

VALE OF GLAMORGAN  
REPLACEMENT LOCAL DEVELOPMENT PLAN  
2021 - 2036

# DENSITY

November 2025



BACKGROUND PAPER - BP48

RLDP

CDLN



## Executive Summary

- i. This paper supports the evidence base for the Vale of Glamorgan Deposit Replacement Local Development Plan (RLDP) 2021–2036. It reviews past and projected residential densities to inform a revised density policy that promotes efficient land use and sustainable placemaking in line with national planning policy.
- ii. The adopted LDP sets a baseline density of 30 dwellings per hectare (dph), with flexibility to reflect local character. National policy supports higher densities in accessible locations, particularly near public transport.
- iii. The assessment draws on analysis of 71 residential sites that have planning permission, which includes both allocations and windfall. Densities are calculated using the net developable area and analysed by settlement hierarchy, site type and land status, supported by GIS mapping and planning data.
- iv. Higher densities are consistently achieved in central, well-connected locations, reflecting the settlement hierarchy. Flat-led developments and brownfield sites deliver the highest densities, while housing-only and greenfield developments are lower density. Overall, recent developments generally exceed existing LDP density standards.
- v. Analysis has also been undertaken of the density of proposed RLDP sites, and this supports that higher densities can be supported on allocated sites, whilst achieving placemaking principles.
- vi. The evidence supports increased minimum density standards within the RLDP. In response, the RLDP proposes minimum net densities of 35 dph in Key, Service Centre and Primary Settlements and 30 dph in Minor Rural Settlements, with scope for higher densities in sustainable locations.

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## **1 Introduction and the Purpose of this Document**

- 1.1 This paper is one of a series produced by the Vale of Glamorgan as part of the evidence base for the Replacement Deposit Local Development Plan (RLDP) 2021-2036. Each topic paper can be read in isolation or together to gain a wider understanding of how the policies and/or allocations in the RLDP have been developed to address issues facing the Vale of Glamorgan.
- 1.2 This purpose of this paper is to consider the latest data in respect of the densities that have and could be achieved in the Vale to inform a future density policy. This policy is required to promote the efficient land use and compact development in line with Planning Policy Wales and Future Wales.

## 2 Policy Context

- 2.1 Policy MD6 of the adopted LDP sets a minimum net density requirement of 30 dwellings per hectare for key, service centre and primary settlements, and 25 dwellings per hectare for minor rural settlements. The Policy indicates that Higher densities will be permitted where they reflect the character of the surrounding areas and would not unacceptably impact upon local amenity. Conversely, lower densities may be accepted where it can be clearly evidenced that the prescribed densities would result in an unacceptable impact on local character, where site-specific constraints limit development potential, or where the proposal forms part of a mixed-use scheme in which residential use represents a subordinate component.
- 2.2 Policy 2 of Future Wales 2040 states that *“New developments in urban areas should aim to have a density of at least 50 dwellings per hectare (net), with higher densities in more central and accessible locations.”* This however is a recommended level rather than a target. Future Wales recommends that Density should be specific to the character of an area. Policy 12 within Future Wales states in addition that *“Planning authorities must plan the growth and regeneration of the National and Regional Growth Areas to maximise opportunities arising from the investment in public transport, including identifying opportunities for higher density, mixed use and car free development around metro stations.”* Policy 12 therefore directs local authorities to promote higher-density development in areas with opportunities near metro stations. This is in line with Policy 36, which will improve the Southeast Metro and therefore provide further opportunities for higher density development around new/improved metro stations.
- 2.3 Planning Policy Wales Edition 12 (PPW 12) does not prescribe a minimum density but does state that *“higher densities should be encouraged in urban centres and near major public transport nodes or interchanges, to generate a critical mass of people to support services such as public transport, local shops and schools.”* PPW indicates that *“appropriate development densities”* are a key part of creating and sustaining communities.
- 2.4 The Vale of Glamorgan is committed and is a signatory for the Placemaking Wales Charter. This means the Vale of Glamorgan is committed to promoting higher-density, mixed-use development in appropriate, well-connected locations. The Charter’s principles, particularly those relating to efficient land use, sustainable movement, and mixed uses, require the Council to support development that makes best use of land near public transport, enhances community vibrancy, and reduces reliance on private vehicles.

### 3 Calculating Densities

- 3.1 Using housing density measurements of dwellings per hectare, housing densities can also be measured through gross site area or net site area. A definition of the two is contained within the adopted LDP:

*“Net developable area includes only those areas which will be developed for housing and directly associated uses such as access roads within the site, private garden space, car parking areas, incidental open space and landscaping, and children’s play areas where these are to be provided.”*

*This differs from gross density which is used to define the number of dwellings in a site/development area including major and local distributor roads, primary schools, churches, local shopping etc., open spaces serving a wider area and significant landscape buffer strips which may define the site boundary/development edge. In calculating net developable area it will be reasonable to discount areas of significant constraint within a site such as woodland to be retained, flood zone, ecology mitigation areas and other strategic infrastructure such as distributor roads, playing fields or schools.”*

- 3.2 The adopted LDP definition reflects the definition of net development area in RICS guidance on Land measurement for planning and development purposes (2021) which states that the NDA includes:

- private residential gardens and ground floor private amenity space (patios, verandas, etc.)
- private residential parking at ground floor level
- private commercial yard, storage and parking at ground floor level
- private hardstanding, access roads, pavements, etc.
- undemised hardstanding, access roads, pavements, etc. that are strictly necessary for the servicing of the development as a whole, and
- ancillary buildings and structures.

- 3.3 The RICS guidance states that the following should be excluded:

- public realm and open space (parks; verges; SuDS; undemised terraces, steps and patios, etc.) and
- undemised hardstanding, roads, pavements, etc. that are not strictly necessary for the servicing of the properties to be sold/let.

- 3.4 The inclusion of the following will depend on where they are located on the site and is a matter of fact and degree:

- infrastructure (roads, railways, etc.)
- utilities (sewers, pylons, etc.) may be essential to include if applicable and
- legal entitlements (wayleaves, easements, etc.) may be essential to include if applicable.

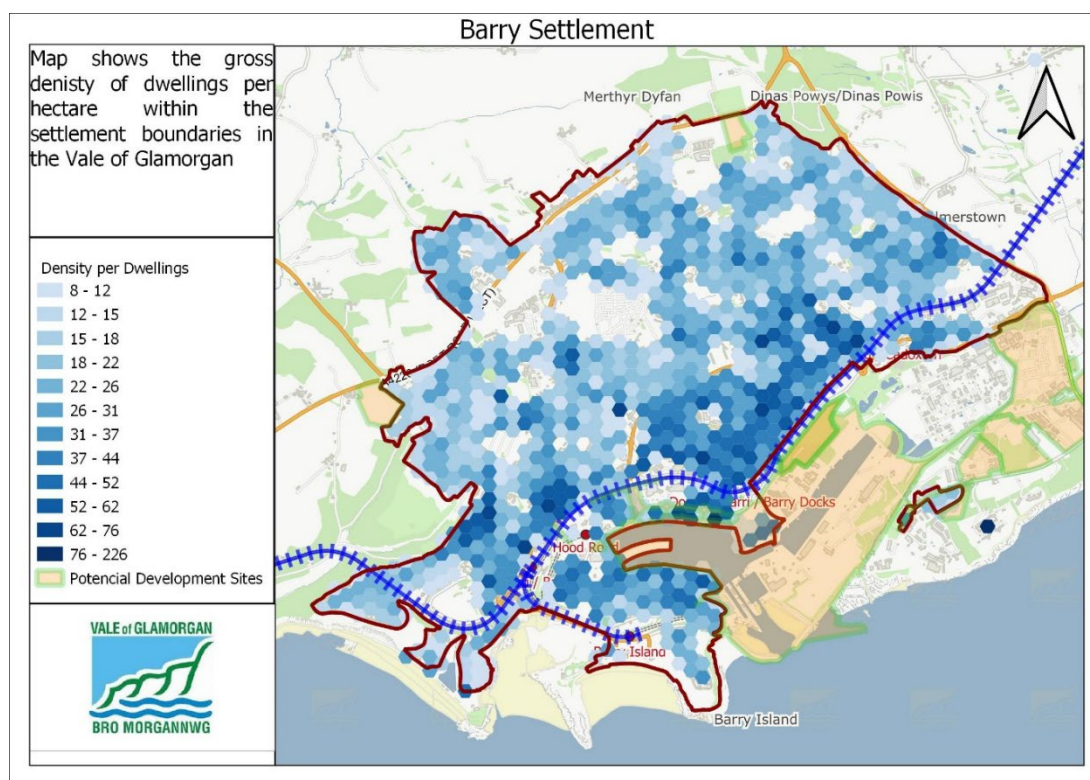
- 3.5 It is considered that the adopted LDP definition of how net developable area is determined remains appropriate for inclusion in the RLDP.

- 3.6 The current preference for measuring housing densities on site is through using the net site area. This is why it is necessary to clearly set out what is included and excluded from the net site area and the relationship it shares with the gross site area. Planning applications for major housing developments will therefore need to meet the set density requirements in relation to net site area and these will be measured during the assessment of a planning application to ensure density targets are achieved. In addition, for future projections of densities, it is a more reflective process to calculate net density of sites than to base calculations on the gross proposed site.

## 4 Local Context

- 4.1 A review of the Vale of Glamorgan's existing settlements has been undertaken to establish existing character and densities in the different areas across the Vale. Analysis has been undertaken of six settlements within the strategic growth that have key sites or major housing allocations within them. Additionally, these settlements represent a variety of urban forms, development types, housing styles and characters. This review helps form part of the evidence base for the density policy.
- 4.2 Across the Vale, houses have been developed at various densities which are often as a result of the time period in which they were constructed, reflecting changing perspectives on planning and good design.
- 4.3 The section below sets out a series of maps that demonstrate the density of dwellings per hectare within six of the settlements in the Vale of Glamorgan and a summary as to what these maps demonstrate.

### Barry

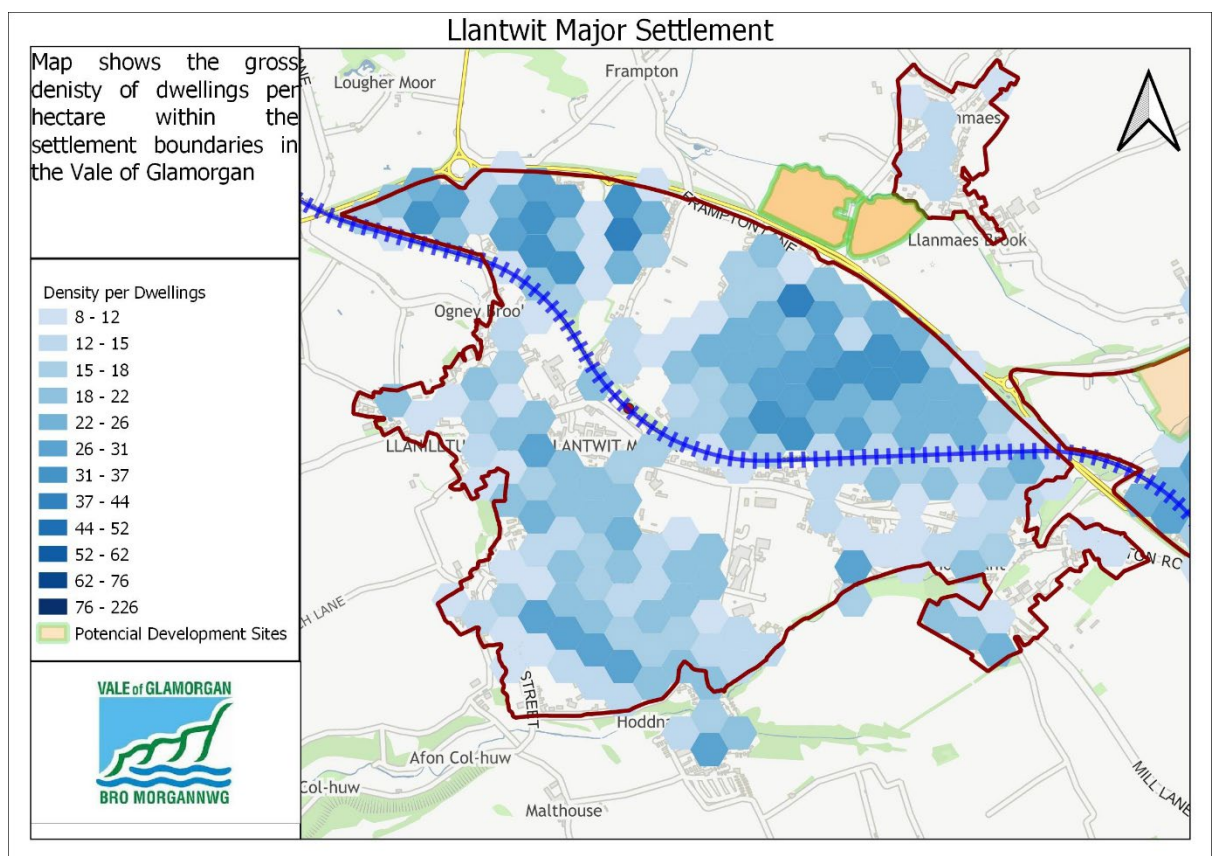


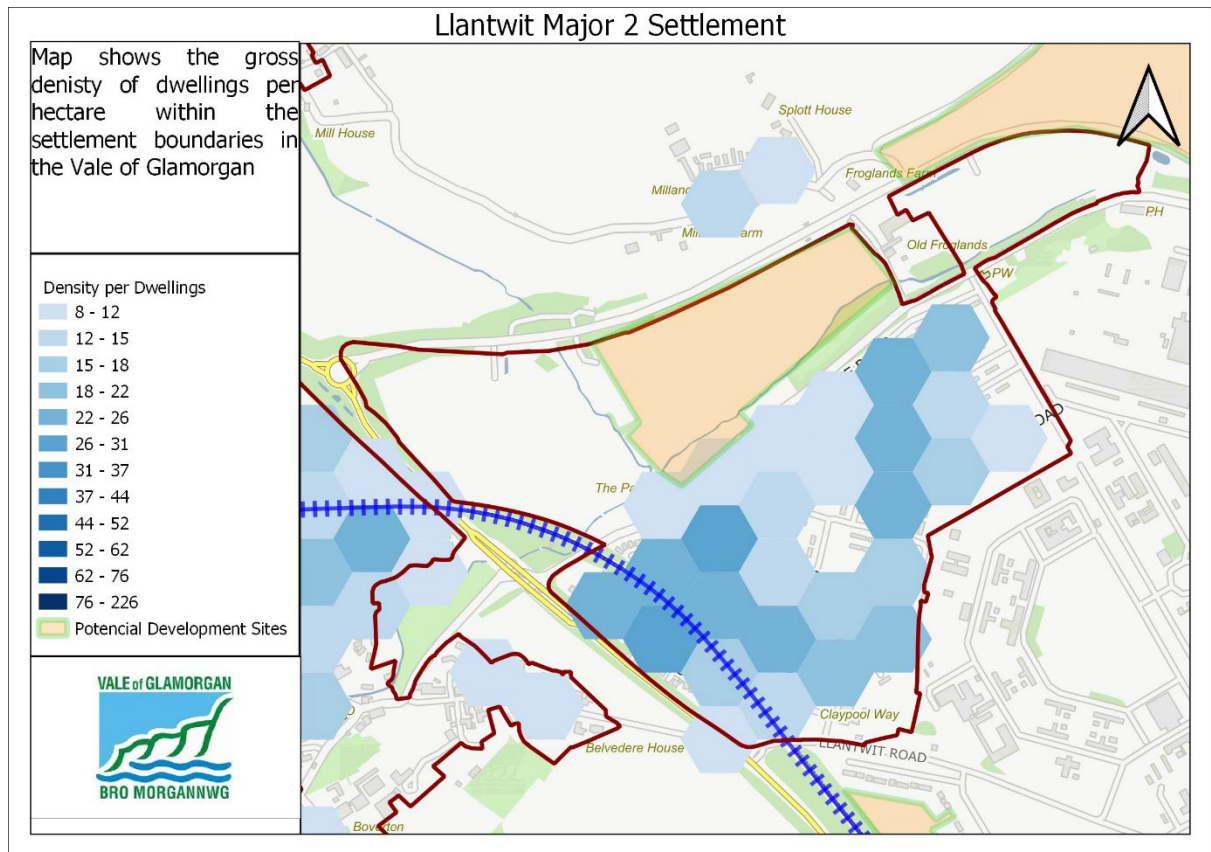
- 4.4 The mapped settlement above demonstrates a hierarchical structure in terms of dwelling density, with Barry functioning as the most densely populated settlement reflecting the RLDP settlement hierarchy. Barry, in the map above shows density concentrations exceeding 76 dwellings per hectare, with central areas reaching between 76-226 dwellings per hectare in the town centre. This significantly exceeds all other settlements analysed.



- 4.5 As is true for other areas within the Vale, higher densities are present in settlement centres with density progressively decreasing towards the edge of settlement. This is based on where settlements originated around key points such as churches, marketplaces, or transport with subsequent development occurring at progressively lower densities the further away from settlement centres it is located.
- 4.6 Within the maps the existing rail lines are shown, demonstrating a significant influence on settlement form and density distribution. Barry shows this pattern most clearly, with the railway line bisecting the settlement and higher-density development clustered along the route.

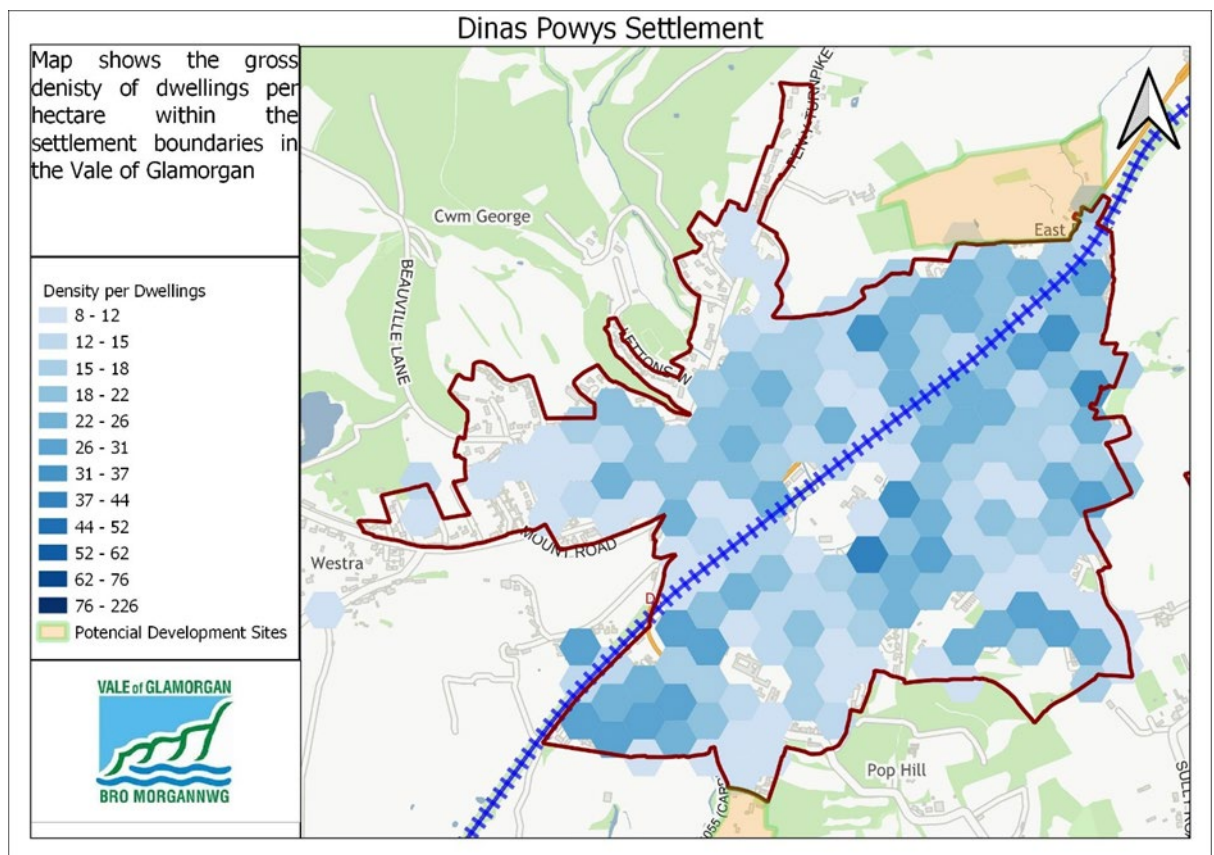
### Llantwit Major





- 4.7 Llantwit Major, the mapped settlement above, continues to demonstrate a hierarchical structure matching the LDP in terms of dwelling density, with Llantwit Major functioning as a service centre settlement and therefore showing lower densities than Barry. Llantwit Major does show density concentrations reaching between 52-76 dwellings per hectare, with central areas achieving between 62-76 dwellings per hectare in the town centre. However, this is considerably lower than Barry in keeping with what would be expected.
- 4.8 As is true for other areas within the Vale, higher densities are present in settlement centres with density progressively decreasing towards the edge of settlement. This is based on the same principles established by Barry where development historically has been centred around key infrastructure.
- 4.9 Within the maps, rail lines are shown by dashed blue lines, demonstrating a significant influence on settlement form and density distribution. Both Llantwit Major maps show this pattern, matching what can be seen within Barry, with the rail line bisecting the area and higher-density development concentrated in the main settlement centre.

## Dinas Powys

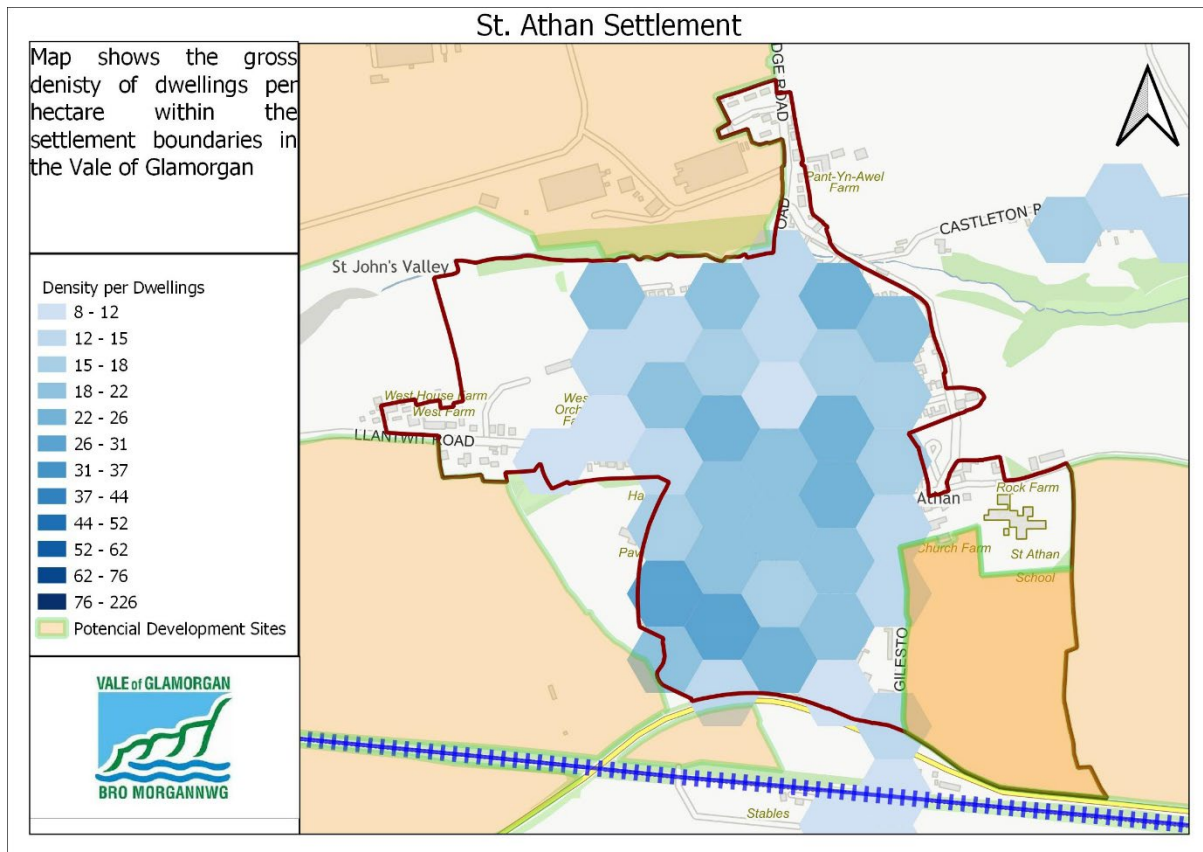


- 4.10 The mapped settlement of Dinas Powys above continues to reinforce the settlement hierarchy, with dwelling densities aligning with expectations for a primary settlement. While Dinas Powys shows several areas reaching between 37–52 dwellings per hectare, and some pockets rising to 52–62 dwellings per hectare, overall densities remain lower than those observed in Barry and Llantwit Major, which is consistent with its position lower in the settlement hierarchy.
- 4.11 As with other settlements across the Vale, the highest densities in Dinas Powys are concentrated within the central built-up areas, with density gradually decreasing toward the settlement boundary. This mirrors the development pattern established in Barry, where historical growth centred on key transport corridors and community facilities, resulting in more dispersed and lower-density neighbourhoods at the periphery.
- 4.12 The map shows the rail line traversing the settlement as a dashed blue line, illustrating its significant role in shaping settlement form and influencing density patterns. In Dinas Powys, higher-density development is noticeably clustered around the main built-up core adjacent to the rail corridor, demonstrating a



similar relationship between transport infrastructure and urban form as seen in Barry and other Vale settlements that are mapped.

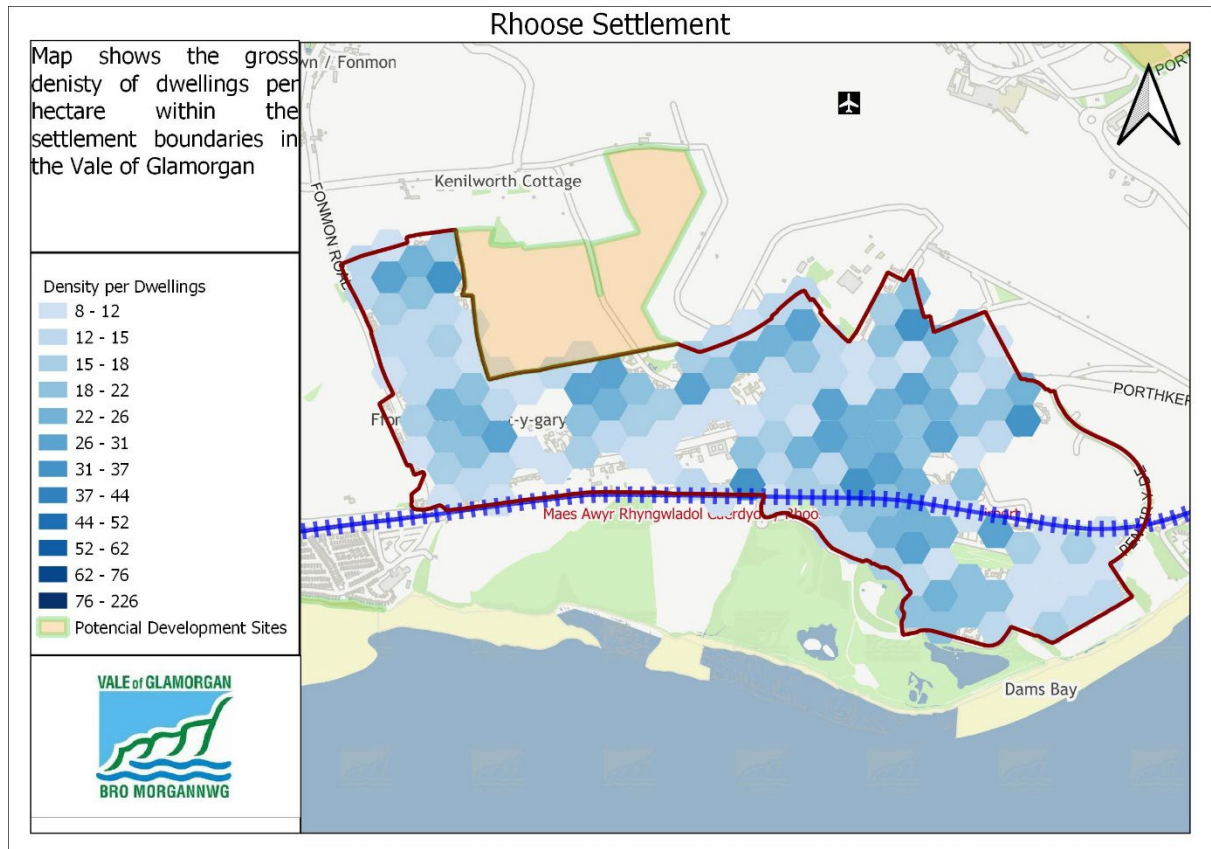
## St Athan



- 4.13 The mapped settlement of St. Athan above continues to reinforce the settlement hierarchy, with dwelling densities aligning with expectations for a primary settlement within the Vale. St. Athan displays a generally modest density profile, with most areas falling between 18–31 dwellings per hectare, and only limited pockets approaching 31–37 dwellings per hectare. These densities remain noticeably lower than those observed in Barry, Llantwit Major, and Dinas Powys, reflecting St. Athan's more rural character and its corresponding position within the settlement hierarchy.
- 4.14 As is consistent across the Vale, density within St. Athan is highest in the more established, central residential areas, gradually diminishing toward the settlement edges. This pattern reflects the same development principles evident in Barry and other larger settlements, where growth has historically clustered around local services, community facilities, resulting in a looser, lower-density urban form at the periphery.
- 4.15 The map illustrates the rail line running along the southern edge of the settlement as a dashed blue line. While not passing directly through the core

of St. Athan, its proximity still plays a role in shaping local development patterns. The densest areas remain concentrated within the central part of the settlement, broadly reflecting the wider Vale trend where transport infrastructure influences, but does not solely determine, the distribution of higher-density development.

## Rhose



- 4.16 The mapped settlement of Rhose above continues to reinforce the settlement hierarchy, with dwelling densities reflecting expectations for a primary settlement within the Vale. Rhose displays a concentration of medium densities, typically within the 22–37 dwellings per hectare range, with some central pockets rising to 37–44 dwellings per hectare. These levels remain lower than those seen in Barry but are broadly comparable with parts of Llantwit Major and Dinas Powys, aligning with Rhose’s position within the settlement hierarchy.
- 4.17 As with other settlements across the Vale, the highest densities in Rhose are found within the more established central residential areas, with densities reducing toward the settlement boundary. This pattern mirrors the wider development trajectory observed elsewhere, where growth has historically focused on accessible locations and key community facilities. Peripheral areas

of Rhoose therefore display a more dispersed, lower-density character consistent the other towns that have been assessed.

- 4.18 The map illustrates the rail line running east–west across the settlement, shown as a dashed blue line. In Rhoose, higher-density development is situated predominantly north of the rail corridor, with additional clusters extending toward the centre of the settlement. This reflects a similar relationship between transport infrastructure and density as seen in Barry, Llantwit Major, and Dinas Powys, reinforcing the role of accessibility in shaping density distribution across the Vale’s settlements.

### **Summaries and Key Findings from Maps**

- 4.19 Findings from maps clearly show:
- Across all mapped settlements, dwelling densities consistently reflect the Vale’s settlement hierarchy.
  - Each settlement shows a clear pattern of higher densities in central, established areas, gradually decreasing toward the outer edges of the settlement boundary.
  - The rail line, where present, plays a significant role in influencing settlement form, with higher-density development typically clustering around or near this key transport corridor.

## **5 Methods Used in Assessment of Past Densities**

- 5.1 In order to reach an up to date understanding of densities within the Vale a desk study has been conducted which relies on QGIS mapping, planning application data and monitoring data using a sample size of 71 sites. The sites considered include sites with planning permission (windfall and LDP allocations) since the adoption of the LDP, where the density requirements of 30 dph was set as a policy requirement for key, service centre and primary settlements, and 25 dph for minor rural settlements.
- 5.2 The data collected was also used to categorise sites as follows:
- Whether the size was brownfield (previously developed land) or greenfield.
  - The position within the settlement hierarchy.
  - The mix of dwellings on the site (houses, flats, or a mix)

## 6 Results

### Overall Results

- 6.1 A total number of 71 sites were assessed. This was made up from 43 sites that were allocated within the current LDP, 28 windfall sites within the LDP period. Consideration is also given to 18 sites that are proposed to be allocated within the RLDP.
- 6.2 The average density over all of the sample sites had a net dph of 74. The range of densities was between 20 and 319dph.
- 6.3 A full overview of the results of all the sites assessed and the various assessments carried out can be found in the various appendices below.

### Assessment by Site Type/Mix

- 6.4 To provide a consistent and transparent basis for understanding the rationale behind site densities, both the densities of sites developed under the current LDP and those allocated within the RLDP have been categorised according to dwelling type. This includes:
- Sites of flats
  - Sites of a mixture of houses and flats
  - Sites of houses
- 6.5 As anticipated, and as illustrated in the Table 1 below, sites comprised solely of flats exhibited the highest net densities. Across the current LDP period, including both windfall and allocated sites, these developments achieved an average of 149 dph, while proposed flat-led allocations within the RLDP average 138 dph. A similar pattern is evident within mixed-use or mixed-type developments under the LDP, which averaged 81 dph, representing a substantial reduction compared with flat-only schemes. The most pronounced contrast is seen in housing-only sites, which delivered an average density of 34 dph under the LDP. This demonstrates the significant variation in density between traditional housing developments and those incorporating higher density dwelling types.
- 6.6 As will be seen in later results, recent sites within Barry and Penarth have achieved higher densities than other settlements across the adopted LDP period. While there are other contributing factors, this is in part due to the site type within these settlements, which are predominantly flats, or mixes.

Type of Development	LDP allocations (dph)	Windfall (dph)
LDP Greenfield sites	38	110
LDP Brownfield sites	69	126

### Assessment by Location



- 6.7 In order to establish the character of certain areas and match the local context to developments that have been or are to be delivered within the Vale, assessments have been done based on the LDP Hierarchy. They are categorised as follows:
- Key Settlement: Barry
  - Service Settlements
  - Primary Settlements:
  - Minor rural settlements.
- 6.8 After combining all sites of all site types, the net dph of both windfall and allocated sites over the LDP period clearly reflects the current LDP settlement hierarchy, as can be seen in Table 2 below. Barry, the key settlement within the settlement hierarchy had an average dph of 166, the Service Centre settlements averaged a dph of 68, the primary settlements 53 dph and the minor rural settlements 37 dph. This reflects the historic densities of these settlements and reinforces the key findings from the maps seen in the local context section.
- 6.9 In addition, this matches the policy requirements that are set out within the current LDP. Densities of developments inside settlement boundaries has been set at 30 dph, and 25 in minor rural settlements- dph averages being higher than the LDP policy is in line with the local character of areas, as higher densities are permitted by policy in areas where this reflects the local character, such as central areas in Barry.

<b>Settlement Hierarchy</b>	<b>LDP allocations and windfall average dph</b>
<b>Key Settlement</b>	<b>116</b>
Barry	116
<b>Services Centres Combined</b>	<b>68</b>
Penarth	111
Llantwit Major	39
Cowbridge	53
<b>Primary Settlement</b>	<b>53</b>
Rhose	52
St Athan	33
Sully	40
Llandough	111
Dinas Powys	29
<b>Minor Rural Settlements</b>	<b>37</b>

### **Assessment by Brownfield/Greenfield Land**

- 6.10 Further assessment of Brownfield and Greenfield sites across the Vale has been undertaken to understand the relationship between the densities of brownfield and greenfield sites.
- 6.11 Table 3 below reveals a clear pattern in which Brownfield sites consistently deliver significantly higher dwelling densities than Greenfield sites. LDP Brownfield allocations have an average density of 69 dph for development. In contrast, LDP greenfield allocations delivered 38 dph for allocated sites, showing an 82% increase in density on brownfield allocated sites compared to greenfield equivalents.
- 6.12 Windfall development demonstrates substantially higher densities than allocations across both land types. Windfall densities average 126 dph for brownfield sites and 110 dph for greenfield sites. The elevated windfall densities likely reflect urban locations and more constrained sites.
- 6.13 Barry, as seen within the Table 2 above, has the highest level of density by a significant margin. While as has been previously stated this is partly due to the character of the area and the capacity due to its amenities to deliver a higher level of density, it is also due to the location of allocated sites during the LDP period. Barry waterfront was the primary focus of much of the LDP's allocated development, which is on brownfield land, therefore leading to the majority of development within the LDP period, explaining its significantly high-density average.

<b>Type of Development</b>	<b>LDP allocations</b>	<b>Windfall</b>
LDP Greenfield sites	38	110
LDP Brownfield sites	69	126

### **Assessment of RLDP sites**

- 6.14 An analysis of the proposed housing sites in the RLDP has been undertaken to establish whether these would support a higher density. All sites are supported by illustrative masterplans which allows an initial calculation of the net developable area. The key sites have also been subject to site specific placemaking engagement to inform and refine their layouts. Whilst it is noted that these illustrative layouts may be subject to change and due to their indicative nature, it is not possible to calculate an exact net developable area, they serve as an indication as to whether higher densities could be accommodated on the RLDP sites.
- 6.15 The key sites, as can be seen within the Table 4 below, are all over 35 dph, with the exception of Phase 1 of KS4 Land at Church Farm, St Athan. This site is also an allocation in the adopted LDP, and the density proposed does accord with the current policy in the adopted LDP by achieving 30 dph.
- 6.16 The other housing allocations (HG1) are all within areas where the current policy requirement is 30 dph, but they are achieving densities in excess of this.

It should be noted that three of the sites are subject to planning applications where the existing density requirement of 30dph would have influenced the site's design and housing mix.

- 6.17 With regards to the rural affordable housing led sites, which are all in areas where the policy requirement is currently 25dph, it is noted that three of the four sites exceed this. The RLDP does set a maximum limit for the number of dwellings on rural affordable led sites – 25 in minor rural settlements and 50 in primary settlements outside the strategic growth area. As the capacity of sites is limited by this threshold, this may impact on density and therefore a more flexible approach may be required, whilst still ensuring that the development proposed is an efficient use of land.

Site Reference	Site Name	dph
KS1	North West Barry	43
KS2	North of Dinas Powys, off Cardiff Road	55
KS3	Land at Readers Way, Rhoose	37
KS4	Land at Church Farm, St Athan (Phase 1)	31
KS4	Land at Church Farm, St Athan (Phase 2)	37
KS5	Land West of St Athan	51

Site Reference	Site Name	dph
HG1 (1)	Land to the west of Pencoedtre Lane, Barry	35
HG1 (2)	Land at the Mole, Barry	33
HG1 (3)	Land at Hayes Lane, Barry	47
HG1 (4)	Land at Neptune Road, Barry	138
HG1 (6)	Land adjoining St Athan Road, Cowbridge	34
HG1 (7)	Former Stadium Site, adjacent to Burley Place, Egwys Brewis	40
HG1 (8)	Clive Road, St Athan	35
HG1 (9)	Land north of the Railway Line (East), Rhoose	39

Site Reference	Site Name	dph
HG4 (1)	Land to the East of Colwinston,	29
HG4 (2)	Land west of Maendy Road	18
HG4 (3)	Land at Heol Fain, Wick	32
HG4 (4)	Land north of West Winds Business Park	31

## **7 RLDP Density Policy**

- 7.1 The analysis above, together with a national planning policy context that supports appropriate higher density development, indicates that it would be justified to increase the minimum density requirements above the levels identified in the adopted LDP.
- 7.2 The evidence supports a change to the minimum densities from 30 to 35 dwellings per net hectare for Key, Service Centre and Primary Settlements and from 25 to 30 dwellings per net hectare for minor rural settlements on sites of 0.5 hectares and above. Higher densities should continue to be supported in locations served by sustainable by active travel, public transport, services and facilities, with lower densities being supported where it can be clearly evidenced that higher densities would result in an unacceptable impact on local character, where site-specific constraints limit development potential, or where the proposal forms part of a mixed-use scheme in which residential use represents a subordinate component.
- 7.3 It is proposed that the wording of the policy in the RLDP should be as follows:

### **RESIDENTIAL DEVELOPMENT DENSITIES**

**On sites of 0.5 Ha or above, residential development proposals within the Key, Service Centre and Primary Settlements will be permitted where the residential density is a minimum of 35 dwellings per net hectare. In Minor Rural Settlements, a minimum residential density of 30 dwellings per net hectare will be required.**

**Higher net densities will be supported where the development is in a location served by regular public transport and Active Travel routes, or near to services and facilities.**

**Lower density levels will only be permitted where it can be demonstrated that:**

- 1 Development at the prescribed densities would have an unacceptable impact on the character of the surrounding area,**
- 2 Reduced densities are required due to significant site constraints or to preserve a natural or historic feature that would contribute to existing or future local amenity; or**
- 3 The proposal is for a mixed-use development where a residential use is the subordinate element of the proposal.**

## **8 Conclusions**

- 8.1 Following the results of the assessment of sites with planning permission and a review of proposed RLDP allocations within the Vale, the change to net housing density policy can be justified.
- 8.2 Projected average densities of the RLDP key sites and affordable housing allocated sites average 37 dph on greenfield sites and 65 on brownfield sites. This justifies the increase of minimum densities over 0.5 hectares to 35 dph in Key, Service Centre and Primary settlements and 30 in minor rural settlements, an increase from the adopted LDP.
- 8.3 Previous developments within the Vale indicate that the dph of recent developments accurately reflect the settlement hierarchy within the LDP. For this reason, it is justified that there should be a separate standard for density from Key, Service Centre and Primary Settlements to minor rural settlements within the Vale.
- 8.4 Local context analysis reveals that higher densities consistently occur along transport corridors, particularly railway lines and main road networks. The RLDP density policy should reference provision to support higher densities in locations served by public transport and Active Travel routes directly responds to this evidence, encouraging development intensity where sustainable transport can reduce car dependency and support local services.

**Appendix One: Table of LDP allocated developments**

App Ref	Site name	Greenfield/ Brownfield	No. Dwellings	Gross Site Size (Ha)	Net Site Size (Ha)	DPH Net
2015/01032/RES	Land at Barry Waterfront, Phase 2, Barry	Brownfield	105	1.6	1.4	75
2017/00476/RES	Dockside Quay, Barry Waterfront	Brownfield	39	0.5	0.3	123
2016/00182/RES	South Quay (Parkside) Barry Waterfront	Brownfield	26	0.4	0.3	85
2015/01224/RES	South Quay (Parkside) Barry Waterfront	Brownfield	72	1.3	1.2	59
2019/01393/RES	Land known as East Quay, Barry Waterfront, Barry	Brownfield	58	1.6	1.4	42
2015/01481/RES	Site AF2, Barry Waterfront	Brownfield	20	0.3	0.2	96
2015/01458/RES	South Quay (Parkside) Barry Waterfront	Brownfield	45	0.6	0.5	85
2015/01305/RES	South Quay (Parkside) Barry Waterfront	Brownfield	89	1.4	1.3	68
2016/01290/RES	Arno Quay, Barry Waterfront	Brownfield	92	1.0	1.0	97
2017/00260/FUL	Holm View, Barry	Brownfield	11	0.8	0.4	28
2022/00397/REG3	Phase 2 Barry	Brownfield	31	0.9	0.7	43
2017/00647/RES	Land at Barry Waterfront, Cliffside Road, Barry	Brownfield	163	2.7	2.3	63
2017/01356/RES	Land at Barry Waterfront, Barry	Brownfield	57	0.8	0.7	82
2018/00592/RES	South Haven Phase 2, Barry Waterfront, Barry	Brownfield	91	1.3	1.2	75
2019/01385/RES	East Quay, Barry Waterfront	Brownfield	56	1.0	1.0	59
2019/01386/RES	Development land at East Quay, Barry Waterfront	Brownfield	36	0.6	0.6	65
2019/01393/RES	East Quay, Barry Waterfront, Barry	Brownfield	58	2.3	1.9	29
2015/00075/FUL	Phase 1 Ysgol Maes Dyfan, Gibbonsdown Rise, Barry	Brownfield	47	1.0	0.7	68
2015/00076/FUL	Phase 2 Ysgol Maes Dyfan, Gibbonsdown Rise, Barry	Brownfield	34	1.0	0.7	46
2022/00266/RES	Land at Higher End, St. Athan (Phase 2)	Greenfield	25	0.7	0.6	39
2019/01408/RES	Land to the east of Eglwys Brewis , St Athan	Greenfield	253	10.9	9.3	27
2021/00782RES	Land between new Northern Access Road and Eglwys Brewis Road, St Athan	Greenfield	2	0.2	0.1	26
2022/00958/FUL	Land adjoining St. Athan Road, Cowbridge	Greenfield	105	4.0	2.9	37
2017/00841/RES	Land to the north and west of Darren Close, Cowbridge	Greenfield	169	8.5	7.8	22
2018/00240/RES	Phase 2 Cowbridge	Greenfield	306	16.3	12.6	24
2018/00458/FUL	Land adjacent to Llantwit Major Bypass (Phase 2)	Brownfield	21	0.6	3.0	46
2017/01136/HYB	Land at and adjoining St. Cyres School, Murch Road, Dinas Powys	Mixed	215	12.5	5.6	38
2017/00724/RES	Land off Caerleon Road, Dinas Powys	Greenfield	70	2.7	2.3	31
2017/00746/RES	Land at Cross Common Road, Dinas Powys	Greenfield	50	2.3	1.6	31
2015/00095/FUL	Ardwyn, Pen Y Turnpike Road, Dinas Powys	Brownfield	18	1.6	1.3	15
2021/00378/FUL	Hayes Wood, The Bendricks, Sully	Greenfield	53	1.8	1.1	47
2019/00111/RES	Land West of Swanbridge Road, Sully	Greenfield	325	12.7	9.8	33
2015/00249/FUL	Land to the East of St Nicholas	Greenfield	100	3.7	3.5	28
2015/00662/FUL	Land to the East of St Nicholas	Greenfield	17	0.8	0.8	22
2018/01408/FUL	Cowbridge Comprehensive 6th Form Block, Aberthin Road	Brownfield	34	0.5	0.4	95
2022/00294/HYB	Land adjacent to Oak Court, Penarth	Greenfield	102	2.2	1.4	73
2018/01023/FUL	Land north of Leckwith Road, Llandough	Greenfield	40	0.4	0.6	111
2016/00867/FUL	Land adjoining Court Close, Aberthin	Greenfield	20	0.8	0.7	29
2015/00960/FUL	Land to the east of Bonvilston	Greenfield	120	6.1	7.1	20
2023/00948/FUL	Land off Sandy Lane, Ystradowen Phase 2	Greenfield	46	0.8	1.2	39
2020/01590/HYB	Land south of Landough Hill/Penarth Road	Greenfield	113	4.2	2.2	51
2020/01170/OUT	Land at Upper Cosmeston Farm, Lavernock	Greenfield	576	23.3	15.5	37
2020/00352/OUT	Land Adjacent to Froglands Farm, Llantwit Major	Greenfield	100	3.3	4.3	31

**Appendix Two: Table of Windfall Developments Within The LDP**

App Ref	Site name	Brownfield/ Greenfield	No. Dwellings	Gross site size (Ha)	Net site size (Ha)	DPH net
2018/00092/FUL	Provincial House, Kendrick Road, Barry	Brownfield	32	0.1	0.1	319
2021/00622/FUL	81-85, Holton Road, Barry (former Dan Evans)	Brownfield	25	0.1	0.1	231
2021/01444/RG3	Colcot Health Clinic, Winston Road, Barry	Brownfield	12	0.1	0.1	113
2019/00603/FUL	Land at Hayes Road, Barry	Greenfield	23	1.0	0.5	47
2019/01060/FUL	Former Windsor Pub, Holton Road, Barry	Greenfield	18	0.1	0.1	260
2019/01061/FUL	Sea View Labour Club, Dock View Road, Barry	Brownfield	28	0.2	0.1	341
2021/01743/FUL	Land at Coldbrook Road East, Cadoxton	Greenfield	20	0.3	0.2	121
2018/01358/FUL	The Goods Shed, Hood Road, The Innovation Quarter, Barry	Brownfield	11	0.5	0.1	96
2018/01359/FUL	Land East of the Goodsheds, Hood Road, The Innovation Quarter, Barry	Brownfield	42	0.2	0.2	229
2018/01108/FUL	Land at Subway Road, Barry	Brownfield	72	0.5	0.4	171
2018/01383/FUL	St. Pauls Church and Hall, St. Pauls Avenue, Barry	Greenfield	27	0.2	0.2	172
2023/00087/FUL	Crossway Methodist Church, Court Road, Barry	Brownfield	15	0.1	0.1	278
2020/00775/OUT	Former Railway Sidings, Ffordd y Mileniwm	Brownfield	56	1.6	1.3	42
2021/01081/FUL	Land at St. Brides Road, Wick	Greenfield	17	0.5	0.5	36
2019/00503/FUL	Dunraven Court, Beach Road, Southerndown	Brownfield	22	0.4	0.3	70
2018/01231/FUL	Cwrt Canna, land adjacent to Llangan Primary School, Llangan	Greenfield	13	0.1	0.6	20
2018/00482/HYB	Hensol Castle, Hensol Castle Park, Hensol	Greenfield	16	0.7	0.7	23
2017/00066/FUL	Tathan Hall, 6, Rectory Drive, St. Athan	Brownfield	16	0.3	0.3	51
2017/01263/FUL	Land off Gileston Road, St. Athan	Greenfield	18	0.6	0.5	40
2022/00452/RES	St. Athan Boys Village, St. Athan	Brownfield	16	1.4	1.4	11
2018/01421/OUT	Land to the North of Heol Y Pentir, Rhose	Brownfield	15	0.3	0.3	52
2020/01232/RG3	Land to the rear of Nos. 2 to 4, St. Cyres Road, Penarth	Greenfield	14	0.2	0.1	130
2017/00955/FUL	Former RS Garage, Windsor Road, Penarth	Brownfield	12	0.1	0.1	160
2017/00541/FUL	Saint Adresse- Northcliffe Lodge, Northcliffe Drive, Penarth	Brownfield	30	0.8	0.5	55
2018/01420/FUL	56a, Windsor Road, Penarth (Former Monty Smith Ltd)	Greenfield	21	0.1	0.1	208
2017/01337/FUL	St. Pauls Church Hall, Arcot Street, Penarth	Brownfield	14	0.2	0.1	100
2024/00565/FUL	South Wales Police, Police Station, Westgate, Cowbridge	Brownfield	14	0.2	0.2	75
2020/01218/HYB	Leckwith Quay, Leckwith Road, Leckwith	Brownfield	228	5	3.9	59

**Appendix Three: Table of Allocated Development Within the RLDP**

Site Reference	Site Name	Greenfield/ Brownfield	No of Dwellings	Gross Hectares	Net Hectares	DPH
KS1	North West Barry	Greenfield	376	18.26	8.67	43.4
KS2	North of Dinas Powys, off Cardiff Road	Greenfield	250	18.83	4.56	54.8
KS3	Land at Readers Way, Roose	Greenfield	520	29.21	13.92	37.4
KS4 Phase 1	Land at Church Farm, St Athan	Greenfield	232	8.47	7.54	30.8
KS4 Phase 2	Land at Church Farm, St Athan	Greenfield	300	15.96	8.20	36.6
KS5	Land West of St Athan	Greenfield	600	29.17	11.79	50.9
HG1 (1)	Land to the west of Pencoedtre Lane, Barry	Greenfield	135	4.63	3.89	34.7
HG1 (2)	Land at the Mole, Barry	Brownfield	65	2.89	1.97	33.0
HG1 (3)	Land at Hayes Lane, Barry	Brownfield	70	1.65	1.48	47.3
HG1 (4)	Land at Neptune Road, Barry	Brownfield	40	0.32	0.29	137.9
HG1 (6)	Land adjoining St Athan Road, Cowbridge	Greenfield	105	3.62	3.06	34.3
HG1 (7)	Former Stadium Site, adjacent to Burley Place, Egwys Brewis	Mixed	80	2.05	2.02	39.6
HG1 (8)	Clive Road, St Athan	Greenfield	51	1.70	1.44	35.4
HG1 (9)	Land north of the Railway Line (East), Roose	Greenfield	339	13.60	8.75	38.7
HG4 (1)	Land to the East of Colwinston,	Greenfield	25	0.97	0.86	29.1
HG4 (2)	Land west of Maendy Road	Greenfield	25	1.78	1.38	18.1
HG4 (3)	Land at Heol Fain, Wick	Greenfield	50	1.68	1.54	32.5
HG4 (4)	Land north of West Winds Business Park	Greenfield	22	0.74	0.70	31.2





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