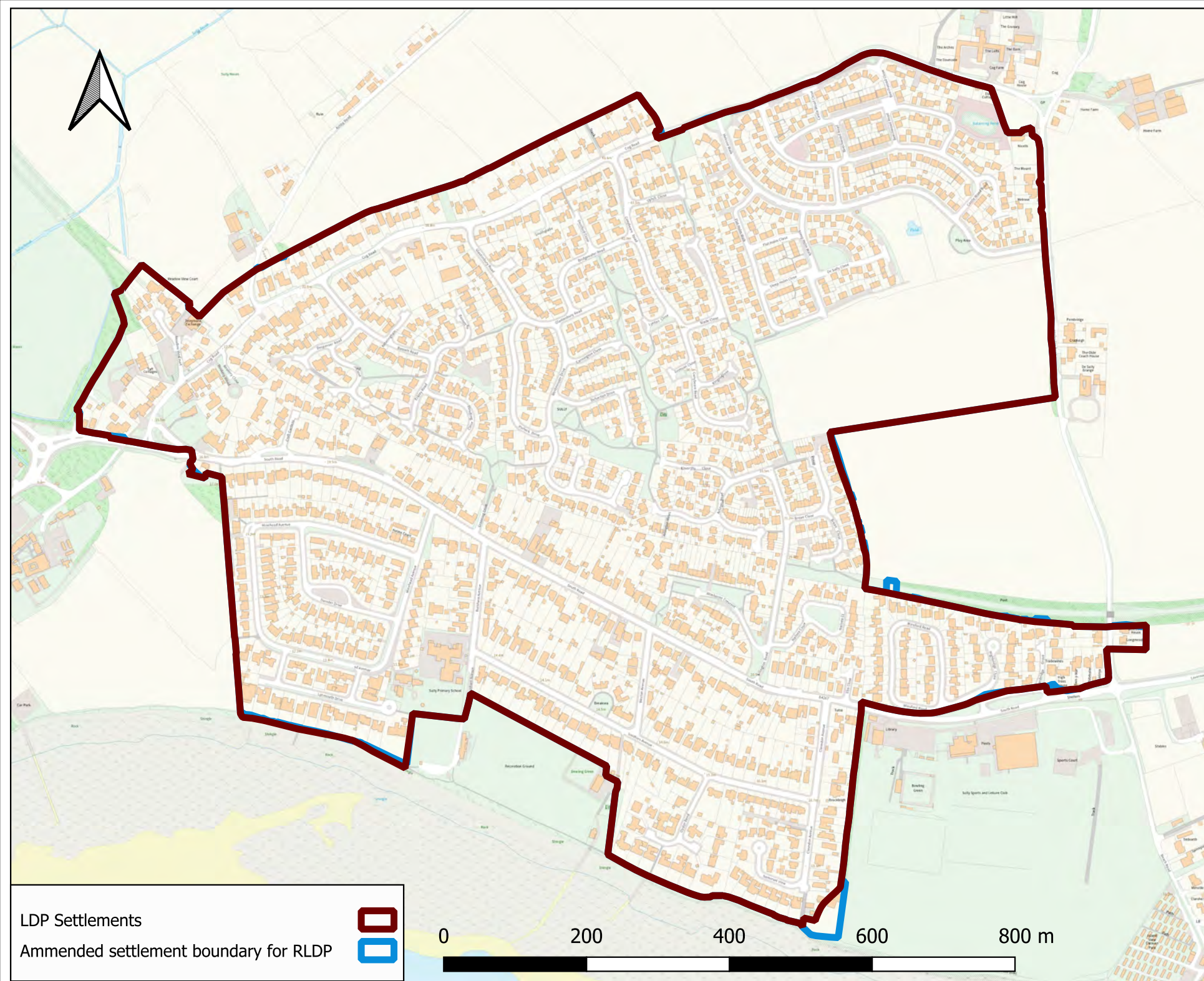
1,600 m

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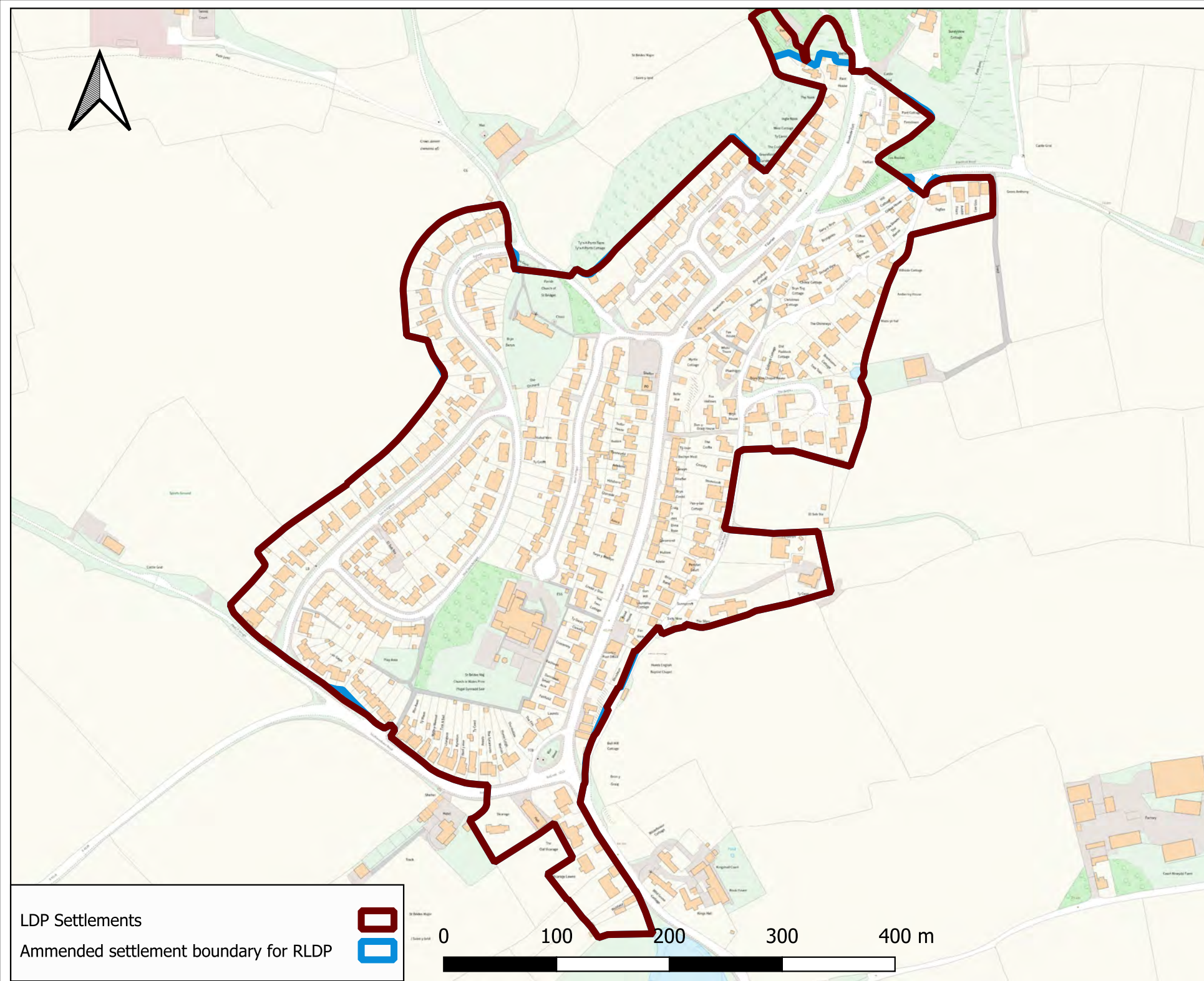


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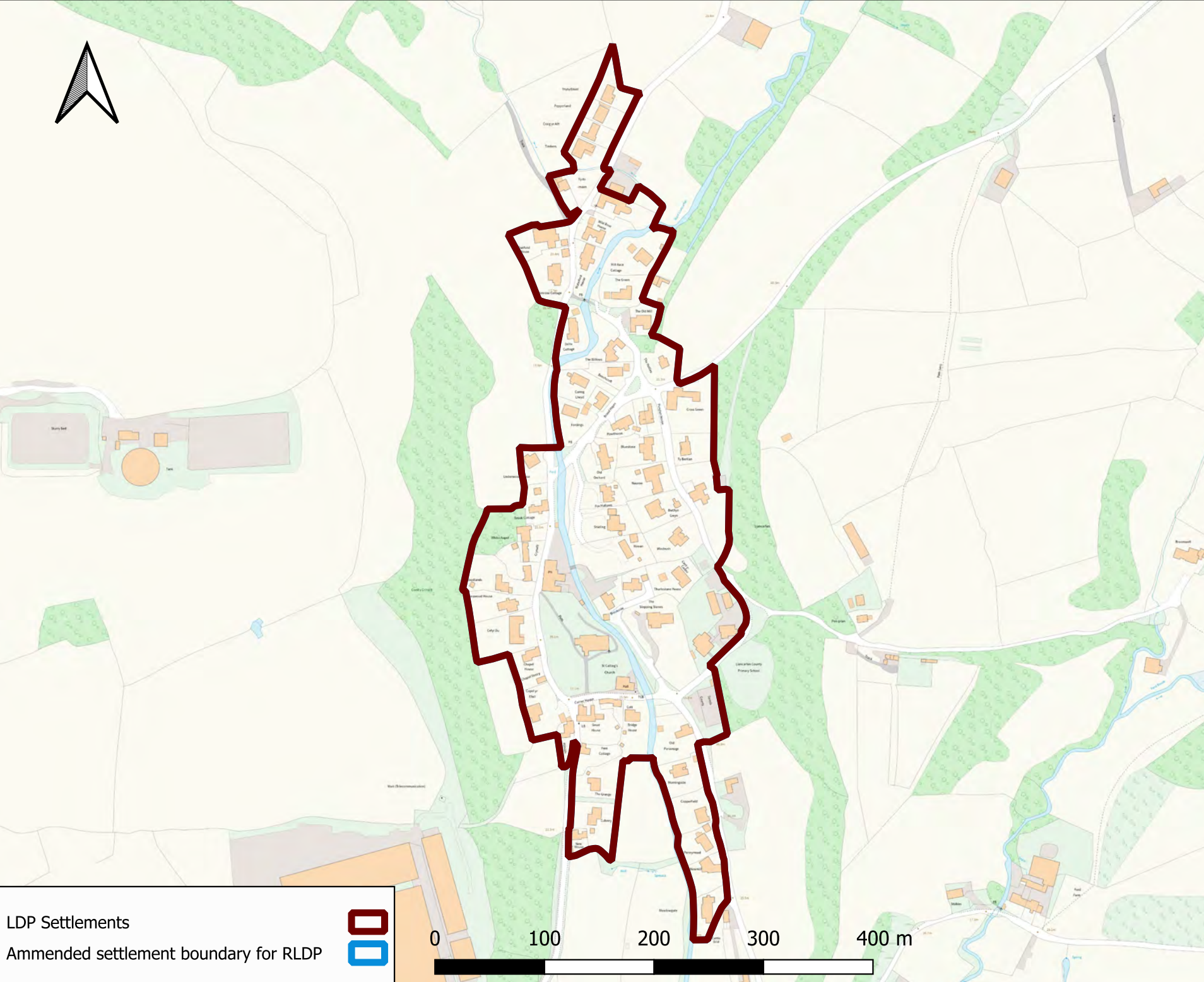


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LDP Settlements

Ammended settlement boundary for RLDP



0

100

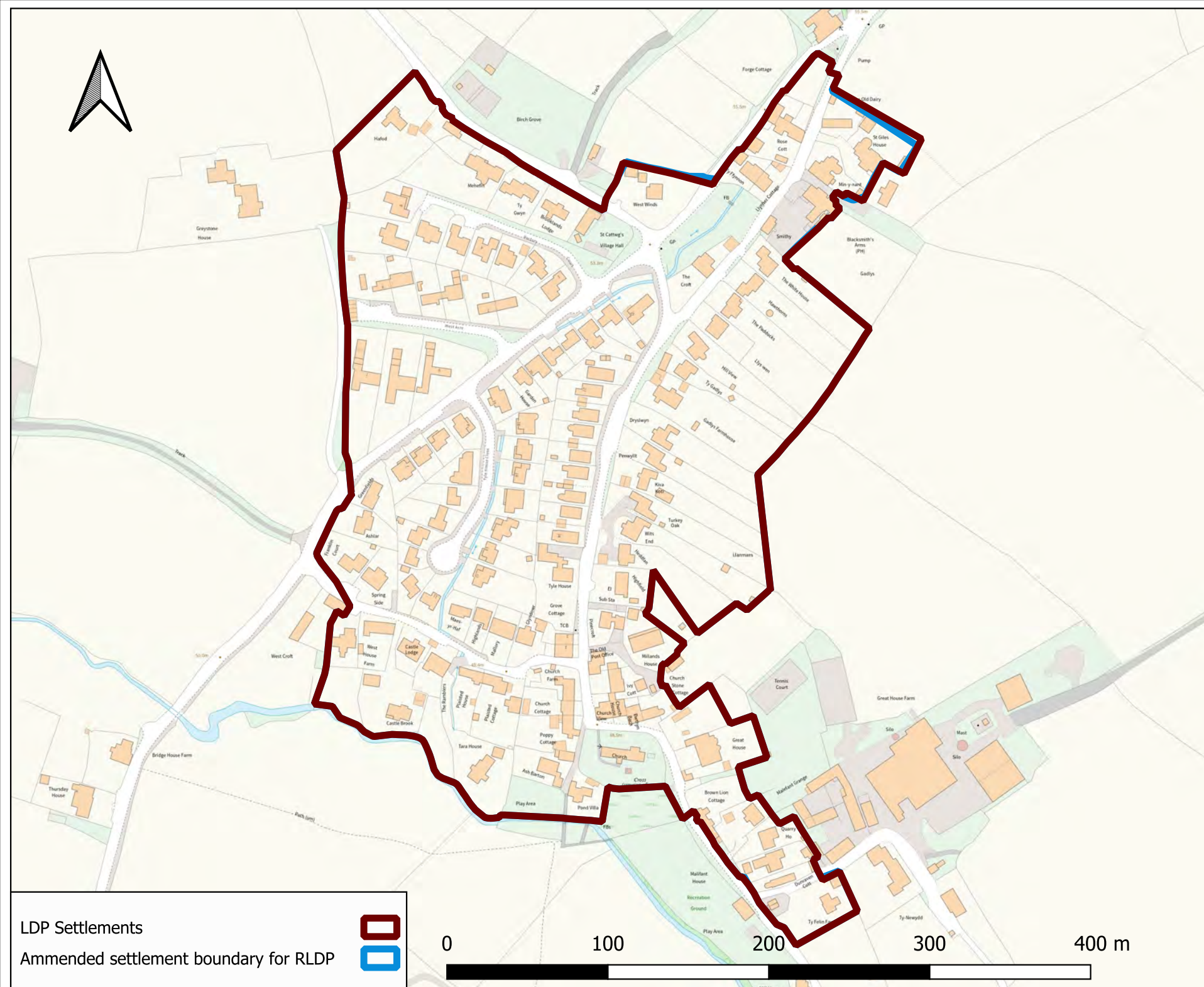
200

300

400 m

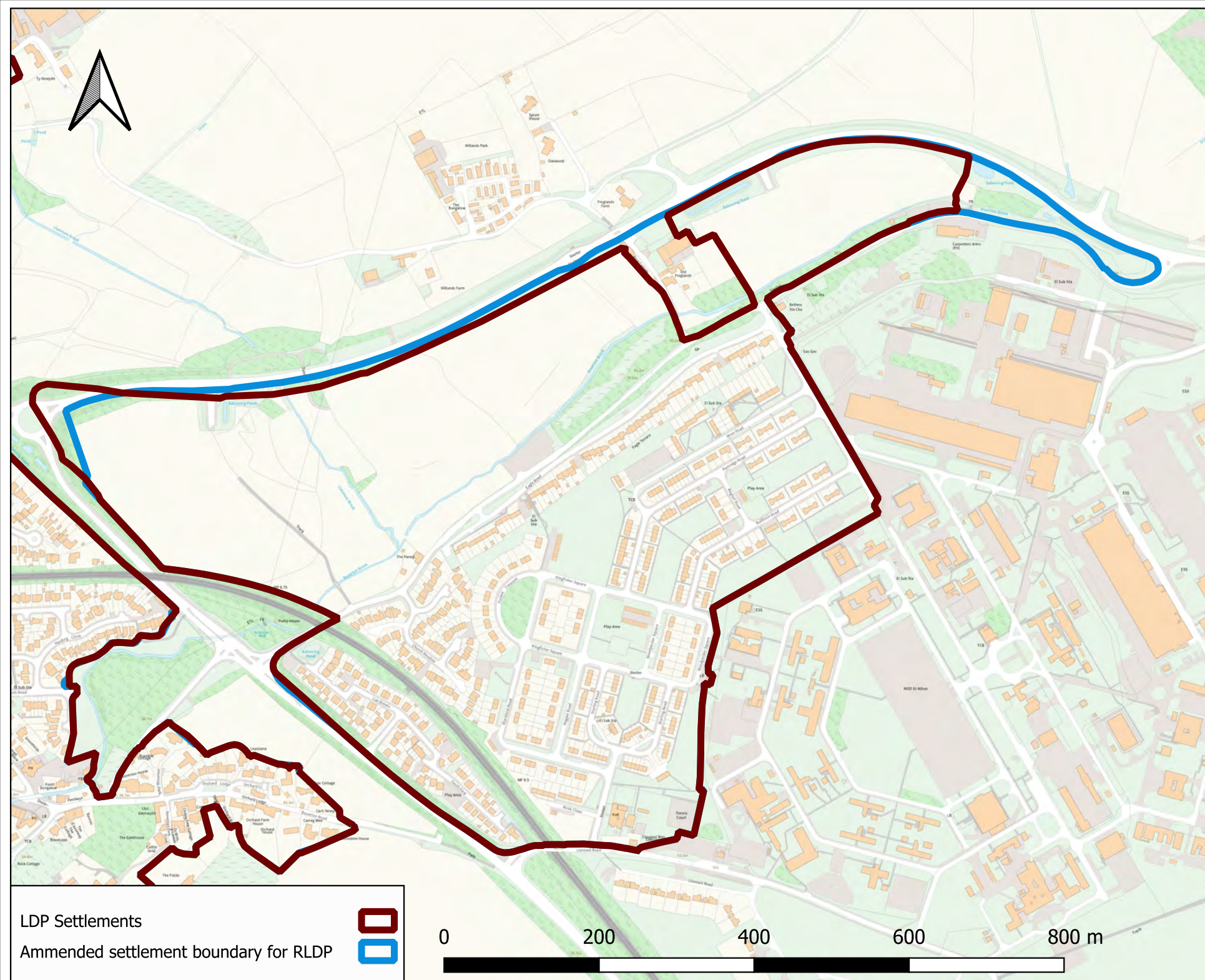
Settlement Boundary Review - Llanmaes

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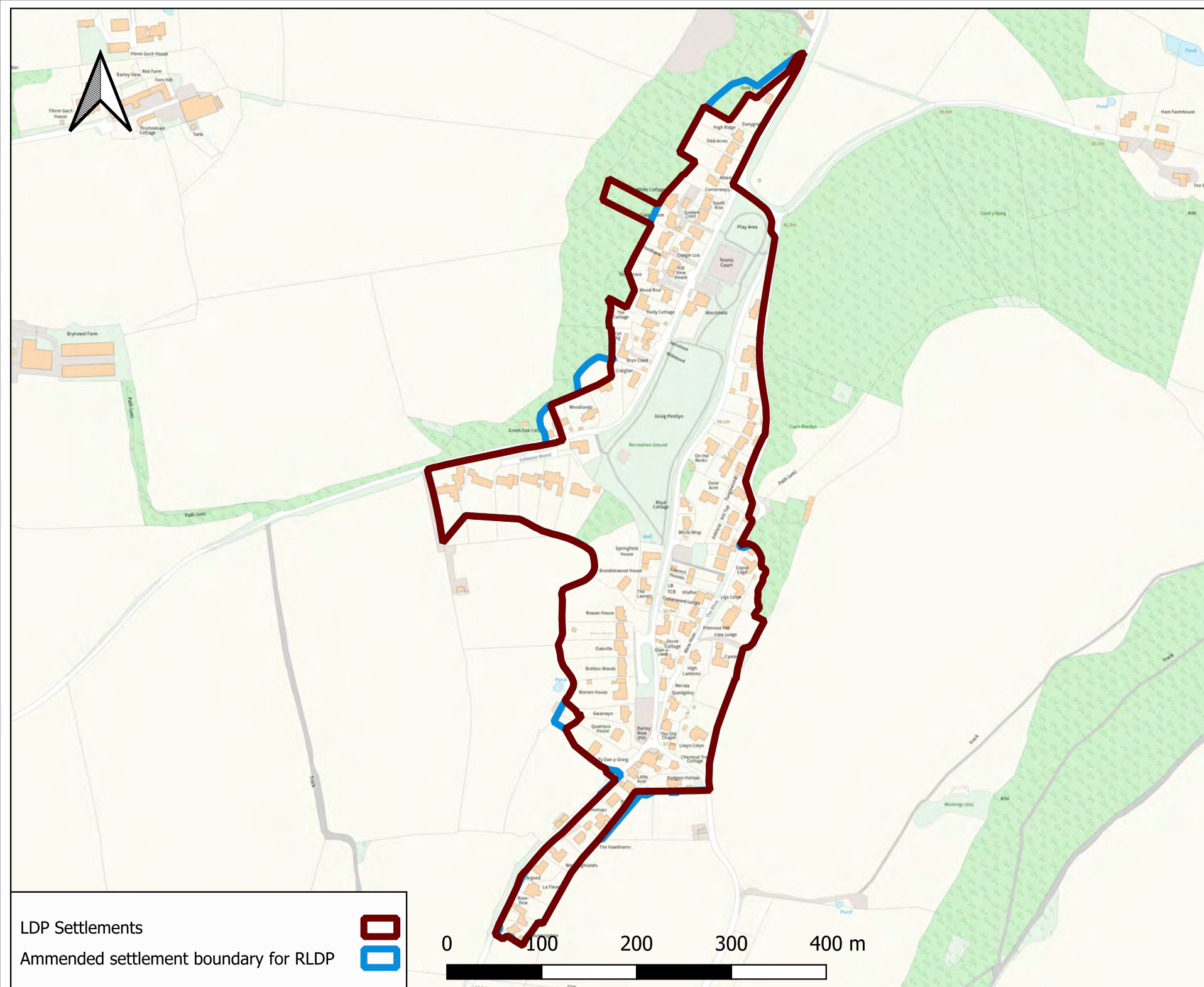


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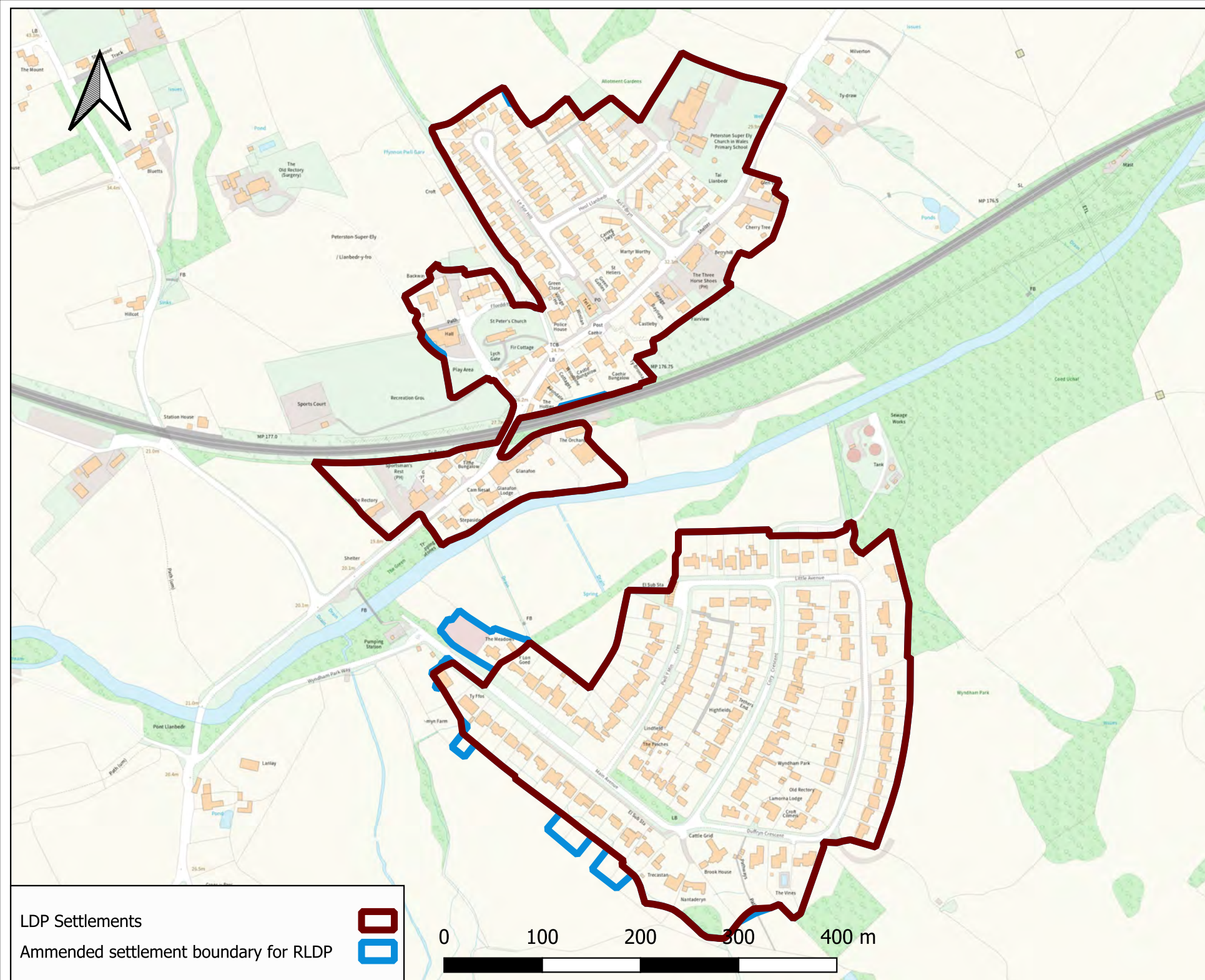


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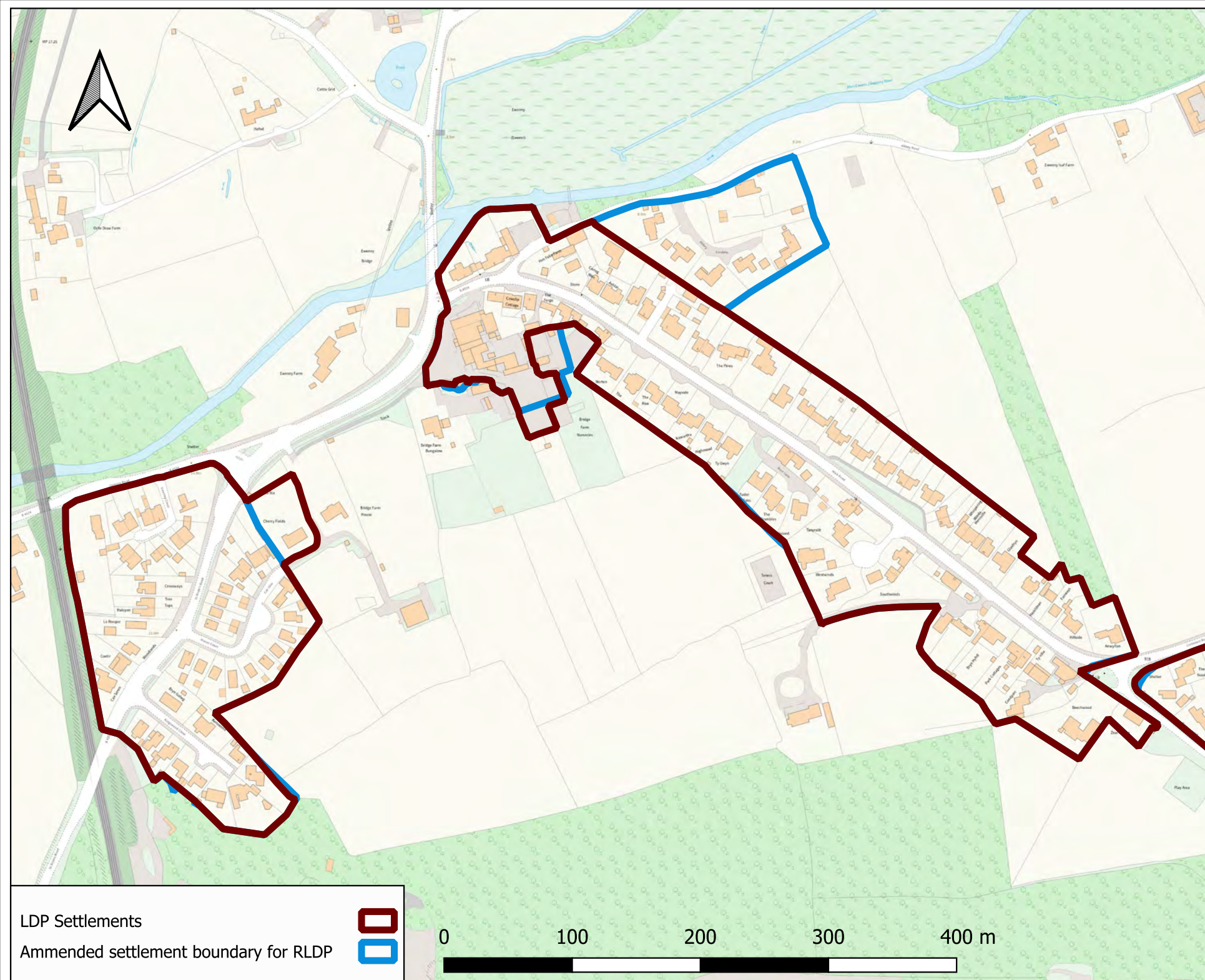


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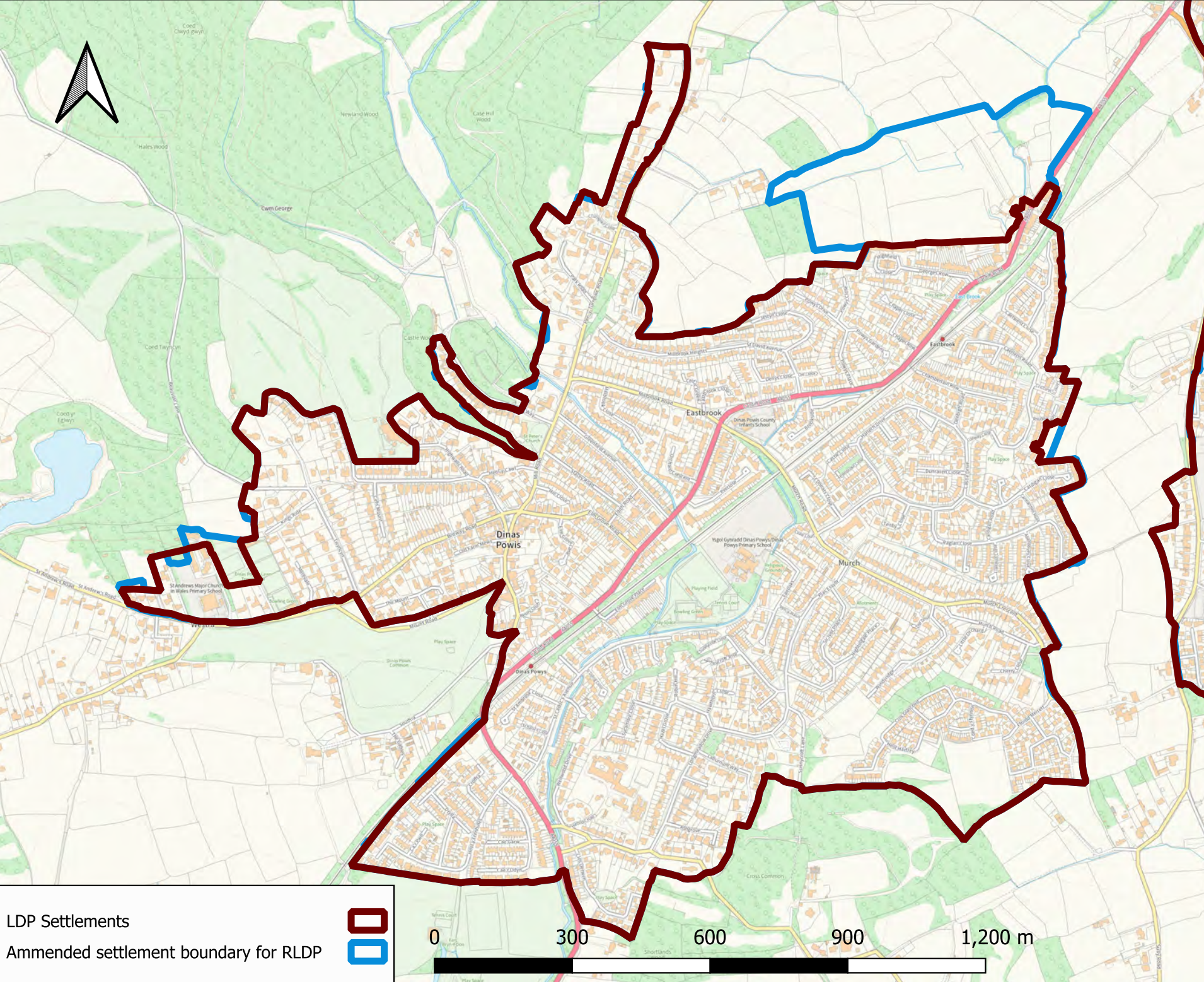


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LDP Settlements
Ammended settlement boundary for RLDP

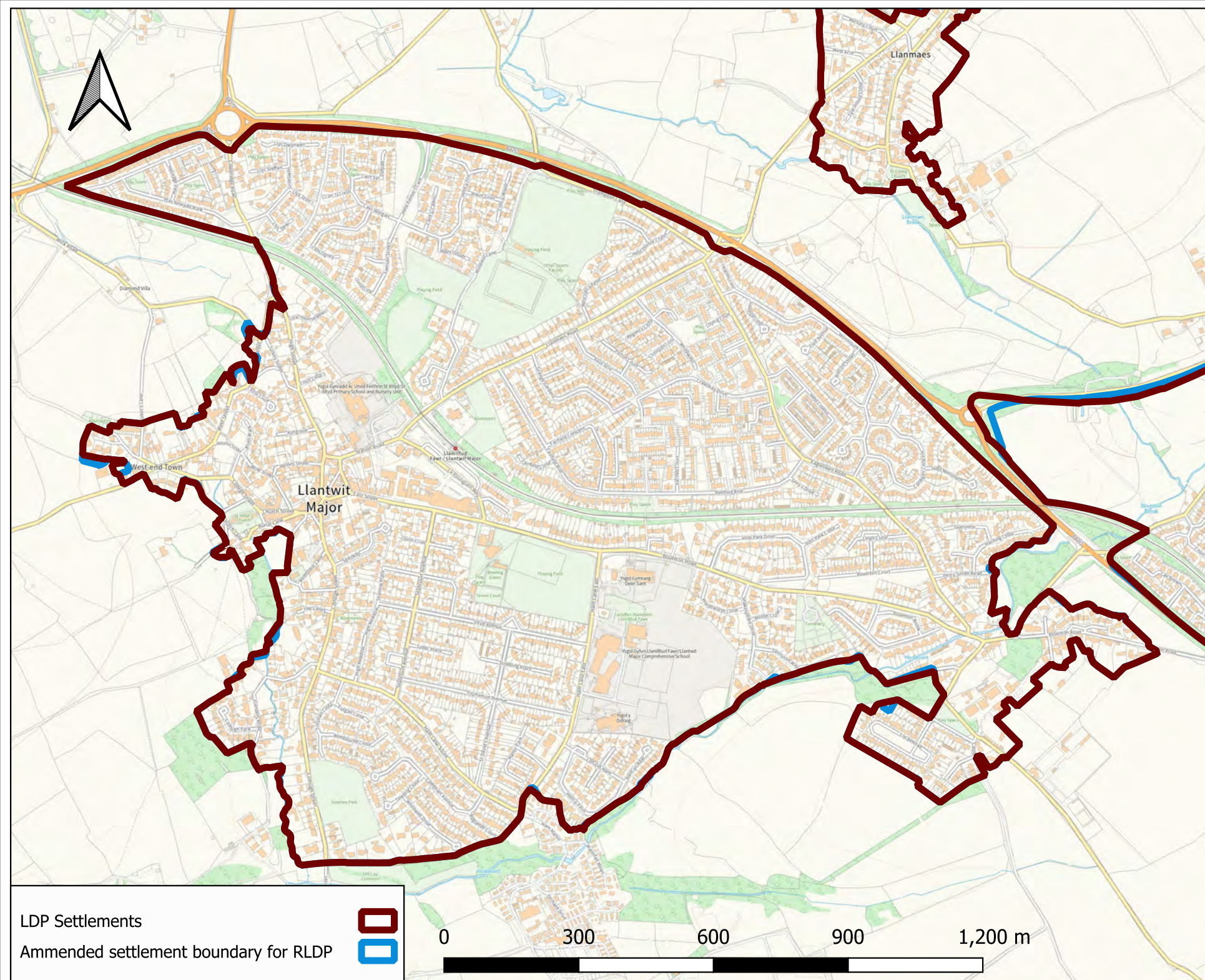


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LDP Settlements
Ammended settlement boundary for RLDP



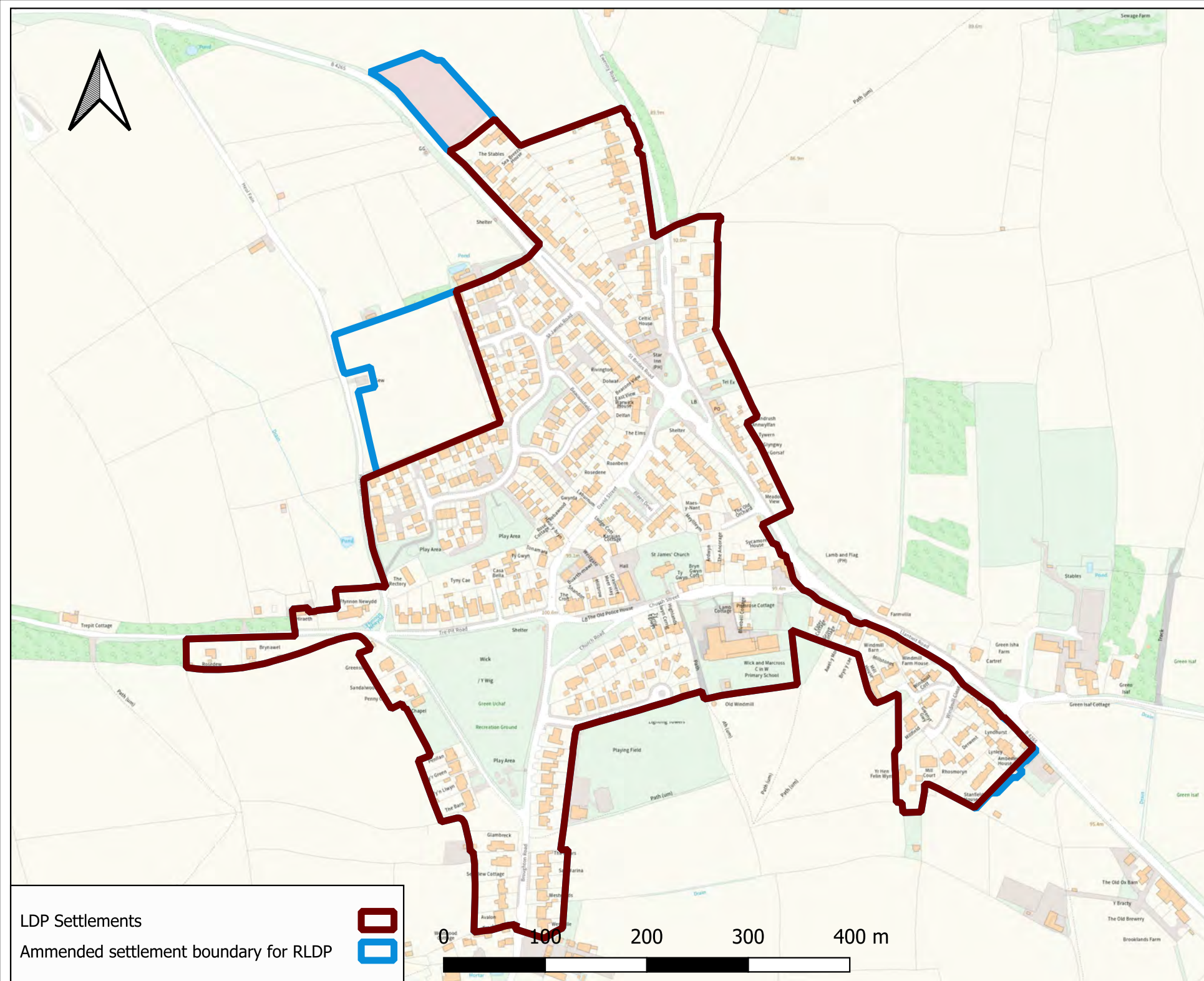
0 300 600 900 1,200 m

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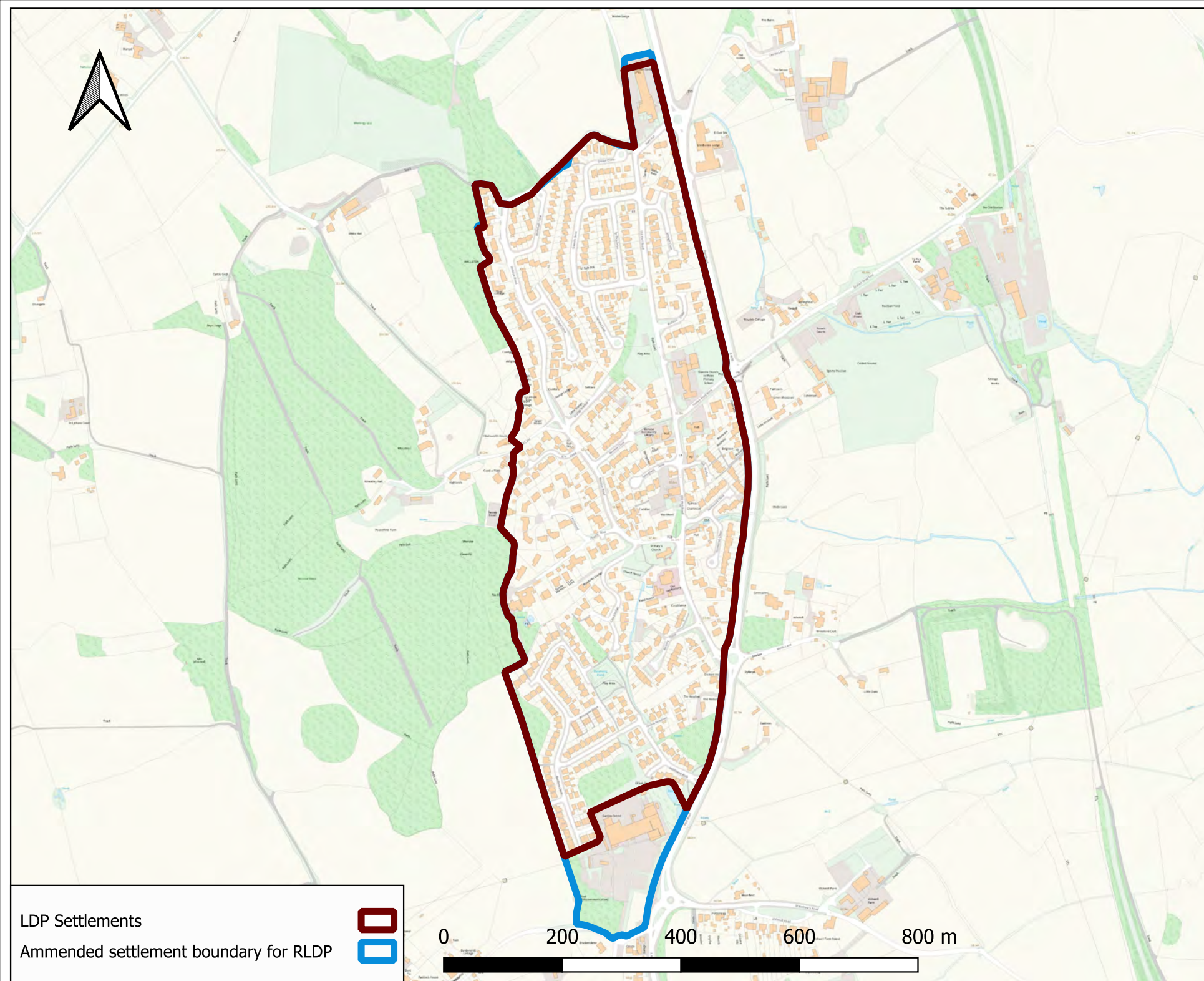


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Wenvoe**

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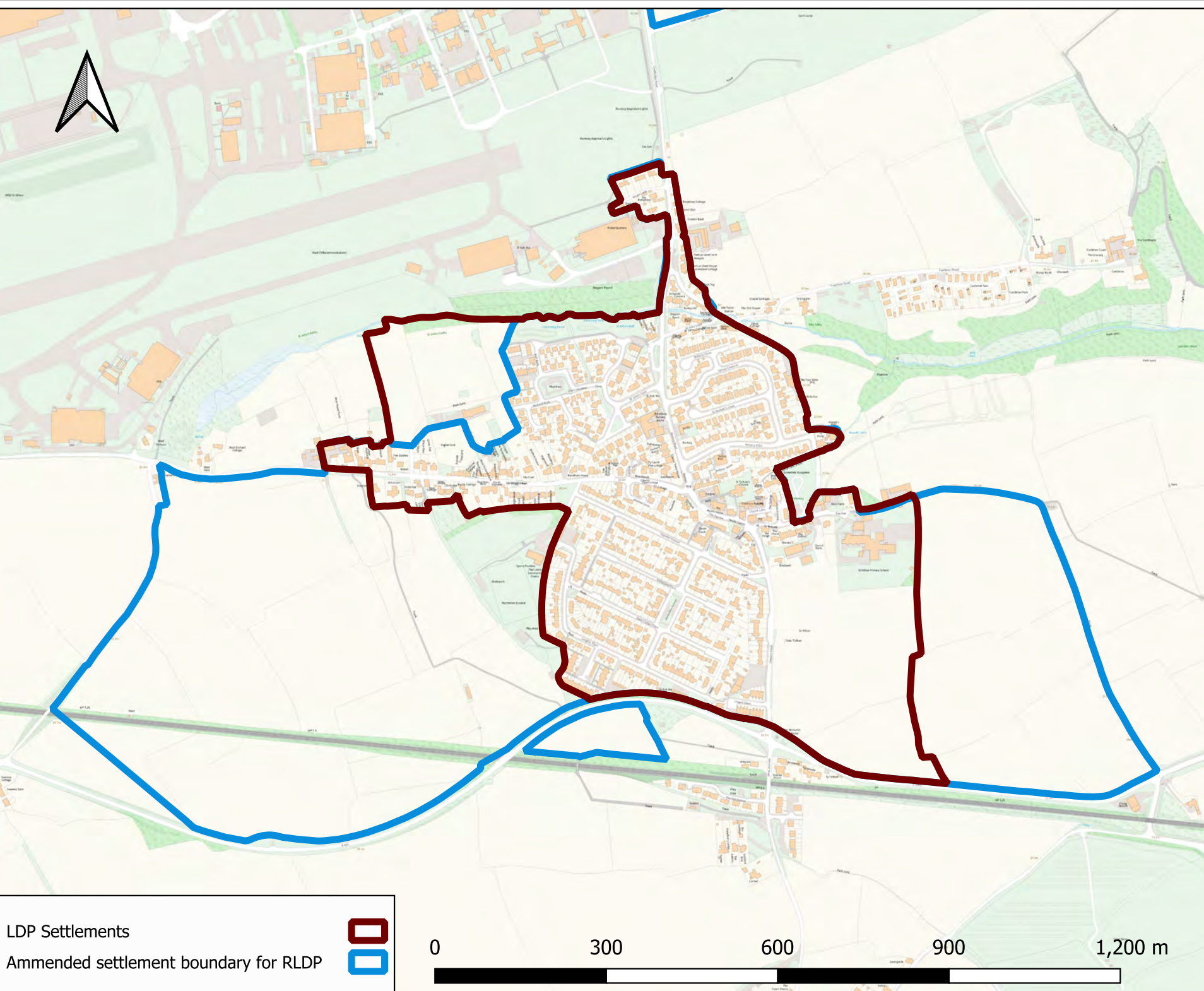


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The Vale of Glamorgan Council

Directorate of Place

Civic Office

Holton Road

Barry CF63 4RU

LDP@valeofglamorgan.gov.uk

www.valeofglamorgan.gov.uk

