

# Vale of Glamorgan Council Replacement Local Development Plan

2021 – 2036

November 2025



## APPENDICES



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## **Appendix 1 - Housing Trajectory**

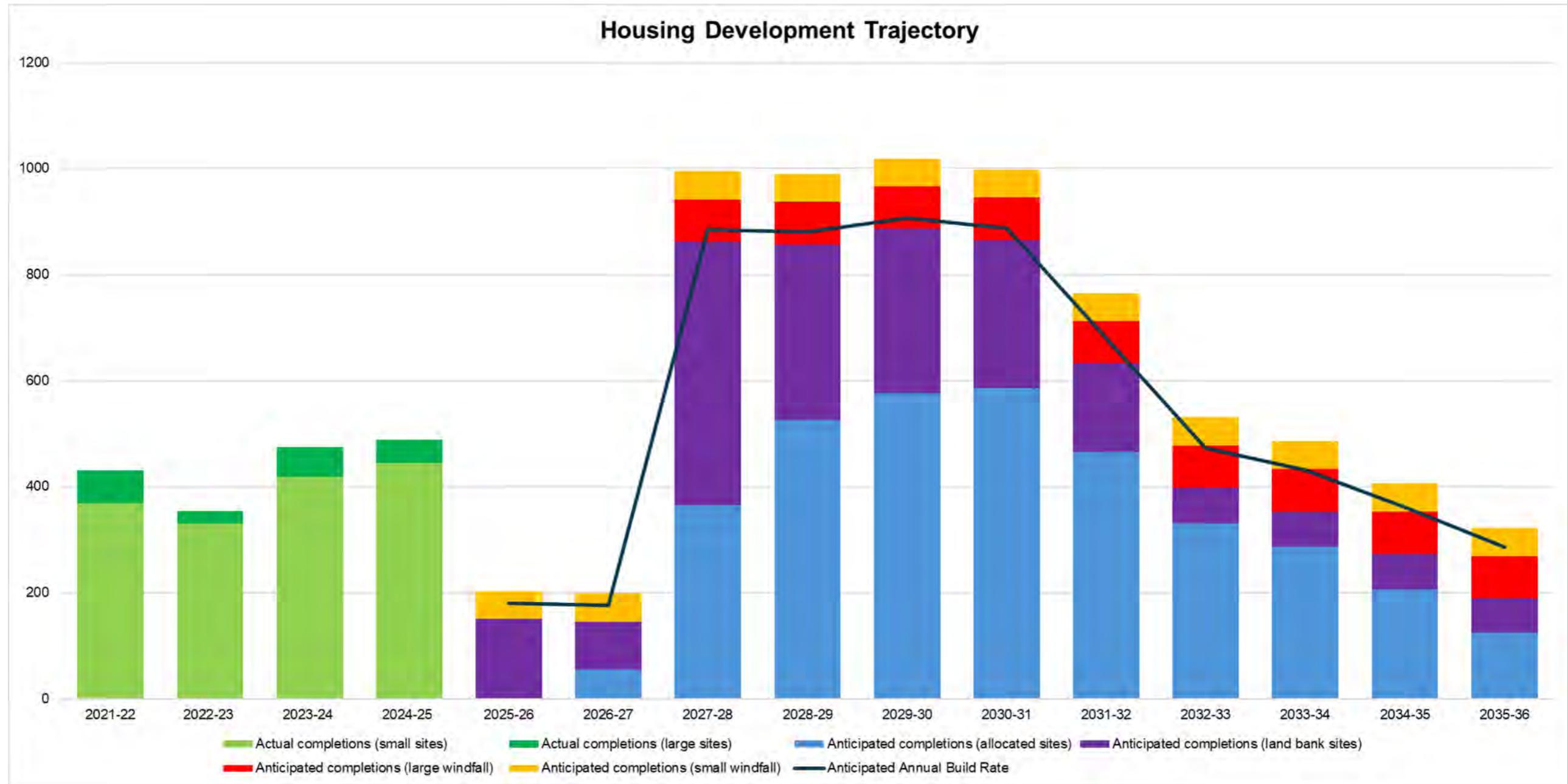
SETTLEMENT TIER	Vale of Glamorgan Housing Trajectory Schedule of Sites for Deposit Plan							Site Status	Total Units Capacity	Units Not Started 1st April 2025	UC April 1st 2025	Time period of pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
	RLDP KEY SITES	Site Name																							
Barry: Key Settlement	HG1 KS1	Land at North West Barry	No planning permission	376	376	0	4 months	6 months	4 months	0	0	0	30	60	60	60	60	60	60	60	60	46	0	0	
Dinas Powys: Primary Settlement	HG1 KS2	North of Dinas Powys, off Cardiff Road	No planning permission	250	250	0	4 months	6 months	4 months	0	0	0	30	60	60	60	60	60	60	60	40	0	0	0	
Rhroose: Primary Settlement	HG1 KS3	Land at Readers Way	No planning permission	520	520	0	4 months	6 months	4 months	0	0	0	25	75	75	75	75	75	75	75	75	75	45	0	
St Athan: Primary Settlement	HG1 KS4	Land at Church Farm	No planning permission	532	532	0	4 months	6 months	4 months	0	0	62	80	80	90	80	80	80	80	80	80	60	0	0	
St Athan: Primary Settlement	HG1 KS5	Land to the West of St Athan	No planning permission	600	600	0	4 months	6 months	4 months	0	0	0	40	80	80	80	80	80	80	80	80	80	80	80	
		Total Key Sites		2278	2278	0				0	0	62	205	355	365	355	335	335	275	201	125				

SETTLEMENT TIER	ADDITIONAL RLDP HOUSING ALLOCATIONS	Site Name	Site Status	Total Units Capacity	Units Not Started 1st April 2025	UC April 1st 2025	Time period of pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36		
Barry : Key Settlement	HG1 (1)	Land to the west of Pencoedtre Lane	No planning permission	135	135	0	4 months	6 months	4 months	0	0	15	40	40	40	0	0	0	0	0	0	
Barry : Key Settlement	HG1 (2)	Land at the Mole	Planning application awaiting determination	65	65	0	NA	Planning application awaiting determination	4 months	0	0	35	30	0	0	0	0	0	0	0	0	0
Barry : Key Settlement	HG1 (3)	Land at Hayes Lane	No planning permission	70	70	0	4 months	6 months	4 months	0	0	0	15	25	30	0	0	0	0	0	0	
Barry : Key Settlement	HG1 (4)	Land at Neptune Road	Planning permission under consideration	40	40	0	4 months	6 months	4 months	0	0	40	0	0	0	0	0	0	0	0	0	
Llantwit Major:Primary Settlement	HG1 (5)	Land between the Northern Access Road and Eglwys Brewis Road (Site C - Central Parcel)	No planning permission	235	235	0	4 months	6 months	4 months	0	0	0	35	45	45	45	45	45	20	0	0	
Cowbridge: Service Centre	HG1 (6)	Land adjoining St Athan Road, Cowbridge	Planning application awaiting determination	105	105	0	NA	Planning application awaiting determination	5 months	0	0	5	20	25	25	30	0	0	0	0	0	
St Athan:Primary Settlement	HG1 (7)	Former Stadium Site, adjacent to Burley Place	Planning application awaiting determination	80	80	0	NA	Planning application awaiting determination	4 months	0	0	30	50	0	0	0	0	0	0	0	0	
St Athan:Primary Settlement	HG1 (8)	Land south of Clive Road	No planning permission	51	51	0	4 months	6 months	4 months	0	0	21	30	0	0	0	0	0	0	0	0	
Rhroose: Primary Settlement	HG1 (9)	Land north of the Railway Line (East)	Planning application awaiting determination	339	339	0	NA	Planning application awaiting determination	4 months	0	35	60	60	60	60	64	0	0	0	0	0	
		Total Additional Housing Allocations		1120	1120	0				0	35	206	280	195	200	139	45	20	0	0	0	

SETTLEMENT TIER	RLDP MAJOR LANDBANK SITES	Site Name	Site Status	Total Units Capacity	Units Not Started 1st April 2025	UC April 1st 2025	Time period of pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	
Penarth: Service Centre	HG2 (1)	Land at Upper Cosmeston Farm*	Outline permission subject to s106	576	576	0	NA	NA	NA	0	0	26	45	60	70	75	75	75	75	75	
Llantwit Major: Service Centre	HG2 (2)	Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western)	Outline permission subject to s106	140	140	0	NA	NA	NA	0	0	0	15	25	50	50	50	0	0	0	
Llantwit Major: Service Centre	HG2 (3)	Land between the Northern Access Road and Eglwys Brewis Road (Site B - Eastern)	Outline permission subject to s106	100	100	0	NA	NA	NA	0	0	0	0	25	35	40	0	0	0	0	
Llandough: Primary Settlement	HG2 (4)	Land south of Llandough Hill / Penarth Road	Full permission subject to	133	133	0	NA	NA	NA	0	0	15	25	40	53	0	0	0	0	0	
Sully: Primary Settlement	HG2 (5)	Land West of Swanbridge Road (Phase 2)	Outline permission- Full permission awaiting	175	175	0	NA	NA	NA	0	0	35	58	58	24	0	0	0	0	0	
		Total Major Landbank Sites		1124	1124	0				0	0	76	143	208	232	165	75	75	75	75	75

SETTLEMENT TIER	RLDP AFFORDABLE HOUSING LED SITES	Site Name	Site Status	Total Units Capacity	Units Not Started 1st April 2025	UC April 1st 2025	Time period of pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Colwinston: Minor Rural Settlement	HG4 (1)	Land to the East of Colwinston	No planning permission	25	25	0	4 months	4 months	4 months	0	0	0	10	15	0	0	0	0	0	
Aberthin: Minor Rural Settlement	HG4 (2)	Land west of Maendy Road	No planning permission	25	25	0	4 months	4 months	4 months	0	0	0	10	15	0	0	0	0	0	
Wick: Primary Settlement	HG4 (3)	Land at Heol Fain	No planning permission	50	50	0	4 months	4 months	4 months	0	0	0	20	30	0	0	0	0	0	
Fferr Goch: Minor Rural Settlement	HG4 (4)	Land north of West Winds Business Park	No planning permission	22	22	0	4 months	4 months	4 months	0	0	0	22	0	0	0	0	0	0	
				Total Affordable housing led sites	122	122	0			0	0	0	0	62	60	0	0	0	0	0

SETTLEMENT TIER	OTHER LAND BANK SITES	Site Name	Site Status	Total Units Capacity	Units Not Started 1st April 2025	UC April 1st 2025	Time period of pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Barry: Key Settlement	2021/00622/FUL	81-85, Holton Road, Barry - Former Dan Evans	Under construction	25	0	25	NA	NA	NA	25	0	0	0	0	0	0	0	0	0	0
Barry: Key Settlement	2024/00230/RG3	Land at Coldbrook Road East, Cadoxton	Under construction	20	0	20	NA	NA	NA	20	0	0	0	0	0	0	0	0	0	0
Barry: Key Settlement	2024/00230/REG3	Former Railway Sidings, Ffordd y Mileniwm	Under construction	56	56	0	NA	NA	NA	0	56	0	0	0	0	0	0	0	0	0
Barry: Key Settlement	2023/00087/FUL	Crossway Methodist Church, Court Road	Under construction	15	0	15	NA	NA	NA	15	0	0	0	0	0	0	0	0	0	0
Barry: Key Settlement	2022/0689/REG3	Olive Tree Lodge, 2, Port Road East	Under construction	10	0	10	NA	NA	NA	10	0	0	0	0	0	0	0	0	0	0
Barry: Key Settlement	2023/01140/RES	Cadoxton House	Not Started	13	13	0	NA	NA	NA	0	13	0	0	0	0	0	0	0	0	0
Cowbridge: Service Centre	2018/0240/RES	Land to the north and west of Darren Close	Under construction	475	139	38	NA	NA	NA	0	38	58	58	23	0	0	0	0	0	0
Cowbridge: Service Centre	2018/01408/FUL	Cowbridge Comprehensive 6th Form Block, Aberthin Road	Under Construction	34	0	34	NA	NA	NA	0	34	0	0	0	0	0	0	0	0	0
Cowbridge: Service Centre	2023/00826/FUL	Darren Farm, Westgate	Not Started	50	50	0	NA	NA	NA	0	0	50	0	0	0	0	0	0	0	0
Cowbridge: Service Centre	2024/00565/FUL	Cowbridge Police Station	Not Started	14	14	0	NA	NA	NA	0	0	14	0	0	0	0	0	0	0	0
Penarth: Service Centre	2022/00294/HYB	Land adjacent to Oak Court	Under construction	102	32	70	NA	NA	NA	0	0	70	0	32	0	0	0	0	0	0
Penarth: Service Centre	2018/01420/FUL	56a, Windsor Road	Under construction	21	0	21	NA	NA	NA	0	0	21	0	0	0	0	0	0	0	0
Rhrose: Primary Settlement	2022/00602/RES	Land to the North of Heol Y Pentir	Under construction	15	0	15	NA	NA	NA	15	0	0	0	0	0	0	0	0	0	0
St Athan:Primary Settlement	2022/00452/RES	St. Athan Boys Village	Not Started	15	15	0	NA	NA	NA	0	0	0	15	0	0	0	0	0	0	0
St Athan: Primary Settlement	2022/00266/RES	Land at Higher End St Athan (Phase 2)	Not Started	25	25	0	NA	NA	NA	0	0	25	0	0	0	0	0	0	0	0
St Athan: Primary Settlement	2019/01408/RES	Land to the east of Eglwys Brewis Rd	Under Construction	253	0	10	NA	NA	NA	10	0	0	0	0	0	0	0	0	0	0
Sully: Primary Settlement	2019/00111/RES	Land West of Swanbridge Road, Sully	Under construction	325	0	38	NA	NA	NA	38	0	0	0	0	0	0	0	0	0	0
Wick: Primary Settlement	2021/01081/FUL	Land at St. Brides Road	Under construction	17	0	17	NA	NA	NA	17	0	0	0	0	0	0	0	0	0	0
Bonvilston: Minor Rural Settlement	2015/00960/FUL	Land to the east of Bonvilston	Site stalled - new developer	120	80	0	NA	NA	NA	0	0	25	35	20	0	0	0	0	0	0
Ystradown: Minor Rural Settlement	2023/00948/FUL	Land off Sandy Lane (Phase 2)	Not Started	46	46	0	NA	NA	NA	0	0	16	30	0	0	0	0	0	0	0
Southerndown: Other Settlement	2019/00503/FUL	Dunraven Court, Beach Road	UC-minor works commenced	22	22	0	NA	NA	NA	0	0	22	0	0	0	0	0	0	0	0
Hensol: Other Settlement	2022/01220/FUL	Hensol Castle, Hensol Castle Park	Not Started	16	16	0	NA	NA	NA	0	0	0	10	6	0	0	0	0	0	0
Leckwith: Other Settlement	2020/01218/HYB	Leckwith Quay	Not Started	228	228	0	NA	NA	NA	0	0	28	50	50	50	50	0	0	0	0
				1917	736	313	NA	NA	NA	150	141	329	198	131	50	50	0	0	0	0



## **Appendix 2 - Infrastructure Delivery Plan**

## **Site Specific Infrastructure Requirements**

As part of the Council's detailed Infrastructure Planning, assessments have been undertaken in respect of highway impacts, sustainable transport, education facilities, open space and community facilities. All of these detailed assessments have regard to the housing allocations in the Deposit Plan.

The provision of additional infrastructure will be funded through Section 106 planning obligations and appropriate contributions will be sought to ensure that necessary infrastructure is provided by a developer to address the impact of development on infrastructure. Financial contributions may be sought to fund affordable housing, education, sustainable and public transport services and infrastructure, enhancement of community facilities, having regard to the prevailing situation at the time of the application.

The majority of development sites rely on private sector investment and implementation. Where this is the case private sector developers are expected to fund essential utilities infrastructure.

In addition to the wider strategic implications on the highway network, the Plan has considered initial highway and access issues relating to site allocations. Where there are significant constraints and / or highway improvements required, these are referenced alongside other site-specific issues.

Having regard to detailed site assessments, viability appraisals, and infrastructure planning, the following tables provides a general summary of the key issues associated with each housing allocation and provides an overview of the infrastructure requirements associated for each individual allocation the plan which shall be sought at the formal planning application stage. For sites which have secured planning permission, a summary of the planning contributions is provided.

## **Planning Application Requirements**

In appraising sites for the inclusion in the RLDP, site promoters have submitted a range of supporting information that evidences the deliverability and viability of sites and has informed the initial planning of sites as detailed within the Deposit RLDP.

Nevertheless, at the formal planning application stage developers shall be required to review this information and update where appropriate. Below is a list of the likely evidence that will be required at the planning application stage.

- Pre Application Consultation Report
- Placemaking Statement
- Illustrative Masterplan

- Preliminary Ecological Appraisal
- Development Viability Appraisal
- Green Infrastructure Statement
- Landscape Assessment.
- Agricultural Land Quality Assessment
- Heritage Statement
- Health Impact Assessment
- Transport Assessment
- Drainage Strategy
- Flood Consequence Assessment
- Noise Assessment.
- Air Quality Assessments- these will be required for developments where vehicle generation is  $\geq 500$  annual average daily traffic. The air quality assessment should also include construction impact assessment for construction traffic and dust generation.
- Hydraulic Modelling Assessment.
- Utilities Study.
- Archaeological Desk Based Assessment
- Geoenvironmental and geotechnical desk study.
- Topographical Study

## INFRASTRUCTURE REQUIREMENTS- KEY HOUSING ALLOCATIONS

<b>Policy: SP4: KS1 North West Barry</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
18.6 hectares	Residential	Allocation	376	2027-2036
Site Description				
<p>The site is located to the south of the A4226 Port Road West and west of residential development on Pontypridd Road and the housing estate of Nant Talwg Way. To the north east of the site, fronting Port Road West is a small number of agricultural and residential buildings, together with a pub/restaurant and hotel. The western boundary of the site is Cwm Ciddy Lane, a single-track lane bordered by robust hedgerows, leading to the listed Cwm Ciddy Farm complex. The lane continues as a public right of way into Porthkerry Country Park. The southern boundary of the site is a broadleaved woodland known as Mill Wood. This is identified as part of a Site of Importance for Nature Conservation (SINC, North East of Knock Man Down Wood) and is also part of Porthkerry Country Park.</p>				
Key site issues and constraints		Key policy requirements		
<ul style="list-style-type: none"> <li>An assessment of Barry Nant Talwg Sewage Pumping Station (SPS) may be needed to establish development can be accommodated.</li> <li>Hydraulic Modelling Assessment (HMA) required for water supply network and public sewerage network.</li> <li>Access and junction arrangements on to the A4226 and a financial contribution towards strategic highway network enhancements.</li> <li>Safeguard important hedgerows and archaeological features present within the site</li> <li>Development to respect setting of listed buildings adjacent to the site at Cwm Ciddy.</li> <li>Dormice records in locality and potential for otters. Up to date ecological surveys required at planning application stage.</li> </ul>		<ul style="list-style-type: none"> <li>Placemaking and Site Masterplanning.</li> <li>Minimum of 30% Affordable housing</li> <li>Green Infrastructure Strategy.</li> <li>Net Zero Carbon Homes.</li> <li>Sustainable/Active Travel.</li> <li>Net Biodiversity Benefit.</li> </ul>		

<ul style="list-style-type: none"> <li>The central part of the site is crossed by a small watercourse and a Flood Consequences Assessment will be required to support a planning application.</li> <li>Need for 10m buffers to watercourses and retained habitat features.</li> <li>The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site.</li> <li>Previous desk-based assessment and site visits identified that development would have a major impact on five features, including important hedgerows which form historic boundaries. Archaeological features were also identified.</li> </ul>					
<b>Key Infrastructure requirements (including broad costs where known):</b>					
Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period	Notes
Education	Contribution towards additional English Medium secondary and nursery provision, plus Additional Learning Needs provision.	Circa £3,730,000  S106 contribution from developer.	VOGC to deliver additional school places using s106 contributions.	TBC	<p>Sufficient capacity projected to be available in catchment Welsh Medium schools, denominational schools and English Medium primary.</p> <p>This will be reviewed at planning application stage.</p>
Highways	Provision of land across the site frontage to allow for the	£ TBC	Developer to deliver access	Prior to first occupation.	Detailed design and road safety audit of strategic

	<p>widening of the A4226 Port Road West and the delivery of an Active Travel route across the frontage of the site as part of the Weycock Cross to Cardiff Airport Active Travel route, as identified in Policy TR1.</p> <p>Creation of a new signalised junction on to the A4226 Port Road West, which will need to accommodate controlled pedestrian/cycle crossing facilities.</p> <p>A contribution towards off-site improvements to the capacity and flow of Weycock Cross roundabout and other junctions on the strategic highways network where necessary.</p>	<p>Developer to provide active travel route on frontage and site access and transfer land for widening to VOGC.</p> <p>S106 contribution from developer for off-site improvements.</p>	<p>and Active Travel route.</p> <p>VOGC to deliver improvements to junctions on the Strategic Highways Network using s106 contributions.</p>		<p>highway improvements to be undertaken prior to planning application.</p>
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Sustainable Transport/Active Travel	<p>The delivery of an Active Travel route across the frontage of the site along the A4226 Port Road West as part of the Weycock Cross to Cardiff Airport Active Travel route, as identified in Policy TR1</p> <p>Connection to the public right of way to Porthkerry Country Park via Cwm Ciddy Lane.</p> <p>Contribution towards off-site sustainable transport measures in the area.</p>	<p>£TBC</p> <p>Developer to provide Active Travel route and right of way connection.</p> <p>S106 contribution from developer for sustainable transport.</p>	<p>Developer to deliver active travel route along frontage.</p> <p>VOGC to deliver other off-site sustainable transport improvements using s106 contributions.</p>	<p>Prior to first occupation.</p>	
Community Facilities	An off-site financial contribution towards the provision or enhancement of community facilities in the area.	<p>Circa £665,000</p> <p>S106 contribution from developer.</p>	VOGC	TBC	Exact level and type of provision will be determined at planning application stage.
Recreation and Open Space	To be provided in accordance with the Council's open space requirements, site master planning incorporating measures identified in Policy KS1.	<p>£ TBC</p> <p>Developer to provide on site open space.</p>	Developer/ Vale of Glamorgan Council	TBC	Exact level and type of provision will be determined as part of Masterplanning.

	<p>Transfer of a key area of open space adjacent to Porthkerry Park to the Vale of Glamorgan Council, together with an appropriate financial contribution for management as part of Porthkerry Country Park.</p>	<p>S106 contribution from developer for management as part of park.</p>			
Green Infrastructure	<p>Green infrastructure strategy and specific GI requirements as set out in Policy KS1.</p> <p>GI to be provided onsite as part of detailed masterplanning of the Site</p>	<p>£ TBC</p> <p>Developer</p>	<p>Developer</p>	<p>TBC</p>	<p>To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing.</p>
Drainage	<p>FCA required as a small part of the site affected by small watercourses and surface water flooding.</p> <p>Sustainable Urban Drainage to be provided as part of the development.</p> <p>Commuted sum for ongoing management and maintenance.</p>	<p>£TBC</p> <p>Developer</p>	<p>Developer/ Vale of Glamorgan Council</p>	<p>TBC</p>	<p>Details to be determined at the planning application stage/ as part of SAB approval.</p>

Water supply/sewage	<p>HMA required for water supply network and public sewerage network.</p> <p>An assessment of Barry Nant Talwg Sewage Pumping Station (SPS) may be needed to establish if development can be accommodated.</p>	<p>£ Cost of HMA £5,000 to £50,000*</p> <p>Developer</p>	Developer/DCWW	TBC	<p>The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.</p>
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<b>Policy: SP4: KS2 Land to the North of Dinas Powys, Off Cardiff Road</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
13.3 hectares	Residential	Allocation	250	2027-2036
<b>Site Description</b>				
The site is located to the north of Dinas Powys, and directly north of an existing housing estate with Cardiff Road forming the eastern boundary. To the west, outside the site boundary, is Seel Park woodland, play area and playing field and north west is Mill Farm, comprising a complex of farm buildings. Further north a series of fields extend to the primary settlement of Llandough, some 600m north.				
<b>Key site issues and constraints</b>		<b>Key policy requirements</b>		
<ul style="list-style-type: none"> <li>Hydraulic Modelling Assessment (HMA) required for water supply network.</li> <li>The site is crossed by an 18" diameter watermain and 1450mm diameter sewer. Developers need to be aware that an easement width would be required.</li> <li>Upgrading of highways, pedestrian and cycle access on to Cardiff Road and linkages to local services, including Eastbrook Station.</li> <li>GCN and bat records in locality and potential for otters. Up to date ecological surveys required at planning application</li> </ul>		<ul style="list-style-type: none"> <li>Placemaking and Site Master planning</li> <li>Minimum of 40% Affordable housing</li> <li>Green Infrastructure Strategy</li> <li>Net Zero Carbon Homes</li> <li>Sustainable/Active Travel</li> <li>Net Biodiversity Benefit</li> </ul>		

<p>stage. Need for appropriate buffers to watercourses and retained habitat features.</p> <ul style="list-style-type: none"> <li>Part of the site is crossed by a small watercourse and a Flood Consequences Assessment will be required to support a planning application.</li> <li>The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site.</li> <li>Historic Environment Record identifies evidence of significant prehistoric, Medieval and post-Medieval activity in the immediate vicinity, a desk-based assessment and geophysical survey will be required.</li> </ul>	
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<b>Key Infrastructure requirements (including broad costs where known):</b>					
<b>Infrastructure</b>	<b>Requirements</b>	<b>Estimated Cost and Funding Sources</b>	<b>Delivery body</b>	<b>Phasing/delivery period</b>	<b>Notes</b>
Education	Contribution towards additional English Medium primary, secondary and nursery provision, plus CIW and Additional Learning Needs provision.	Circa £4,320,000  S106 contribution from developer.	VOGC to deliver additional school places using s106 contributions.	TBC	Sufficient capacity projected to be available in catchment Welsh Medium schools.  This will be reviewed at planning application stage.
Highways	A contribution towards off-site improvements to the capacity and flow of key junctions in the area.	£ TBC  Developer	Vale of Glamorgan Council	TBC	Details to be determined through Transport Assessment and Masterplan

	Creation of a new signalised junction on to the A4055 Cardiff Road to serve as the primary access with a secondary access closer for emergencies as well as pedestrians and cycling.				
Sustainable Transport/Active Travel	<p>The inclusion of walking and cycling links between the development and Seel Park and George's Row.</p> <p>A contribution towards off-site sustainable transport measures in the area.</p>	<p>£ TBC</p> <p>S106 contribution from developer.</p>	Vale of Glamorgan Council	TBC	Upgrading of highways, pedestrian and cycle access on to Cardiff Road and linkages to local services, including Eastbrook Station
Community Facilities	An off-site financial contribution towards the provision or enhancement of community facilities in the area	<p>Circa £443,000</p> <p>S106 contribution from developer.</p>	Vale of Glamorgan Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies
Recreational Open space	To be provided in accordance with the Council's open space requirements, site master planning incorporating	<p>£ TBC</p> <p>Developer</p>	Developer	TBC	Exact level and type of provision will be determined as part of Masterplanning.

	measures identified in Policy KS2.				
Green Infrastructure	<p>Green infrastructure strategy and specific GI requirements as set out in Policy KS2.</p> <p>GI to be provided onsite as part of detailed masterplanning of the Site.</p>	£TBC Developer	Developer/ Vale of Glamorgan Council	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing
Drainage	<p>FCA required as a small part of the site affected by small watercourses and surface water flooding.</p> <p>Sustainable Urban Drainage to be provided as part of the development.</p> <p>Commuted sum for ongoing management and maintenance.</p>	£TBC Developer	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.
Water Supply/Sewerage	Hydraulic Modelling Assessment (HMA) required for water supply network and public sewerage network.	Cost of HMA £5,000 to £50,000* Developer	Developer/ DCWW	TBC	The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the

					domestic foul flows from this site.
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<b>Policy: SP4: KS3 Land at Readers Way, Rhoose</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
29.2 hectares	Residential	Allocation	520	2028-2036
Site Description				
The site is located on the northern edge of Rhoose. The site is bound to the north by agricultural fields. To the southern and western extent comprises existing residential development and immediately to the east is Cardiff International Airport. To the west, further afield, is Aberthaw Buffer Quarry Zone. Cardiff Airport is located to the west of the location. The site is not within a flood zone, and there are items of archaeological interest to the eastern extent of the site. A Public Right of Way (PROW) runs through the middle of the site.				
Key site issues and constraints		Key policy requirements		
<ul style="list-style-type: none"> <li>DCWW has advised that Water and Foul Water Hydraulic Modelling Assessments (HMAs) are required to establish the impact of the proposal on both the existing water network and public sewerage network, and potential developers would be expected to fund investigations during pre-planning stages.</li> <li>The site is crossed by a 9" diameter watermain and 150mm diameter sewer. Developers need to be aware that an easement width would be required.</li> <li>Site of Importance for Nature Conservation (SINC) present within the site boundary (SINC41 Readers Way Pond) - appropriate mitigation measure required.</li> <li>Historic Environment Record identifies evidence of significant Medieval activity in the immediate vicinity, a</li> </ul>		<ul style="list-style-type: none"> <li>Placemaking and Site Master planning</li> <li>Minimum of 35% Affordable housing</li> <li>Green Infrastructure Strategy</li> <li>Net Zero Carbon Homes</li> <li>Sustainable/Active Travel</li> <li>Net Biodiversity Benefit</li> </ul>		

<p>desk-based assessment and geophysical survey will be required.</p> <ul style="list-style-type: none"> <li>• Cardiff Airport to the east of the site will require noise mitigation measures through the site design</li> <li>• Provision of two highway access points located off Readers Way and Celtic Way to enable safe vehicle access.</li> <li>• Provision of improved active travel route links to Rhoose Village and Rhoose rail station.</li> <li>• Record of GCN in locality – up to date ecological surveys at planning application stage.</li> </ul>					
<b>Key Infrastructure requirements (including broad costs where known):</b>					
Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period	Notes
Education	Contribution towards additional English Medium primary, secondary and nursery provision, and Additional Learning Needs provision.	<p>£9,000,000</p> <p>S106 contribution from developer.</p>	VOGC to deliver additional school places using s106 contributions.	TBC	<p>Sufficient capacity projected to be available in catchment Welsh Medium and denominational schools.</p> <p>This will be reviewed at planning application stage.</p>
Highways	A contribution towards off-site improvements to the capacity and flow of junctions on the strategic highway network as	S106 cost to be confirmed	Developer/Vale of Glamorgan Council	TBC	Details to be determined through Transport Assessment and Masterplan

	informed by the Strategic Transport Assessment and site-specific Transport Assessment.				
Sustainable Transport/Active Travel	A contribution towards off-site sustainable transport measures in the area, including improving Active Travel links to Rhoose station and along Fontygary Road and Fonmon Road.	Developer	Developer/Vale of Glamorgan Council	TBC	Active travel routes will be determined at the planning application stage in collaboration with active travel Colleagues.  Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage
Community Facilities	The provision of a community building on site or an off-site financial contribution towards the provision and enhancement of community facilities in the area.	Developer	Developer/Vale of Glamorgan Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies

	Delivery of a commercial unit (A1 or A3) on site to increase the mixed use offer on the site.				
Recreational Open space	To be provided in accordance with the Council's open space requirements, site master planning incorporating measures identified in Policy KS3.	TBC	Developer	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies
Green Infrastructure	Green infrastructure strategy and specific GI requirements as set out in Policy KS3.  GI to be provided onsite as part of detailed masterplanning of the Site	Developer	Developer/Vale of Glamorgan Council	TBC	GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing
Drainage	Sustainable Urban Drainage to be provided as part of the development.  Commuted sum for ongoing management and maintenance.	£TBC  Developer	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.
Water supply/ sewage	HMA required for water supply network and public sewerage network.	£ Cost of HMA £5,000 to £50,000*	Developer/ DCWW	TBC	The site falls within the catchment area of Cog Moors Wastewater

		Developer			Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.
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<b>Policy: SP4: KS4 Land at Church Farm</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
24.1 hectares	Residential/Mixed Use	Allocation	532	2027-34
Site Description				
<p>The allocation at Church Farm, which represents the eastern extension to St Athan, comprises two areas, which are anticipated to be developed in a phased manner. The western area, which was a housing allocation in the adopted LDP 2011-2026 comprises two agricultural fields and extends to approximately 8.4 hectares in total. The site is bound to the north by St Athan Primary School, a residential property and farm buildings. The B4265 adjoins the site to the south, beyond which are residential properties, the Vale of Glamorgan railway line, and agricultural land. The Grade II Listed St Athan War Memorial is located to the south-west of the site, adjacent to the junction of Gileston Road and the B4265. The eastern parcel (16ha) comprises 4 field parcels separated by hedgerows with a farm track and further agricultural land beyond. A petrol station is located just beyond the south eastern boundary of the site, as well as the access road to the Aberthaw Power Station site. The B4265 is also the southern boundary to this parcel of land.</p>				
Key site issues and constraints			Key policy requirements	
<ul style="list-style-type: none"> <li>Limited capacity at West Aberthaw WwTW. DCWW has confirmed that upgrades are planned as part of the AMP8 programme 2025 and 2030.</li> <li>Water and Foul Water Hydraulic Modelling Assessments (HMAs) required.</li> <li>Historic Environment Record identifies evidence of significant Medieval activity in the immediate vicinity, a</li> </ul>			<ul style="list-style-type: none"> <li>Placemaking and Site Master planning</li> <li>Minimum of 35% Affordable housing</li> <li>Green Infrastructure</li> <li>Net Zero Carbon Homes</li> <li>Sustainable/Active Travel</li> <li>Net Biodiversity Benefit</li> </ul>	

<p>desk-based assessment and geophysical survey will be required.</p> <ul style="list-style-type: none"> <li>Records of GCN, dormice, otter and bats in locality – up to date ecological surveys required at planning application stage.</li> <li>Historic Environment Record identifies evidence of significant Medieval activity in the immediate vicinity, a desk-based assessment and geophysical survey will be required.</li> </ul>					
Key Infrastructure requirements (including broad costs where known):					
Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period	Notes
Education	<p>Contribution towards additional English Medium primary, secondary and nursery provision, plus Additional Learning Needs provision.</p> <p>Provision of land to accommodate an extension to St Athan Primary as part of Phase 2.</p>	<p>Phase 1 £1,100,000.</p> <p>Phase 2 £5,800,000 or transfer of land for extension of St Athan Primary, plus contribution</p> <p>S106 contribution from developer.</p>	VOGC to deliver additional school places using s106 contributions.	TBC	<p>Sufficient capacity projected to be available in catchment Welsh Medium and denominational schools.</p> <p>This will be reviewed at planning application stage.</p> <p>Phase 1 assumes contribution based on determination against the adopted LDP policy. If an application is determined against the RLDP, this figure will be higher.</p>

Highways	<p>A contribution towards off-site improvements to the capacity and flow of junctions on the strategic highway network as informed by the Strategic Transport Assessment and site-specific Transport Assessment.</p> <p>The provision of an access point off Gileston Road to serve Phase 1 of the development and the food store.</p> <p>Widening of Gileston Road.</p> <p>The junction of Gileston Road and the B4265 must be upgraded to a signalised junction with controlled pedestrian/cycle crossing facilities.</p> <p>Phase 2 will require the provision of a suitably designed priority junction</p>	<p>£TBC (Phase 1 and Phase 2 to be considered separately).</p> <p>Developer</p>	<p>Vale of Glamorgan Council</p>	<p>TBC</p>	<p>Details to be determined through Transport Assessment and Masterplan</p>
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	<p>on to the B4265, which must connect via a spine link road through to Phase 1 of the development.</p> <p>A new access to St Athan Primary through the site to replace the existing sub-standard access to the school from Rock Road.</p>				
Sustainable Transport/Active Travel	<p>The provision of an Active Travel route along the boundary of the site fronting Gileston Road and the B4265.</p> <p>Upgrading of the Gileston Road/B4265 bus stop junction must be upgraded</p>	<p>£TBC (Phase 1 and Phase 2 to be considered separately).</p> <p>Developer</p>	<p>Vale of Glamorgan Council</p>	<p>TBC</p>	<p>Cost may be subject to change, to be determined at the planning application stage</p>
Community Facilities	An off-site financial contribution towards the provision or enhancement of community facilities in the area	£TBC (Phase 1 and Phase 2 to be considered separately).	Vale of Glamorgan Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local

		S106 contribution from developer.			provision, including any deficiencies
Recreational Open space	To be provided in accordance with the Council's open space requirements, site master planning incorporating measures identified in Policy KS4.	TBC	Developer	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies.
Green Infrastructure	Green infrastructure strategy and specific GI requirements as set out in Policy KS4.  GI to be provided onsite as part of detailed masterplanning of the Site	Developer	Developer/Vale of Glamorgan	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing.
Drainage	Sustainable Urban Drainage to be provided as part of the development.  Commuted sum for ongoing management and maintenance.	£TBC  Developer	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.

Water supply/ sewage	<p>HMA required for water supply network and public sewerage network.</p> <p>The site falls within the catchment area of West Aberthaw (WwTW) which has limited capacity to accommodate the domestic foul flows from this site. However, improvements are planned as part of the AMP8 Programme 2025 to 2030.</p>	<p>£ Cost of HMA £5,000 to £50,000*</p> <p>Developer</p>	<p>Developer/ DCWW</p>	<p>TBC</p>	
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Policy: SP4: KS5 Land to the West of St Athan				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period

29.6 hectares	Residential	Allocation	600	2027-2036	
<b>Site Description</b>					
Land west of St Athan is a key site comprising two parcels of land on the edge of the primary settlement of St Athan. The larger of the two parcels is 28.1 Ha and the smaller area, on the opposite side of the B4265, is 1.5 Ha. The northern boundary of this site is formed by Llantwit Road, with an isolated dwelling in the north west corner of the site and a row of detached residential properties to the north east. A series of utilitarian industrial buildings associated with the Bro Tathan Enterprise Zone are located further to the north. To the east of the site is the settlement of St Athan with land immediately to the east, including Paul Lewis St Athan Community Centre with associated sports pitches, and both equipped and non-equipped public open space. Housing is located on the eastern side of the community centre. The site's southern boundary is formed by the Vale of Glamorgan Railway Line.					
<b>Key site issues and constraints</b>		<b>Key policy requirements</b>			
<ul style="list-style-type: none"> <li>Limited capacity at West Aberthaw WwTW. DCWW has confirmed that upgrades are planned as part of the AMP8 programme 2025 and 2030.</li> <li>Water and Foul Water Hydraulic Modelling Assessments (HMAs) required.</li> <li>Historic Environment Record identifies evidence of significant Medieval activity in the immediate vicinity, a desk-based assessment and geophysical survey will be required.</li> <li>Land to be safeguarded to facilitate a new rail station and park and ride facility.</li> </ul>		<ul style="list-style-type: none"> <li>Placemaking and Site Master planning</li> <li>Minimum of 35% Affordable housing</li> <li>Green Infrastructure</li> <li>Net Zero Carbon Homes</li> <li>Sustainable/Active Travel</li> <li>Net Biodiversity Benefit</li> </ul>			
<b>Key Infrastructure requirements (including broad costs where known):</b>					
Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period	Notes
Education	Contribution towards additional English Medium secondary, primary and nursery provision, plus	£11,600,000	VOGC to deliver additional school places	TBC	Sufficient capacity projected to be available in catchment Welsh

	Additional Learning Needs provision.	S106 contribution from developer.	using s106 contributions.		Medium schools and denominational schools.  This will be reviewed at planning application stage.
Highways	<p>The delivery of a signalised junction on to the B4265 with Active Travel crossing points providing access into both parcels within the site allocation.</p> <p>A contribution towards off-site improvements to the capacity and flow of junctions on the strategic highway network as informed by the Strategic Transport Assessment and site-specific Transport Assessment.</p> <p>The road layout and width should be of a sufficient width and design to allow for the provision of a loop road to facilitate a bus connection.</p>	Developer Costs TBC	Vale of Glamorgan Council	TBC	Details to be determined through Transport Assessment and Masterplan

	<p>The development will be required to upgrade the existing cross roads junction of B4265/Gileston Road to the West.</p>				
Sustainable Transport/Active Travel	<p>Safeguarding of land within the smaller parcel to allow for the delivery of a new rail station at St Athan including appropriate car parking to support the use of the site as a bus/rail interchange.</p> <p>The provision of an Active Travel route along the B4265 between the site entrance and the Gileston Road junction to the east.</p> <p>A contribution towards the delivery of an Active Travel route between St Athan and Llantwit Major</p> <p>Safeguarding of land within the site boundary of the larger site to allow for the provision of a pedestrian</p>	<p>Developer Costs TBC</p>	<p>Developer Vale of Glamorgan Council</p> <p>Network Rail</p> <p>Capital City Region</p>	<p>TBC</p>	<p>Active travel routes will be determined at the planning application stage in collaboration with active travel Colleagues.</p> <p>Financial contributions towards improved public transport and bus frequency. Cost may be subject to change, to be determined at the planning application stage</p> <p>Delivery of the St Athan Railway Station to be determined by future regional funding and informed by the WelTAG assessments</p>

	<p>and cycle bridge to serve a new education facility on land to the south as identified in Policy CI3 (2)</p> <p>Land south of the railway, St Athan</p> <p>The provision of pedestrian/cycle links to Llantwit Road and pedestrian footway improvements along Llantwit Road.</p>				
Community Facilities	The provision of an on-site community building to serve the development	Developer Costs TBC	Vale of Glamorgan Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies.
Green Infrastructure	Green infrastructure strategy and specific GI requirements as set out in Policy KS5.	Developer	Developer/Vale of Glamorgan	TBC	To be provided on site.
Recreational Open space	The extension of St Athan Recreation Ground including the provision of an additional sports pitch,	TBC	Developer	TBC	Exact level and type of provision will be determined as part of Masterplanning and will

	areas of equipped play and community allotments				account for existing local provision, including any deficiencies.
Drainage	<p>FCA required as a small part of the site affected by surface water flooding.</p> <p>Sustainable Urban Drainage to be provided as part of the development.</p> <p>Commuted sum for ongoing management and maintenance.</p>	<p>£TBC</p> <p>Developer</p>	<p>Developer/ Vale of Glamorgan Council</p>	<p>TBC</p>	<p>Details to be determined at the planning application stage/ as part of SAB approval.</p>
Water supply/ sewage	<p>Limited capacity at West Aberthaw WwTW. DCWW has confirmed that upgrades are planned as part of the AMP8 programme 2025 and 2030.</p> <p>Water and Foul Water Hydraulic Modelling Assessments (HMAs) required.</p>	<p>£ Cost of HMA £5,000 to £50,000*</p> <p>Developer</p>	<p>Developer/ DCWW</p>	<p>TBC</p>	

## INFRASTRUCTURE REQUIREMENTS- ADDITIONAL HOUSING ALLOCATIONS

<b>Policy: HG1 (1) Land to the east of Pencoedtre Lane</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
4.45 hectares	Residential	Allocation	135	2027-2031
Site Description				
This 4.45-hectare site is located to the north west of Pencoedtre, Barry and was previously part of the former Bryn Hafren Comprehensive School (now Pencoedtre High School). The site is owned by the Vale of Glamorgan Council's Housing Department and is earmarked for development as part of the Council's housing development programme.				
Key site issues and constraints		Key policy requirements		
<ul style="list-style-type: none"> <li>125mm, 17" and 36" watermains crossing the site <ul style="list-style-type: none"> <li>The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site.</li> <li>The Historic Environment Record identifies sites and features including a quarry and limekiln, Medieval pottery, and potentially former road, farmstead and well. Desk-based assessment and in some areas geophysical survey, prior to any determination of an application would inform mitigation, which may include further pre-determination work.</li> <li>GCN records in the local area. Potential for dormice. Application will need to be supported by up-to-date ecological survey information.</li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li>Placemaking and Site Master planning</li> <li>Minimum of 30% Affordable housing</li> <li>Green Infrastructure</li> <li>Net Zero Carbon Homes</li> <li>Sustainable/Active Travel</li> <li>Net Biodiversity Benefit</li> </ul>		
Key Infrastructure requirements (including broad costs where known):				

<b>Infrastructure</b>	<b>Requirements</b>	<b>Estimated Cost and Funding Sources</b>	<b>Delivery body</b>	<b>Phasing/delivery period</b>	<b>Notes</b>
Education	Contribution towards Additional Learning Needs provision.	Circa £92,000 S106 contribution from developer.	VOGC to deliver additional school places using s106 contributions.	TBC	Sufficient capacity projected to be available in catchment English, Welsh Medium and denominational schools.  This will be reviewed at planning application stage.
Highways	A contribution towards off-site improvements to the capacity and flow of key junctions in the area.	£ tbc Developer	Vale of Glamorgan Council	TBC	Vale of Glamorgan Council
Sustainable Transport/Active Travel	£ TBC S106 contribution from developer.	Vale of Glamorgan Council	TBC	Upgrading of highways, pedestrian and cycle access on to Cardiff Road and linkages to local services, including Eastbrook Station	

Community Facilities	An off-site financial contribution towards the provision or enhancement of community facilities in the area	Circa £240,000 S106 contribution from developer.	Vale of Glamorgan Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies
Recreational Open Space	To be provided in accordance with the Council's open space requirements.	£ TBC	Developer	TBC	Exact level and type of provision will be determined as part of Masterplanning.
Green Infrastructure	Green infrastructure strategy and specific GI requirements..  GI to be provided onsite as part of detailed masterplanning of the Site.	£TBC  Developer	Developer/ Vale of Glamorgan Council	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community orchards and community growing
Drainage	Sustainable Urban Drainage to be provided as part of the development.  Commuted sum for ongoing	£TBC  Developer	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.

	management and maintenance.				
Water supply/ sewage	TBC	TBC	Developer/ DCWW	TBC	The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.

<b>Policy: HG1 (2) Land at the Mole, Barry Waterfront</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
3.1 hectares	Residential/Mixed	Application pending determination	65	2029-30
Site Description				
The site which is owned by Associated British Ports is located at Dock No1. Barry Waterfront and consists of a bund pier extending some 390m out into the dock basin, of approximately 3.1 hectares. The site is brownfield comprises former industrial land. Neptune Way forms the western boundary, providing vehicular and pedestrian access to the site. The site forms part of the continued				

regeneration of the former Barry Docks, and in addition to residential development future potential uses include retail, office and recreational/leisure uses.

Key site issues and constraints	Key policy requirements
<ul style="list-style-type: none"> <li>The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site.</li> <li>A Flood Consequences Assessment has been submitted as part of the planning application and found to be acceptable. This may need to be revised should alternative applications be submitted.</li> </ul>	<ul style="list-style-type: none"> <li>Placemaking and Site Masterplanning</li> <li>Minimum of 30% Affordable housing</li> <li>Green Infrastructure</li> <li>Sustainable/Active Travel</li> <li>Net Biodiversity Benefit</li> </ul>

#### Key Infrastructure requirements (including broad costs where known):

Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period	Notes
Education	To be determined as part of current planning application.	£ TBC  S106 contribution from developer.	VOGC to deliver additional school places using s106 contributions.	TBC	
Highways	To be determined as part of current planning application.	£ TBC  Developer	Vale of Glamorgan Council	TBC	
Sustainable Transport/ Active Travel	To be determined as part of current planning application.	£ TBC  S106 contribution from developer.	Vale of Glamorgan Council	TBC	

Community Facilities	To be determined as part of current planning application.	£TBC S106 contribution from developer.	Vale of Glamorgan Council	TBC	
Recreational Open Space	To be determined as part of current planning application.	£ TBC	Developer	TBC	
Green Infrastructure	GI to be provided on site as part of detailed masterplanning of the site	£TBC Developer	Developer/ Vale of Glamorgan Council	TBC	To be provided on site.
Drainage	Sustainable Urban Drainage to be provided as part of the development.  Commuted sum for ongoing management and maintenance.	£TBC Developer	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.
Water Supply/Sewerage	TBC	TBC	Developer Dwr Cymru Welsh Water	TBC	The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.

<b>Policy: HG1 (3) Land at Hayes Lane, Barry</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
1.92 hectares	Residential	Allocation	70	2028-2031
<b>Site Description</b>				
The site lies to the south of Hayeswood Road, Bendricks Barry, adjacent to residential development to the north and adjoins exiting employment uses at Atlantic Industrial Estate to the south and east. The site will be developed by the Vale of Glamorgan Council as part of its housing development programme.				
<b>Key site issues and constraints</b>			<b>Key policy requirements</b>	
<ul style="list-style-type: none"> <li>The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site.</li> <li>A small part of the periphery of the site is affected by surface water flooding a Flood Consequences Assessment will be required to support a planning application.</li> </ul>			Placemaking and Site Master planning Minimum of 30% Affordable housing Green Infrastructure Net Zero Carbon Homes Sustainable/Active Travel Net Biodiversity Benefit	
<b>Key Infrastructure requirements (including broad costs where known):</b>				
Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period
Education	Contribution towards additional English Medium primary, secondary and nursery provision.	Circa £1,220,000  S106 contribution from developer.	VOGC to deliver additional school places using s106 contributions.	TBC
				Sufficient capacity projected to be available in catchment Welsh Medium schools.  This will be reviewed at planning application stage. If site is developed for

					100% affordable housing, this figure will be reviewed.
Highways	TBC	£ TBC	Vale of Glamorgan Council	TBC	
Sustainable Transport/Active Travel	A contribution towards off-site sustainable transport measures in the area.	£145,260	Vale of Glamorgan Council TBC		If site is developed for 100% affordable housing, this figure will be reviewed.
Community Facilities	An off-site financial contribution towards the provision or enhancement of community facilities in the area	Circa £79,560  S106 contribution from developer.	Vale of Glamorgan Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies  If site is developed for 100% affordable housing, this figure will be reviewed.
Recreational Open Space	To be provided in accordance with the Council's open space requirements.	£ TBC	Developer	TBC	Exact level and type of provision will be determined as part of Masterplanning.

Green Infrastructure	GI to be provided on site as part of detailed masterplanning of the site	Developer	Developer/Vale of Glamorgan		To be provided on site.
Drainage	<p>FCA required as a small part of the site affected by surface water flooding. This should consider the potential impacts of offsite flooding on access/egress.</p> <p>Sustainable Urban Drainage to be provided as part of the development.</p> <p>Commuted sum for ongoing management and maintenance.</p>	<p>£TBC</p> <p>Developer</p>	<p>Developer/ Vale of Glamorgan Council</p>	TBC	<p>Details to be determined at the planning application stage/ as part of SAB approval.</p>
Water supply/ sewage	TBC	TBC	Developer/ DCWW	TBC	<p>The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the</p>

					domestic foul flows from this site.
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<b>Policy: HG1 (4) Land at Neptune Road, Barry Waterfront</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
0.7 hectares	Residential	Allocation	40	2027-2028
Site Description				
The site comprises a vacant brownfield land, roughly triangular in shape, located between Neptune Road and Ffordd Y Mileniwm, Barry Waterfront.				
Key site issues and constraints		Key policy requirements		
<ul style="list-style-type: none"> <li>The site is within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site and will be considered for a financial contribution as part of the Mitigation Strategy for the site.</li> <li>A small part of the periphery of the site is affected by surface water flooding and a Flood Consequences Assessment will be required to support a planning application.</li> </ul>		Minimum of 30% Affordable housing Green Infrastructure Net Zero Carbon Homes Sustainable/Active Travel Net Biodiversity Benefit		
Key Infrastructure requirements (including broad costs where known):				

Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period	Notes
Education	Contribution towards additional English Medium secondary provision.	£228,568 S106 contribution from developer.	VOGC to deliver additional school places using s106 contributions.	TBC	Sufficient capacity projected to be available in catchment Welsh Medium schools and English Medium primary.  This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed.
Highways	TBC	£ TBC	Vale of Glamorgan Council	TBC	
Sustainable Transport/Active Travel	A contribution towards off-site sustainable transport measures in the area.	£145,260	Vale of Glamorgan Council TBC		If site is developed for 100% affordable housing, this figure will be reviewed.
Community Facilities	An off-site financial contribution towards the provision of	Circa £79,560	Vale of Glamorgan Council	TBC	Exact level and type of provision will be determined as part of

	enhancement of community facilities in the area	S106 contribution from developer.			Masterplanning and will account for existing local provision, including any deficiencies  If site is developed for 100% affordable housing, this figure will be reviewed.
Recreational Open Space	To be provided in accordance with the Council's open space requirements.	£ TBC	Developer	TBC	Exact level and type of provision will be determined as part of Masterplanning.
Green Infrastructure	GI to be provided on site as part of detailed masterplanning of the site	Developer	Developer/Vale of Glamorgan	TBC	To be provided on site.
Drainage	FCA required as a small part of the site affected by surface water flooding.  Sustainable Urban Drainage to be provided as part of the development.	£TBC  Developer	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.

	Commuted sum for ongoing management and maintenance.				
Water supply/ sewage	TBC	TBC	Developer/ DCWW	TBC	The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.

<b>Policy: HG1 (5) Land between the Northern Access Road and Eglwys Brewis Road (Site C - Central Parcel)</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
7.9 hectares	Residential	Allocation	235	2028-2034
<b>Site Description</b>				
The site is owned by the Welsh Government and comprises an area of greenfield land. The site is bound to the north by Northern Access Road beyond which is Milland's Caravan Park and predominantly greenfield land. The south of the site is bound by Eglwys Brewis Road, and further beyond is the village of Eglwys Brewis and MOD St Athan. An unnamed road bounds the east of the site, which can be accessed via Eglwys Brewis Road, and the west is immediately bound by greenfield land. The town of Llantwit Major is located further to the east of the site. The site was previously allocated for residential development within the adopted Vale of Glamorgan LDP.				
<b>Key site issues and constraints</b>		<b>Key policy requirements</b>		
<ul style="list-style-type: none"> <li>150mm sewer crossing the site</li> <li>Any minor area of the site is located within Flood Zone 2</li> </ul> <p>Fluvial flood risk is confined to the southern boundary of the site, with flood zones associated with the Boerton Brook</p>		Placemaking and Site Masterplanning Minimum of 35% Affordable housing Green Infrastructure Net Zero Carbon Homes Sustainable/Active Travel		

<p>which flows through the site. Any planning application for the site should be accompanied by an FCA which demonstrates how the proposals meet the requirements of TAN15.</p> <ul style="list-style-type: none"> <li>Recent archaeological work on the adjoining site has encountered significant archaeological features including human remains; an area has been Scheduled as a result. Desk-based assessment and geophysical survey, prior to any determination of an application would inform mitigation, which may include further pre-determination work.</li> <li>Dormouse, GCN and lesser horseshoe bat present in locality. Application will need to be supported by up-to-date ecological survey information, to inform appropriate proposals for species conservation.</li> </ul>	Net Biodiversity Benefit
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**Key Infrastructure requirements (including broad costs where known):**

Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period	Notes
Education	Contribution towards additional English Medium secondary provision and Additional Learning Needs provision.	Circa £2,676,000 S106 contribution from developer.	VOGC to deliver additional school places using s106 contributions.	TBC	<p>Sufficient capacity projected to be available in catchment Welsh Medium schools and English Medium Primary.</p> <p>This will be reviewed at planning application stage.</p>
Highways	A contribution towards off-site improvements to the	£ TBC Developer	Vale of Glamorgan Council	TBC	Details to be determined through Transport

	capacity and flow of key junctions in the area.				Assessment and Masterplan
Sustainable Transport/Active Travel	A contribution towards off-site sustainable transport measures in the area.	£ TBC  S106 contribution from developer.	Vale of Glamorgan Council	TBC	Upgrading of highways, pedestrian and cycle access on to Cardiff Road and linkages to local services, including Eastbrook Station
Community Facilities	An off-site financial contribution towards the provision or enhancement of community facilities in the area	Circa £415,000  S106 contribution from developer.	Vale of Glamorgan Council	TBC	Exact level and type of provision will be determined as part of Masterplanning and will account for existing local provision, including any deficiencies
Green Infrastructure	To be provided in accordance with the Council's open space requirements.	£ TBC	Developer	TBC	Exact level and type of provision will be determined as part of Masterplanning.
Recreational Open space	Green infrastructure strategy and specific GI requirements..  GI to be provided onsite as part of detailed	£TBC  Developer	Developer/ Vale of Glamorgan Council	TBC	To be provided on site. GI includes informal open space, amenity green space, parks and gardens, natural and semi natural space, community

	masterplanning of the site.				orchards and community growing
Drainage	<p>FCA required as a small part of the site affected by river flooding.</p> <p>Sustainable Urban Drainage to be provided as part of the development.</p> <p>Commuted sum for ongoing management and maintenance.</p>	<p>£TBC</p> <p>Developer</p>	<p>Developer/ Vale of Glamorgan Council</p>	TBC	Details to be determined at the planning application stage/ as part of SAB approval.
Water supply/ sewage	TBC	TBC	Developer/ DCWW	TBC	The site falls within the catchment area of Llantwit Major Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.

<b>Policy: HG1 (6) Land adjoining St Athan Road, Cowbridge</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
3.8 hectares	Residential	Application pending determination	105	2027-2035
<b>Site Description</b>				
The site was previously allocated for residential development within the adopted Vale of Glamorgan LDP and is currently subject to a planning application. The application site extends to approximately 3.9 hectares and is located to the southeast of Cowbridge town centre between Windmill Lane and St Athan Road. The site is broadly rectangular in shape and comprises an area of undeveloped grazing land which is bounded in areas by hedgerows and slopes south-eastwards towards St Athan Road. The site is bounded to the north and west by existing residential properties located along Llanquian Close, Bessant Close and Windmill Lane respectively. St Athan Road bounds the site to the east and open countryside is located to the south.				
<b>Key site issues and constraints</b>		<b>Key policy requirements</b>		
<ul style="list-style-type: none"> <li>Water and Foul Water Hydraulic Modelling Assessments (HMAs) required</li> <li>A flood risk and drainage strategy was submitted to support the planning application. This will need to be updated should future applications be submitted.</li> <li>Part of the area has undergone archaeological evaluation which identified Iron Age / Roman remains. Further archaeological mitigation, which may include further excavation or exclusion of certain areas from development would be required prior to any positive determination of any planning application.</li> </ul>		Minimum of 40% Affordable housing Green Infrastructure Sustainable/Active Travel Net Biodiversity Benefit		
<b>Key Infrastructure requirements (including broad costs where known):</b>				
Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period
Education	Contribution towards additional	£TBC Developer	Vale of Glamorgan Council	TBC

	English Medium primary and secondary provision.				
Sustainable Transport/Active Travel	TBC	Developer	Vale of Glamorgan Council	TBC	
Community Facilities	TBC	Developer	Vale of Glamorgan Council	TBC	
Drainage	<p>FCA required as a small part of the site affected by small watercourses and surface water flooding.</p> <p>Sustainable Urban Drainage to be provided as part of the development.</p> <p>Commuted sum for ongoing management and maintenance.</p>	<p>£TBC</p> <p>Developer</p>	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.
Water Supply/Sewerage	A hydraulic modelling assessment is	Developer	Developer Dwr Cymru Welsh Water	TBC	The site falls within the catchment area of Cowbridge Wastewater

	<p>required to identify a potential point of connection.</p> <p>Capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.</p>			Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.
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<b>Policy: HG1 (7)      Former Stadium Site, adjacent to Burley Place</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
2.2 hectares	Residential	Application pending determination	80	2027-2029
<b>Site Description</b>				
The site was previously allocated for residential development within the adopted Vale of Glamorgan LDP. This 2.2 hectare brownfield site is located to the east of St Athan village on a former sports ground. The site is bordered to the north and west by existing residential area, while the southern and eastern border is bounded by part of the golf course for St Athan Golf Club.				

Key site issues and constraints		Key policy requirements			
<ul style="list-style-type: none"> <li>Limited capacity at West Aberthaw WwTW. DCWW has confirmed that upgrades are planned as part of the AMP8 programme 2025 and 2030.</li> <li>Water and Foul Water Hydraulic Modelling Assessments (HMAs) required.</li> <li>Site supported by an ecological assessment</li> </ul>		<ul style="list-style-type: none"> <li>Minimum of 35% Affordable housing</li> <li>Green Infrastructure</li> <li>Sustainable/Active Travel</li> <li>Net Biodiversity Benefit</li> </ul>			
<b>Key Infrastructure requirements (including broad costs where known):</b>					
Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period	Notes
Education	To be determined as part of current planning application.	£ TBC  S106 contribution from developer.	VOGC to deliver additional school places using s106 contributions.	TBC	
Highways	To be determined as part of current planning application.	£ TBC  Developer	Vale of Glamorgan Council	TBC	
Sustainable Transport/Active Travel	To be determined as part of current planning application.	£ TBC  S106 contribution from developer.	Vale of Glamorgan Council	TBC	
Community Facilities	To be determined as part of current planning application.	£TBC  S106 contribution from developer.	Vale of Glamorgan Council	TBC	

Recreational Open Space	To be determined as part of current planning application.	£ TBC	Developer	TBC	
Green Infrastructure	GI to be provided on site as part of detailed masterplanning of the site	£TBC Developer	Developer/ Vale of Glamorgan Council	TBC	To be provided on site.
Drainage	Sustainable Urban Drainage to be provided as part of the development.  Commuted sum for ongoing management and maintenance.	£TBC Developer	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.
Water supply/ sewage	HMA required for water supply network and public sewerage network.  The site falls within the catchment area of West Aberthaw (WwTW) which has limited capacity to accommodate the domestic foul flows from this site. However, improvements are	£ Cost of HMA £5,000 to £50,000* Developer	Developer/ DCWW	TBC	

	planned as part of the AMP8 Programme 2025 to 2030.				
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<b>Policy: HG1 (8) Clive Road, St Athan</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
1.68 hectares	Residential	Allocation	51	2027-2028
Site Description				
The site is circa. 1.68 ha in size and comprises of predominantly grassland, with a hardstanding sport/play court located in the northeastern corner of the site. The sport/play court is fenced with access via a gate to and from Clive Road. The site is located to the south of Clive Road and Cowbridge Road to the west, to the south of the settlement of St Athan and the east of the identified St Athan – Cardiff Enterprise Zone. The site is enclosed by established hedgerow to the west and southern boundaries, residential development opposite to the northern side of Clive Road and the clubhouse of St Athan Golf Club to the east. The site has previously used as formal recreational space.				
Key site issues and constraints		Key policy requirements		
<ul style="list-style-type: none"> <li>Limited capacity at West Aberthaw WwTW. DCWW has confirmed that upgrades are planned as part of the AMP8 programme 2025 and 2030.</li> <li>Water and Foul Water Hydraulic Modelling Assessments (HMAs) required.</li> <li>Historic Environment Record identifies evidence of significant late prehistoric and Roman activity in the immediate vicinity, a desk-based assessment and geophysical survey will be required.</li> </ul>		Minimum of 35% Affordable housing Green Infrastructure Net Zero Carbon Homes Sustainable/Active Travel Net Biodiversity Benefit		
Key Infrastructure requirements (including broad costs where known):				

<b>Infrastructure</b>	<b>Requirements</b>	<b>Estimated Cost and Funding Sources</b>	<b>Delivery body</b>	<b>Phasing/delivery period</b>	<b>Notes</b>
Education	Contribution towards additional English Medium primary, secondary and nursery provision.	£874,856 S106 contribution from developer.	VOGC to deliver additional school places using s106 contributions.	TBC	Sufficient capacity projected to be available in catchment Welsh Medium schools, denominational schools..  This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed.
Sustainable Transport/Active Travel	£3,228 per dwelling (adopted LDP SPG figure plus inflation).	£80,700 S106 contribution from developer.	VOGC to deliver active travel /sustainable transport improvements in area.	TBC	This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed

Community Facilities	£1,758 per dwelling (adopted LDP SPG figure plus inflation).	£44,200 S106 contribution from developer.	VOGC to deliver community facilities transport improvements in area	TBC	This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed
Recreational Open Space	To be provided in accordance with the Council's open space requirements.	Developer S106 contribution from developer if not provided on site.	Developer	TBC	To be provided on site. Where this cannot be achieved, an off-site contribution will be required.
Green Infrastructure	Green infrastructure strategy and specific GI requirements.	Developer	Developer	TBC	To be provided on site.
Drainage	Sustainable Urban Drainage to be provided as part of the development.  Commuted sum for ongoing management and maintenance.	£TBC  Developer	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.
Water supply/ sewage	HMA required for water supply network and public sewerage network.	£ Cost of HMA £5,000 to £50,000*  Developer	Developer/ DCWW	TBC	

	<p>The site falls within the catchment area of West Aberthaw (WwTW) which has limited capacity to accommodate the domestic foul flows from this site. However, improvements are planned as part of the AMP8 Programme 2025 to 2030.</p>				
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<b>Policy: HG1 (9)      Land north of the Railway Line (East)</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
13.5 hectares	Residential	Application pending determination	339	2025-2031
Site Description				
The site is located to the east of the existing settlement of Rhoose and lies adjacent to the recently completed residential development which forms phase 1 of the adopted Local Development Plan allocation “north of the railway line, Rhoose”. The site consists of four inter-connected fields separated from each other by hedgerows containing dispersed trees. The fields consist of arable and semi-improved grassland. Topographically, the site is gently rolling with a steeper decline at its southern end. There is an existing access to the site is via Pentir Y De which runs along the eastern boundary.				
Key site issues and constraints			Key policy requirements	

			Minimum of 35% Affordable housing		
<b>Key Infrastructure requirements (including broad costs where known):</b>					
Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period	Notes
Education	The provision or enhancement of educational facilities in schools serving the development for Secondary school children	£2,175,069	Vale of Glamorgan Council	TBC	
Sustainable Transport/Active Travel	Providing or enhancing active travel and sustainable transport measures in the local ward area	£777,400	Vale of Glamorgan Council	TBC	
Community Facilities	Providing or enhancing community facilities)in the local ward area	£427,140	Vale of Glamorgan Council	TBC	
Recreational Open Space	Providing or enhancing public open space (outdoor sports facilities)	£535,373	Vale of Glamorgan Council	TBC	

	in the local ward area				
Drainage	<p>Planning application submitted by a drainage strategy.</p> <p>Sustainable Urban Drainage to be provided as part of the development.</p> <p>Commuted sum for ongoing management and maintenance.</p>	<p>£TBC</p> <p>Developer</p>	<p>Developer/ Vale of Glamorgan Council</p>	<p>TBC</p>	<p>Details to be determined at the planning application stage/ as part of SAB approval.</p>
Water supply/sewerage	Hydraulic modelling assessment on both the sewerage and potable water networks will be required	<p>£ Cost of HMA £5,000 to £50,000*</p> <p>Developer</p>	<p>Developer/ DCWW</p>	<p>TBC</p>	<p>The site falls within the catchment area of Cog Moors Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.</p>



## INFRASTRUCTURE REQUIREMENTS- AFFORDABLE HOUSING LED ALLOCATIONS

Policy: HG4 (1) Land to the East of Colwinston				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
1 hectare	Residential	Allocation	25	2026-2028
Site Description				
The 1-hectare green field site is located to the east of the centre of Colwinston. The site is bound to the north and east by agricultural land, to the south and west by residential properties and St Davids Church in Wales Primary School to the west.				
Key site issues and constraints		Key policy requirements		
<ul style="list-style-type: none"> <li>Clean Water Hydraulic Modelling Assessment (HMA) required.</li> <li>Application will need to be supported by up-to-date ecological survey information and conservation measures as appropriate.</li> </ul>		Minimum 50% affordable housing		
Key Infrastructure requirements (including broad costs where known):				
Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period
Education	Contribution towards additional English Medium secondary provision.	£285,710 S106 contribution from developer.	VOGC to deliver additional school places using s106 contributions.	TBC
				Sufficient capacity projected to be available in catchment Welsh Medium schools, denominational schools and English Medium primary.  This will be reviewed at

					planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed.
Sustainable Transport/Active Travel	£3,228 per dwelling (adopted LDP SPG figure plus inflation).	£80,700 S106 contribution from developer.	VOGC to deliver active travel /sustainable transport improvements in area.	TBC	This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed
Community Facilities	£1,758 per dwelling (adopted LDP SPG figure plus inflation).	£44,200 S106 contribution from developer.	VOGC to deliver community facilities transport improvements in area	TBC	This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed
Recreational Open Space	To be provided in accordance with the Council's open space requirements.	Developer S106 contribution from developer if	Developer	TBC	To be provided on site. Where this cannot be achieved, an off-

		not provided on site.			site contribution will be required.
Green Infrastructure	Green infrastructure strategy and specific GI requirements.	Developer	Developer	TBC	To be provided on site.
Drainage	Sustainable Urban Drainage to be provided as part of the development.  Commuted sum for ongoing management and maintenance.	£TBC  Developer	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.
Water supply/ sewage	HMA required for water supply network.	£ Cost of HMA £5,000 to £50,000*  Developer	Developer/ DCWW	TBC	The sewerage network is expected to be able to accommodate this site.  The site falls within the catchment area of Cowbridge Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.

<b>Policy: HG4 (2)      Land west of Maendy Road, Aberthin</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
1.81 hectares	Residential	Allocation	25	2026-2028
Site Description				
The Site is approximately 1.81 ha in size and is located on greenfield land, west of Maendy Road, Aberthin. The main access and egress route is via Maes Llo i to the south of the Site, connected to Maendy Road (A4222). The Site is bounded to the north, west and north-east by greenfield land and to the south-east by residential development.				
Key site issues and constraints		Key policy requirements		
<ul style="list-style-type: none"> <li>The site is partially situated within Flood Zones 2 and 3 of the FMfP - Rivers, an FCA therefore will be required as part of any planning application which demonstrates how the proposals meet the requirements of TAN15.</li> <li>Application will need to be supported by up-to-date ecological survey information and conservation measures as appropriate.</li> </ul>		Minimum 50% affordable housing		
Key Infrastructure requirements (including broad costs where known):				
Infrastructure	Requirements	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period
Education	Contribution towards additional English Medium secondary provision.	££285,710 S106 contribution from developer.	VOGC to deliver additional school places using s106 contributions.	TBC
				Sufficient capacity projected to be available in catchment Welsh Medium schools, denominational schools and

					English Medium primary.  This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed.
Sustainable Transport/Active Travel	£3,228 per dwelling (adopted LDP SPG figure plus inflation).	£80,700  S106 contribution from developer.	VOGC to deliver active travel /sustainable transport improvements in area.	TBC	This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed
Community Facilities	£1,758 per dwelling (adopted LDP SPG figure plus inflation).	£44,200  S106 contribution from developer.	VOGC to deliver community facilities transport improvements in area	TBC	This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed

Recreational Open Space	To be provided in accordance with the Council's open space requirements.	Developer S106 contribution from developer if not provided on site.	Developer	TBC	To be provided on site. Where this cannot be achieved, an off-site contribution will be required.
Green Infrastructure	Green infrastructure strategy and specific GI requirements.	Developer	Developer	TBC	To be provided on site.
Drainage	FCA required as a small part of the site affected by river and surface water flooding.  Sustainable Urban Drainage to be provided as part of the development.  Commuted sum for ongoing management and maintenance.	£TBC  Developer	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.
Water supply/ sewage	N/A	N/A	N/A	N/A	The water network and sewerage network is expected to be able to accommodate this site.

					The site falls within the catchment area of Cowbridge Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.
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<b>Policy: HG4 (3)      Land at Heol Fain, Wick</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
1.5 hectares	Residential	Allocation	50	2027-2029
Site Description				
The site is located on the western side of the settlement of Wick. Measuring circa 1.5Ha, the site mainly consists of grassland, with hedgerows and trees to its northern and western boundaries and wrought iron fencing on the eastern and southern boundaries; separating the site from adjoining residential development. The site is bordered by agricultural land to the north and west (beyond Heol Fain); and to the east and south by residential development. A sewage pumping station associated with the recent residential development is also located to the west of the site.				
Key site issues and constraints		Key policy requirements		
<ul style="list-style-type: none"> <li>Application will need to be supported by up-to-date ecological survey information and conservation measures as appropriate.</li> </ul>		Minimum 50% affordable housing		
<b>Key Infrastructure requirements (including broad costs where known):</b>				

<b>Infrastructure</b>	<b>Requirement</b>	<b>Estimated Cost and Funding Sources</b>	<b>Delivery body</b>	<b>Phasing/delivery period</b>	<b>Notes</b>
Education	Contribution towards additional English Medium secondary provision.	<p>£457,136</p> <p>S106 contribution from developer.</p>	VOGC to deliver additional school places using s106 contributions.	TBC	<p>Sufficient capacity projected to be available in catchment Welsh Medium schools, denominational schools and English Medium primary.</p> <p>This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed.</p>
Sustainable Transport/Active Travel	£3,228 per dwelling (adopted LDP SPG figure plus inflation).	<p>£161,400</p> <p>S106 contribution from developer.</p>	VOGC to deliver active travel /sustainable transport improvements in area.	TBC	<p>This will be reviewed at planning application stage. If site is developed for 100% affordable housing,</p>

					this figure will be reviewed
Community Facilities	£1,758 per dwelling (adopted LDP SPG figure plus inflation).	£88,400 S106 contribution from developer.	VOGC to deliver community facilities transport improvements in area	TBC	This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed
Recreational Open Space	To be provided in accordance with the Council's open space requirements.	Developer S106 contribution from developer if not provided on site.	Developer	TBC	To be provided on site. Where this cannot be achieved, an off-site contribution will be required.
Green Infrastructure	Green infrastructure strategy and specific GI requirements.	Developer	Developer	TBC	To be provided on site.
Drainage	Sustainable Urban Drainage to be provided as part of the development.  Commuted sum for ongoing management and maintenance.	£TBC Developer	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.
Water supply/ sewage	HMA required for water supply network.	£ Cost of HMA £5,000 to £50,000*	Developer/ DCWW	TBC	The sewerage network is expected to be able

		Developer			<p>to accommodate this site.</p> <p>There is limited capacity at Wick WwTW but it has been advised by DCWW that there is sufficient capacity to accommodate one additional scheme of 50 units in the area.</p>
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<b>Policy: HG4 (4) Land north of West Winds Business Park, Fferr Goch</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
0.73 hectares	Residential	Allocation	22	2026-2028
Site Description				
The site is located within the village of Fferr Goch and situate to the west of the B4268, and is bounded by West Winds Business Park to the south and residential development to the north.				
Key site issues and constraints			Key policy requirements	
<ul style="list-style-type: none"> <li>Historic Environment Record identifies evidence of significant prehistoric, Roman and Medieval activity in the immediate vicinity. Archaeological work (including geophysical survey and evaluation trenching) would be required prior to any positive determination of any planning application.</li> </ul>			<ul style="list-style-type: none"> <li>Placemaking and Site Masterplanning.</li> <li>50% affordable housing.</li> <li>Green Infrastructure Strategy.</li> <li>Net Zero Carbon Homes.</li> <li>Sustainable/Active Travel.</li> <li>Net Biodiversity Benefit.</li> </ul>	

<ul style="list-style-type: none"> <li>•</li> </ul> <p><b>Key Infrastructure requirements (including broad costs where known):</b></p>					
Infrastructure	Requirement	Estimated Cost and Funding Sources	Delivery body	Phasing/delivery period	Notes
Education	Contribution towards additional English Medium secondary provision.	£228,568  S106 contribution from developer.	VOGC to deliver additional school places using s106 contributions.	TBC	<p>Sufficient capacity projected to be available in catchment Welsh Medium schools, denominational schools and English Medium primary.</p> <p>This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed.</p>
Sustainable Transport/Active Travel	£3,228 per dwelling (adopted LDP SPG figure plus inflation).	£71,016  S106 contribution from developer.	VOGC to deliver active travel /sustainable transport improvements in area.	TBC	<p>This will be reviewed at planning application stage. If site is developed for 100%</p>

					affordable housing, this figure will be reviewed
Community Facilities	£1,758 per dwelling (adopted LDP SPG figure plus inflation).	£38,896 S106 contribution from developer.	VOGC to deliver community facilities transport improvements in area	TBC	This will be reviewed at planning application stage. If site is developed for 100% affordable housing, this figure will be reviewed
Recreational Open Space	To be provided in accordance with the Council's open space requirements.	Developer S106 contribution from developer if not provided on site.	Developer	TBC	To be provided on site. Where this cannot be achieved, an off-site contribution will be required.
Green Infrastructure	Green infrastructure strategy and specific GI requirements.	Developer	Developer	TBC	To be provided on site.
Drainage	Sustainable Urban Drainage to be provided as part of the development.  Commuted sum for ongoing management and maintenance.	£TBC  Developer	Developer/ Vale of Glamorgan Council	TBC	Details to be determined at the planning application stage/ as part of SAB approval.

Water Supply/Sewerage	TBC	TBC	TBC	TBC	The site falls within the catchment area of Penybont Merthyr Mawr Wastewater Treatment Works (WwTW) which has capacity to accommodate the domestic foul flows from this site.
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## INFRASTRUCTURE REQUIREMENTS- MAJOR LANDBANK SITES

<b>Policy: HG2 (1)      Land at Upper Cosmeston Farm</b>					
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period	
22 hectares	Residential	Outline Pending S106	576	2027-2036	
<b>Site Description:</b>					
The site is owned by the Welsh Government. Outline planning permission 2020/01170/OUT granted pending S106 21/03/2024. The site comprises of approximately 25 ha of land at the southern edge of Cosmeston. The majority of the site has until recently been in agricultural/equestrian use and comprises seven field parcels. The site includes a section of disused railway line, part of the now dormant Lavernock Quarry, a former landfill site known as 'Cosmeston No.1 Old Tip', and a number of access tracks and pockets and corridors of woodland and vegetation. The disused railway line running centrally through the site is also identified by the Council for as a future active travel route.					
<b>Key site issues and constraints</b>		<b>Key policy requirements</b>			
Site constraints have been considered during the consideration of the approved planning application and planning conditions have been attached to the approval to ensure appropriate mitigation measure to address any constraints identified.		40% Affordable Housing secured (S106) with an additional 10% provision to be funded by the Welsh Government Green Infrastructure Community Infrastructure (as detailed below)			
<b>Key Infrastructure requirements (including broad costs where known):</b>					
Infrastructure	Estimated cost	Funding sources	Delivery body	Phasing/delivery period	Notes
Sustainable Transport	£1,324,800	S106	Vale of Glamorgan Council	As specified by s106 legal agreement	
Education	£6,476,088 and transfer of 1 ha of land for the development of a	S106	Vale of Glamorgan Council	As specified by s106 legal agreement	

	new school with the development				
Open Space Provision	Provision of suitable open space within the confines of the site (inclusive of 1 x NEAP, 3 x LEAPs and 4 x LAPs).	S106	Vale of Glamorgan Council	As specified by s106 legal agreement	
School Transport Contributions	£54,149	S106	Vale of Glamorgan Council	As specified by s106 legal agreement	
Community Facilities	Circa 0.1-0.2 hectares within the development.	Developer	Vale of Glamorgan Council		
Health	Cardiff and Vale Health Board have expressed an interest in providing health facilities as part of any future community facility with the development	S106 (community building)  Cardiff and Vale Local Health Board	Vale of Glamorgan Council/Cardiff and Vale Local Health Board	To be determined	Potential space for enabling health services to be explored through the provision of multipurpose community building.

<b>Policy: HG2 (2) Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western Parcel)</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
7.9 hectares	Residential	Outline Pending s106	140	2028-2032
<b>Site Description</b>				
The application site is 7.9 hectares of land adjacent to the Northern Access Road, Eglwys Brewis. The site is owned by the Welsh Government. Outline planning permission 2020/00351/OUT granted 24/03/2021 pending s106. The site is adjoined by Eglwys Brewis Road to the south (with dwellings beyond), by the Northern Access Road to the North (with fields beyond), by the B4265 to the west (with the settlement of Llantwit Major beyond) and fields to the east.				
<b>Key site issues and constraints</b>			<b>Key policy requirements</b>	
Site constraints have been considered during the consideration of the approved planning application and planning conditions have been attached to the approval to ensure appropriate mitigation measure to address any constraints identified.			35% Affordable Housing Community Infrastructure (as detailed below) Green Infrastructure	
<b>Key Infrastructure requirements (including broad costs where known):</b>				
Infrastructure	Estimated cost	Funding sources	Delivery body	Phasing/delivery period
Sustainable Transport Education and Community Facilities	Combined contribution of £1,165,000	S106	Vale of Glamorgan Council	As specified by s106 legal agreement

<b>Policy: HG2 (3) Land between the Northern Access Road and Eglwys Brewis Road (Site B - Eastern Parcel)</b>				
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period
4.3 hectares	Residential	Outline Pending S106	100	2028-2031
<b>Site Description</b>				
The site is located to the west of St Athan and adjoining Eglwys Brewis Road to the south (with dwelling and the MOD base beyond), by the Northern Access Road to the North (with fields beyond), and by fields to the east and west. The site is owned by the Welsh Government. Outline planning permission 2020/00352/OUT granted 24/03/2021.				
<b>Key site issues and constraints</b>		<b>Key policy requirements</b>		
Site constraints have been considered during the consideration of the approved planning application and planning conditions have been attached to the approval to ensure appropriate mitigation measure to address any constraints identified.		35% Affordable Housing		
<b>Key Infrastructure requirements (including broad costs where known):</b>				
Infrastructure	Estimated cost	Funding sources	Delivery body	Phasing/delivery period
Combined contributions secured in associated with site HG1.11 Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western Parcel)	Combined contributions secured in associated with site HG1.11 Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western Parcel)	S106	Vale of Glamorgan Council	NA

<b>Policy: HG2 (4)      Land south of Llandough Hill / Penarth Road</b>					
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period	
4.2 hectares	Residential	Full Permission	133	2027-31	
<b>Site Description</b>					
The site is approximately 4.2 hectares of land on the North Eastern edge of Llandough. The A4160 Penarth Road is located to the North West of the site, Llandough Hill is located to the north and Cogan Pill Road to the south west. There is a disused covered reservoir and a dwelling (Water Works Cottage) adjacent to the South East boundary of the site. Planning permission 2020/01590/HYB was granted on the 31/03/2024.					
<b>Key site issues and constraints</b>				<b>Key policy requirements</b>	
Site constraints have been considered during the consideration of the approved planning application and planning conditions have been attached to the approval to ensure appropriate mitigation measure to address any constraints identified.				Affordable Housing (currently 15% as determined by site viability appraisal) Community Infrastructure (as detailed below)	
<b>Key Infrastructure requirements (including broad costs where known):</b>					
Infrastructure	Estimated cost	Funding sources	Delivery body	Phasing/delivery period	Notes
Education	£520,470	S106	Vale of Glamorgan Council	As specified by s106 legal agreement	

<b>Policy: HG2 (5)      Land West of Swanbridge Road (Phase 2)</b>					
Site Area	Allocation Type	Status	Total Homes	Phasing/delivery period	
6.5 hectares	Residential	Full Permission	175	2027-31	
<b>Site Description</b>					
The application site is land to the west of Swanbridge Road, Sully, and lies adjacent to the eastern part of the village. The site measures approximately 400m wide x 160m deep and comprises agricultural fields (6.5 hectares in area). 2016/01520 190 Dwellings approved 18/08/2022					
<b>Key site issues and constraints</b>			<b>Key policy requirements</b>		
Site constraints have been considered during the consideration of the approved planning application and planning conditions have been attached to the approval to ensure appropriate mitigation measure to address any constraints identified.			40% affordable Housing Community Infrastructure (as detailed below)		
<b>Key Infrastructure requirements (including broad costs where known):</b>					
Infrastructure	Estimated cost	Funding sources	Delivery body	Phasing/delivery period	Notes
Education	£2,411,176	S106	Vale of Glamorgan Council	As specified by s106 legal agreement	
Community Facilities	£229,520	S106	Vale of Glamorgan Council	As specified by s106 legal agreement	
Sustainable Transport	£418,000	S106	Vale of Glamorgan Council	As specified by s106 legal agreement	

\* Once commissioned and completed the HMA will identify the specific improvements required to accommodate the development. The cost of delivering the identified solution is in addition to the cost of undertaking a HMA, however the solution required to deliver the site can be requisitioned via provisions of the Water Industry Act 1991. The benefit to a developer of being able to use the requisition process is that the cost of a scheme is offset by the income generated to Welsh Water through customer bills from the development over a period of 12 years. Should the income that Welsh Water receives be greater than the cost of the scheme, then there is a nil contribution from the developer. Conversely, should the income received fall short of the scheme cost, a developer would be required to make up the shortfall.

## **Appendix 3 - Monitoring Framework**

## **Monitoring**

Monitoring is a key aspect of the Welsh Government's 'Plan, Monitor and Manage' approach to the planning system and also ensures the successful delivery of the RLDP. Accordingly, the Council is required by the Welsh Government to produce an Annual Monitoring Report (AMR) to be submitted to the Welsh Government by 31st October each year following the adoption of the RLDP.

The purpose of the AMR is to enable the Council to assess the performance of the Vale of Glamorgan RLDP in respect of progress of development proposals within the plan and the implementation of policies.

The AMR can assist the Council to -

- Identify areas of success
- Identify where certain policies are not being successful in delivering their intended objective;
- Identify gaps in the evidence base, perhaps through a change in the economy, which need to be addressed and reflected in the RLDP; and
- Identify what actions will be taken to address the issues identified to ensure the implementation of the RLDP, including any revisions that need to be made to the RLDP

In addition to annual monitoring, the Plan shall be the subject of a full review every 4 years which will provide the opportunity for the Council to review the progress in implementing the policies and make modifications where appropriate. The review shall also enable the Council to ensure that the RLDP is kept up to date in respect of changes in national planning policy and associated documents.

## **Monitoring Framework**

In order to enable the effective delivery of the RLDP the Council has developed a set of targets and indicators against which the performance of the policies and development proposals can be measured. Targets have been set for levels of development either annually or at interim years during the LDP period. The target for the whole of the Plan is to achieve the implementation of the LDP strategy.

LDP Regulation 37 prescribes one core indicator which must be included in the Annual Monitoring Report:

- Number of net additional affordable and market dwellings built in the LPA area.

Other key indicators are set out in the Development Plans Manual (Edition 3, 2020) and these are set out below and reflected in the monitoring framework.

- Spatial distribution of housing development.
- The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).
- Total cumulative completions monitored against the anticipated cumulative completion rate.
- The level of affordable housing completions monitored against the plan's overarching target.
- The tenure of affordable housing completions.

- Employment land take-up against allocations.
- Job growth.
- Delivery of the affordable housing policy against thresholds and targets for each sub-market area.
- Viability trends.
- The rate of development on key allocations (completions linked to phasing trajectories and infrastructure schemes, where appropriate).
- The delivery of key infrastructure that underpins the plan strategy.
- The completion of Gypsy and Traveller sites to meet identified need.
- The scale/type of highly vulnerable development permitted within flood risk areas.

### **Local Indicators**

The monitoring framework also includes a range of local indicators which supplement the core indicators referred to above. The local indicators relate to the Vale of Glamorgan context and refer to the specific requirements of individual policies and proposals contained within the RLDP. They are also based on the availability and quality of local data. Both the core and local indicators are linked to the RLDP objectives and are considered to be important in monitoring the effectiveness of the LDP strategy and policies.

The plan will need to consider the linkages between the Integrated Sustainability Appraisal monitoring process and the LDP monitoring process to avoid duplication.

### **Monitoring Indicators and Trigger Points**

The monitoring framework of the RLDP includes a set of indicators and targets which are set against trigger points to indicate if one part of the plan is not achieving the desired outcomes. Trigger points have been included to assess the level to which a Policy has diverged from the monitoring target to such an extent that it could identify that the Policy is failing to be implemented or needs to be amended. Many of the indicators include biannual targets or refer to appropriate target dates for specific developments / facilities to assess the performance of the Plan.

<b>Continue Monitoring (Green)</b>	<b>Where indicators are suggesting the LDP Policies are being implemented effectively and there is no cause for review.</b>
<b>Training Required (Blue)</b>	<b>Where indicators are suggesting that LDP Policies are not being implemented as intended and further officer or Member training is required.</b>
<b>Supplementary Planning Guidance Required and Development Briefs (Purple)</b>	<b>Indicators may suggest the need for further guidance to be provided in addition to those already identified in the Plan. Additionally, should sites not be coming forward as envisaged; the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to</b>

	help commence the development process.
Policy Research (Yellow)	Where indicators are suggesting the LDP Policies are not being effective as they should further research and investigation is required. This may also include the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate may be required.
Policy Review (Amber)	Where indicators are suggesting the LDP Policies are failing to implement the strategy a formal review of the Policy is required. Further investigation and research may be required before a decision to formally review is confirmed.
Plan Review (Red)	Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required. This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration.

The monitoring indicators are categorised below by RLDP objectives and are linked to relevant LDP policies / SA objectives. Where interim / target dates are included in the framework they relate to the 1st April of that year and the publication of the AMR. However, the survey data upon which the information relates may have been collected and analysed at other points during the previous year.

As part of the AMR process, the Council will also include a progress update on the implementation of allocated sites. This will highlight what activity has taken place on the site, the preparation of studies or the progression of development. If a site is not being progressed in accordance with the proposed target dates identified in the monitoring framework, this will be interpreted as a trigger and appropriate action will be taken by the Council if needed.

The Policy Targets contained in the following sections are not considered to be mutually exclusive and in seeking to achieve the objectives multiple Policy Target indicators may be relevant. This will be made clear within AMRs where this is considered to be the case.

HOUSING DELIVERY – HOUSING REQUIREMENT				
Strategic Objectives		Policy Framework		
<b>Objective 2 - Improving Mental and Physical Health and Well-being</b> <b>Objective 3 - Homes for All</b> <b>Objective 4 – Placemaking</b>		<b>SP1 Sustainable Growth Strategy</b> <b>SP6 Housing Requirement</b> <b>SP7 Affordable Housing Provision</b> <b>SP8 Affordable housing requirements</b> <b>HG1 Housing Allocations</b> <b>HG4 Rural Affordable Housing</b>		
Monitoring Outcome	Indicator (s)	Target	Trigger	Source of information
<b>To provide 7,890 homes to meet the housing requirement over the Plan period.</b>	The annual level of dwelling completions (market and affordable) monitored against the Anticipated Annual Build Rate (AABR)	Annual build rate of 526 dwellings per year 2021-2036.	Delivery below Plan's annual build rate / target for at least 2 consecutive years.	AMR Housing Trajectory  Local authority affordable housing annual monitoring returns data
	Total cumulative completions monitored against the Anticipated Cumulative Completion Rate (ACCR).	Annual dwelling completions delivered in accordance with the AABR as set out in the adopted housing trajectory.	Delivery rate is below the AABR for 2 consecutive years.	
	Total cumulative completions monitored against the Anticipated Cumulative Completion Rate (ACCR).	Total cumulative dwelling completions delivered in accordance with the ACCR as set out in the adopted housing trajectory	Delivery rate is below the AABR for 2 consecutive years.	
	Number of annual windfall completions in line with housing trajectory windfall allowance	Annual windfall development allowance- 80 large windfall, 53 small windfall completions	Delivery rate is below the AABR for 2 consecutive years.	

HOUSING DELIVERY- HOUSING ALLOCATIONS
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Strategic Objectives			Policy Framework	
<b>Objective 2 - Improving Mental and Physical Health and Well-being</b> <b>Objective 3 - Homes for All</b> <b>Objective 4 – Placemaking</b>			<b>HG1 Housing Allocations</b> <b>HG4 Rural Affordable Housing Led Sites</b> <b>Key Site- Policies KS1, KS2, KS3, KS4 and KS5</b>	
Monitoring Outcome	Indicator	Target	Trigger/Variation	Source of information
<b>Deliver Policy HG1 Housing Allocations and Landbank Sites</b>	Number of dwellings completed annually on Housing Allocations and Land Bank Housing Sites identified in Policy HG1	Cumulative completions as per the anticipated cumulative rate for Housing allocations and Land Bank Housing Sites as specified in the adopted housing trajectory	Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years.	Vale of Glamorgan annual housing monitoring data.  AMR Housing Trajectory
<b>Deliver Policy HG4 Affordable Housing Led sites</b>	Number of dwellings completed annually on Affordable Housing Led sites identified in Policy HG4	Cumulative completions as per the anticipated cumulative rate for affordable housing led sites as specified in the adopted housing trajectory	Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years.	Vale of Glamorgan annual housing monitoring data.  AMR Housing Trajectory
<b>Deliver Key Site KS1 North West Barry.</b>	Number of dwellings delivered, and infrastructure requirements delivered in accordance with KS1.	Completions in line with the phased housing trajectory. Infrastructure requirements secured through s106	Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years.	Housing Trajectory, S106 Agreement

<b>Deliver Key Site KS2 Land North of Dinas Powys.</b>	Number of dwellings delivered, and Infrastructure requirements delivered in accordance with KS2.	Completions in line with the phased housing trajectory. Infrastructure requirements secured through s106	Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years.	Housing Trajectory, S106 Agreement
<b>Deliver Key Site KS3 Land at Readers Way, Rhoose.</b>	Number of dwellings delivered, and infrastructure requirements delivered in accordance with KS3.	Completions in line with the phased housing trajectory. Infrastructure requirements secured through s106	Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years.	Housing Trajectory, S106 Agreement

<b>Deliver Key Site KS4 Land at Church Farm, St. Athan.</b>	Number of dwellings delivered, and Infrastructure requirements delivered in accordance with KS4.	Completions in line with the phased housing trajectory. Infrastructure requirements secured through s106	Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years.	Housing Trajectory, S106 Agreement
<b>Deliver Key Site KS5 Land West of St. Athan.</b>	Number of dwellings delivered, and infrastructure requirements delivered in accordance with KS5.	Completions in line with the phased housing trajectory. Infrastructure requirements secured through s106	Delay in site commencements as detailed within housing trajectory/and or annual completions falling below anticipated trajectory for two consecutive years.	Housing Trajectory, S106 Agreement

HOUSING DELIVERY – AFFORDABLE HOUSING				
Strategic Objectives		Policy Framework		
<b>Objective 2 - Improving Mental and Physical Health and Well-being</b> <b>Objective 3 - Homes for All</b> <b>Objective 4 – Placemaking</b>		<b>SP1 Sustainable Growth Strategy</b> <b>SP4 Placemaking</b> <b>SP6 Housing Requirement</b> <b>SP7 Affordable Housing Provision</b> <b>SP8 Affordable Housing Requirements</b> <b>HG1 Housing Allocations</b> <b>HG4 Rural Affordable Housing Led Sites</b>		
Monitoring Outcome	Indicator (s)	Target	Trigger/Variation	Source of information
<b>To provide 3,070 affordable homes of the Plan period.</b>	The number of annual affordable housing completions monitored against the plans target from plan adoption	<p>2025 – 702 affordable homes completed (base position).</p> <p>2,368 affordable homes to be delivered in the remaining 11 years - annual delivery rate of 215 per annum.</p>	<p>Number of completed affordable homes falls more than 20% below the annual average delivery rate (172 units) per annum for two consecutive years</p>	<p>AMR</p> <p>Housing Trajectory</p> <p>Local authority affordable housing annual monitoring returns data</p>

<b>Mix and tenure of affordable housing to be delivered in accordance with the need identified in the Council's latest Local Housing Market Assessment (LHMA)</b>	The tenure of affordable housing completions annually  LHMA Tenure: 65% SR 35% LCHO	The tenure of annual affordable housing completions to be in line with the need identified in the most recent LHMA.	Affordable housing completions deviate from the tenure split identified in the most recent LHMA	Local authority affordable housing annual monitoring returns data  Local Housing Market Assessment
<b>Ensure delivery of the affordable housing targets in accordance with Policy SP8</b>	Number of affordable homes secured by s106 in accordance with market area percentages as set by Policy SP8	<b>Barry:</b> 30% affordable housing (5 dwellings net gain)  <b>Rhoose, St Athan, Llantwit Major:</b> 35% affordable housing (5 dwellings net gain)  <b>Penarth, Dinas Powys, Llandough, Sully, Cowbridge, Primary and Minor Rural Settlements:</b> 40% affordable housing (1 dwelling net gain new build. 2 dwelling net gain for conversions of existing buildings)	Percentage of affordable housing fall below policy requirements on 1 or more sites in 2 consecutive years.	Local authority Section 106 monitoring data
<b>Consideration of viability assumptions against market changes</b>	Average house price compared to the average house price at the time of preparation of the viability study	Average new build house price data at time of viability review - £372,779  Average existing house price data at time of viability review - £283,829	Change in average house price by more than 20% of base values.	Land Registry data  Hometrack data

<b>Delivery of the affordable housing led sites in accordance with policy HG4</b>	Percentage of affordable housing on affordable housing sites identified under Policy HG4	Deliver a minimum 50% affordable housing on HG4 allocations.	1 site delivering less than the 50% affordable housing requirements	Housing Trajectory LHMA
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<b>SPATIAL STRATEGY DELIVERY</b>				
<b>Strategic Objectives</b>		<b>Policy Framework</b>		
<b>Objective 4 - Placemaking</b>		<b>SP1 Sustainable Growth Strategy</b>		
<b>Objective 7 - Fostering Diverse, Vibrant, and Connected Communities</b>		<b>SP2 Settlement Hierarchy</b>		
<b>Objective 8 - Promoting Active and Sustainable Travel Choices</b>		<b>SP3 Development in the Countryside</b>		
		<b>SC1 Development within settlement boundaries</b>		
<b>Monitoring Outcome</b>	<b>Indicator</b>	<b>Target</b>	<b>Trigger/Variation</b>	<b>Source of information</b>
<b>New housing development to be distributed in accordance with the RLDP Spatial Strategy</b>	Spatial distribution of housing development	<p>Distribution of annual housing completions to be in line with the growth strategy and settlement hierarchy:</p> <p><b>Growth Area- (91%)</b>            Key Settlement-25%            Service Centres-26%            Primary Settlements-40%</p> <p><b>Outside Growth Area-(9%)</b></p>	Variation of 10% from the expected distribution for at least two consecutive years.	Housing trajectory Vale of Glamorgan annual housing monitoring data.

		Minor and Primary Settlements- 5% Hamlets and smaller settlements 4 %		
<b>To encourage the sustainable use of land</b>	Amount of windfall on greenfield and brownfield land developments granted permission annually.	No target – indicator set to monitor policy	Amount of windfall greenfield land developed greater than the brownfield development	Vale of Glamorgan annual housing monitoring data.
	<p>Housing Densities</p> <ul style="list-style-type: none"> <li>• Key, service centre and primary settlements: 35 dph (sites of 0.5 or more dwellings)</li> <li>• Minor rural settlements 30 dph (sites of 0.5 or more dwellings)</li> </ul>	Number of applications approved contrary to the development densities of Policy PGD2	1 or more applications approved for housing that fall below the minimum development densities set out in PGD2	Vale of Glamorgan annual housing monitoring data.

ECONOMIC DEVELOPMENT				
Strategic Objectives		Policy Framework		
<b>Objective 9 - Building a Prosperous and Green Economy</b>			<b>SP1 Sustainable Growth Strategy</b> <b>SP1 Employment Growth</b> <b>EMP2 Protection of Existing Employment Sites and Premises</b> <b>EMP3 Non-Employment Proposals on existing employment areas and Premises</b>	
Monitoring Outcome	Indicator	Target	Trigger/Variation	Source of information
<b>To meet the projected employment land of 67.8 ha over the plan period</b>	Net employment land supply	<b>Major Employment Sites</b> - an average 2.8 ha of land approved annually  <b>Local Employment Sites</b> -an average 1.8 ha of land approved annually	0. ha of employment land take-up on allocated employment sites for at least 2 consecutive years.	Annual Employment Land Survey Development Management Monitoring.  <b>WG Sustainability Indicator:</b> Floorspace (square meters) granted and refused for economic development during the year: Allocated Sites Unallocated Sites
	Planning permission granted for new development on Major Employment sites as identified in Policy SP14		No planning permissions granted on major employment sites identified in Policy SP4 for 2 consecutive years.	
	Planning permission granted for new development on Local Employment sites as identified in Policy SP14			
<b>To ensure a sufficient supply of employment land and to protect existing employment sites and premises</b>	Amount of existing employment floorspace or land lost to non-B class uses contrary to policy EMP3 annually	Minimise the loss of employment land to non B1, B2 and B8 uses.	One or more planning applications approved annually resulting in the loss of B1, B2 or B8 uses contrary to policy EMP3	Annual Employment Land Survey Development Management Monitoring.
<b>To encourage and support diversification of the rural economy</b>	Number of approved applications for new rural diversification and	No target- indicator set to monitor introduction of new policy approach.	No trigger -- indicator set to monitor introduction of new policy approach	Development Management Monitoring

	employment uses annually.			
<b>Employment growth</b>	Annual job growth	Number of jobs secured annually on employment allocations (target of 335 per annum)	No permission for Use Class B1, B2 and B8 in any 1 year  Annual average job growth not realised over 2 consecutive years	Development Management Monitoring.  <b>ONS (Labour market statistics- Annual Population Survey)</b>

GYPSY AND TRAVELLER ACCOMMODATION				
Strategic Objectives		Policy Framework		
Objective 3 - Homes for All		SP9 Gypsy and Traveller Site Provision GT1 Gypsy and Traveller Accommodation		
Key Policy/Proposal	Indicator	Target	Trigger/Variation	Source of information
<b>To meet the identified needs of the Gypsy Traveller Accommodation Assessment (GTAA)</b>	The completion of Gypsy and Traveller site(s) to meet identified need of 7 pitches over the Plan period	The Council Gypsy Traveller site at Llangan identified in Policy SP9 to be completed within the Plan period, to meet the identified need set out in the GTAA (2024)  Monitor the approval of privately owned sites in accordance with Policy GT1 that meet the identified need set out in the latest GTAA.	Planning permission not granted for the allocated Gypsy Traveller site identified in Policy S9 during the Plan period, or other sites where an identified unmet need still exists.	Development Management  GTAA updates
	Meet any new arising need for Gypsy,	No target	No target	Development Management

	Traveller and Showpeople sites arising outside of the GTAA			GTAA updates
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SUSTAINABLE TRANSPORT				
Strategic Objectives		Policy Framework		
<b>Objective 1 - Mitigating and Adapting to Climate Change</b>		<b>SP4 Placemaking</b>		
<b>Objective 4 – Placemaking</b>		<b>SP5 Creating Healthy and Inclusive Spaces and Places.</b>		
<b>Objective 7 - Fostering Diverse, Vibrant, and Connected Communities</b>		<b>SP10 Sustainable Transport</b>		
<b>Objective 8 - Promoting Active and Sustainable Travel Choices</b>		<b>SP13 Community Infrastructure and Planning Obligations</b>		
		<b>TR1 Transport Proposals</b>		
Monitoring Outcome	Indicator	Target	Trigger/Variation	Source of information
<b>Deliver Strategic Transport Schemes as detailed in Policy TR1</b>	<b>Active Travel</b> Barry to Dinas Powys Weycock Cross to Cardiff Airport Sully to Cosmeston	Deliver by 2036 the following active travel schemes: Barry to Dinas Powys Weycock Cross to Cardiff Airport Sully to Cosmeston	Further investigation if the proposals detailed in are not being implemented in accordance with the target timescales.	Development Management  Transport Grant
	<b>Public Transport</b> St Athan Transport Interchange Cogan Transport Interchange	Secure funding and deliver by 2036: St Athan Transport Interchange Cogan Transport Interchange		
	<b>Highways Improvements</b> Weycock Cross roundabout, Barry	Secure funding and deliver by 2036: Weycock Cross roundabout, Barry		

	Gileston Road junction, St Athan Pen Y Turnpike/ Leckwith Road junction, Llandough	Gileston Road junction, St Athan Pen Y Turnpike/ Leckwith Road junction, Llandough		
	The number of sustainable transport schemes secured via s106 planning contributions	No target	No trigger	Development Management  Annual S106 monitoring

COMMUNITY INFRASTRUCTURE				
Strategic Objectives			Policy Framework	
<b>Objective 4 – Placemaking</b> <b>Objective 7 - Fostering Diverse, Vibrant, and Connected Communities</b>			<b>SP4 Placemaking</b> <b>SP5 Creating Healthy and Inclusive Spaces and Places.</b> <b>SP13 Community Infrastructure and Planning Obligations</b> <b>CI1 Open space Provision</b> <b>CI3 Protection of Open Spaces</b> <b>CI4 Protecting and enhancing existing community facilities</b>	
Monitoring Outcome	Indicator	Target	Trigger/Variation	Source of information
<b>Ensure the delivery of infrastructure to support the RLDP Growth and</b>	Annual amount of s106 secured for the delivery of infrastructure	Secure appropriate s106 contributions in accordance with policy and delivered in step with development	<b>No trigger</b>	Development Management- Annual S106 monitoring

<b>Spatial Strategy</b>	Monitor deliver of community infrastructure provision annually: Schools Burial Land	Schools Land at Clare Gardens, Cowbridge (Education) – 2028 St Athan Primary School, St Athan (Education) - 2030 St Richard Gwyn Catholic School, Barry (Education) - 2028 Lower Cosmeston Farm, Penarth (Education) - 2026 Upper Cosmeston Farm, Penarth (Education, Community Space) - 2030  Porthkerry Cemetery Extension – by 2036	Delay in delivery identified infrastructure by delivery date	<b>Suggested Data Source:</b> <b>Welsh Government Sustainability Indicator</b>  The area of public open space (ha) that would be loss or gained as a result of development granted permission during the year.
	Amount of additional open space provided annually in accordance with policy CI1 Open space Provision	No target	No trigger	
	Amount of public open space loss to development annually contrary to Policy CI3	No loss of public open space contrary to Policy CI3 Protection of Open Spaces	Loss 1 or more areas of public opens space contrary to Policy CI3 Protection of Open Spaces	

COMMUNITY INFRASTRUCTURE (CONTD)				
Strategic Objectives		Policy Framework		
<b>Objective 4 – Placemaking</b> <b>Objective 5 – Protecting and Enhancing the Natural Environment</b> <b>Objective 8 - Promoting Active and Sustainable Travel Choices</b>		<b>SP4 Placemaking</b> <b>SP5 Creating Healthy and Inclusive Spaces and Places.</b> <b>SP13 Community Infrastructure and Planning Obligations</b> <b>CI1 Open space Provision</b> <b>CI3 Protection of Open Spaces</b> <b>CI4 Protecting and enhancing existing community facilities</b>		
Monitoring Outcome	Indicator	Target	Trigger/Variation	Source of information
<b>Ensure the delivery of infrastructure to support the RLDP Growth and Spatial Strategy</b>	Total financial contribution (£) agreed from new development granted permission during the year for the provision of community infrastructure via s106	No target set	Report annually value of S106 monies secured/allocated	Development Management s106 Annual Report
	Number of new or enhanced community facilities provided annually	No target	Report annually additional facilities provided or enhanced.	
	Number of community facilities lost annually to development	No loss of community facilities contrary to policy CI4.	1 or more community facilities lost to development contrary to policy CI4.	

CLIMATE CHANGE- FLOOD RISK				
Strategic Objectives		Policy Framework		
<b>Objective 1 - Mitigating and Adapting to Climate Change</b>		<b>Policy SP16 – Climate Change Mitigation and Adaption</b>		
<b>Objective 5 – Protecting and Enhancing the Natural Environment</b>				
Monitoring Outcome	Indicator	Target	Trigger/Variation	Source of information
<b>To ensure that new developments contribute towards mitigating and adapting to the effects of climate change.</b>	Amount of development permitted within Zones 2 and 3 floodplain areas that do not meet all TAN 15 tests.	No applications approved within Zones 2 and 3 floodplain areas unless all TAN 15 tests are met.	1 or more application permitted for development in any 1 year that does not meet all TAN 15 tests.	Development Management Monitoring.
	The scale/type of highly vulnerable development permitted within Zones3 flood risk areas.	No relevant applications approved within Zone 3 flood risk areas.	1 application permitted for highly vulnerable development within Zone 3 Floodplain in any 1 year	

CLIMATE CHANGE- LOW AND NET ZERO CARBON DEVELOPMENTS					
Strategic Objectives			Policy Framework		
<b>Objective 1 - Mitigating and Adapting to Climate Change</b> <b>Objective 5 – Protecting and Enhancing the Natural Environment</b>			<b>CC1 Residential Operational Net Zero Carbon Development</b> <b>CC2 Presumption Against Demolition</b> <b>CC4 Renewable, Low and Zero Carbon Energy Generation</b>		
Monitoring Outcome	Indicator	Target	Trigger/Variation		Source of information
<b>Contribute towards the transition to net zero development</b>	Number of new dwellings approved to net zero standards set out in Policy CC1 Residential Operational Net Zero Carbon Development	Increase annually the number of new dwellings approved in accordance with Policy CC1 Residential Operational Net Zero Carbon Development	Increase annually in the number of new % dwellings constructed in accordance with Policy CC1		Development Management
	Number of applications approved for demolition contrary to Policy CC2 Presumption Against Demolition	No applications approved for demolition contrary to Policy CC2 Presumption Against Demolition	1 or more applications approved for demolition contrary to Policy CC3		
<b>Contribute towards the transition to net zero development</b>	Number and capacity (MW) of renewable, low and zero energy carbon developments approved / implemented (including DNS applications)	By 2036 deliver <b>458.4 GWh</b> of renewable and low carbon energy generation.	No permissions granted or implemented within 5 years of plan adoption		Development Management
	Number of new heat networks commissioned per year	No target	No trigger		

<b>HEALTH AND WELLBEING</b>				
<b>Strategic Objectives</b>		<b>Policy Framework</b>		
<b>Objective 2 - Improving Mental and Physical Health and Well-being</b>		<b>SP5 Creating Healthy and Inclusive Spaces and Places.</b>		
<b>Objective 4 - Placemaking</b>				
<b>Monitoring Outcome</b>	<b>Indicator</b>	<b>Target</b>	<b>Trigger/Variation</b>	<b>Source of information</b>
<b>The built environment shall make a positive contribution towards improving the mental and physical health</b>	Number major applications approved annually which have been subject of a Healthy Placemaking Checklist or Rapid Health Impact Assessment.	All eligible major developments to be supported by a Healthy Placemaking Checklist or Rapid Health Impact Assessment.	No target- purpose of indicator to monitor new policy approach. Monitor and review annually with stakeholders	Development Management

<b>RETAIL</b>				
<b>Strategic Objectives</b>		<b>Policy Framework</b>		
<b>Objective 4 - Placemaking</b>		<b>SP12 Retail Floorspace Provision</b>		
<b>Objective 7 - Fostering Diverse, Vibrant, and Connected Communities</b>		<b>RCS1 Resilient Retail, Commercial and Service Centres</b>		
<b>Objective 9 - Building a Prosperous and Green Economy</b>		<b>RCS3 Hot food Takeaways</b>		
<b>Monitoring Outcome</b>	<b>Indicator</b>	<b>Target</b>	<b>Trigger/Variation</b>	<b>Source of information</b>
<b>To ensure that the Vale's retail centres are vibrant, viable and resilient to change</b>	Provision of retail floorspace capacity identified in policy SP12	Amount of new floor retail floor space approved annually against identified retail headroom	No trigger	Development Management  Annual retail centre surveys
	Annual vacancy rates of commercial properties within the retailing centres	Reduce vacancy rates of commercial properties in the retail centres	An increase in the vacancy rates recorded for 2 consecutive years	

	Annual number of retail units lost to non-retail/town centre uses contrary to Policy RCS1	1 or more application approved annually	Reduction in the total number of retail premises with retailing centres in 2 consecutive years	
	Percentage of hot food takeaways (HFTs) present in town, district, local and neighbourhood centres as specified in policy RCS3 Hot food Takeaways	Maintain the density of hot food takeaways (HFTs) in accordance with Policy RCS3 Hot food Takeaways  Town and District Centres – 6% HFTs Retail centres with over 20 total units – 10% HFTs  Retail centres with between 10 - 20 total units – 20% HFTs  Retail centres with under 10 total units – 30% HFTs	Variation in the percentages of hot food takeaways above that specified in policy RCS3 in two consecutive years.	

SUSTAINABLE TOURISM				
Strategic Objectives		Policy Framework		
<b>Objective 6 - Embracing Culture and Heritage</b> <b>Objective 9 - Building a Prosperous and Green Economy</b> <b>Objective 10 – Promoting Sustainable Tourism</b>		<b>SP15 Sustainable Tourism</b>		
Monitoring Outcome	Indicator	Target	Trigger/Variation	Source of information
<b>Support sustainable tourism schemes/facilities.</b>	Number of new tourism developments annually	No target	Report annually additional tourism developments approved.	Development Management

	Number of tourism facilities lost through development	Minimise the loss	Loss of any 1 tourism facility in any 1 year.	
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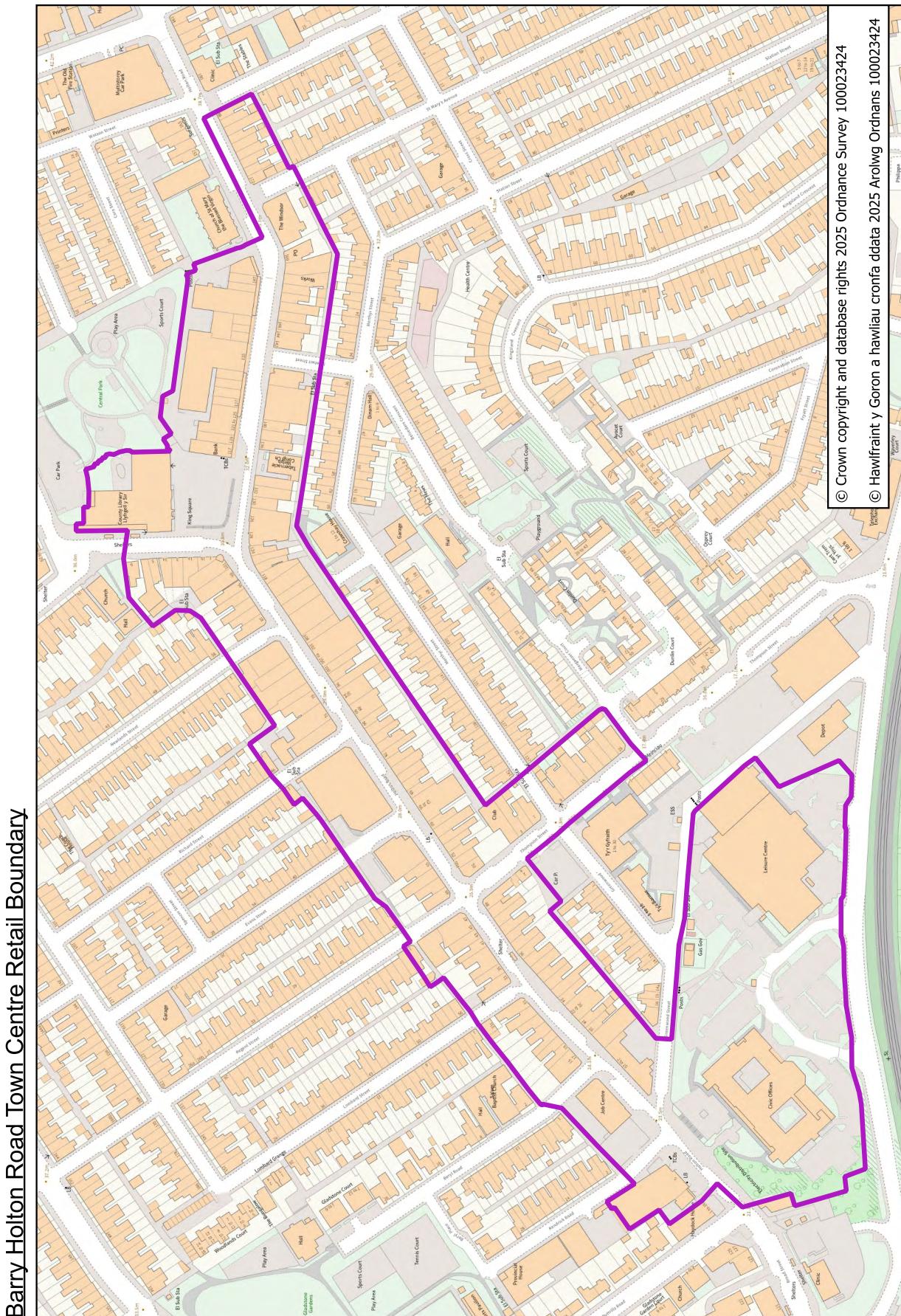
<b>SUSTAINABLE WASTE MANAGEMENT</b>				
<b>Strategic Objectives</b>		<b>Policy Framework</b>		
<b>Objective 1 - Mitigating and Adapting to Climate Change</b>		<b>SP17 Sustainable Waste Management</b>		
<b>Objective 5 – Protecting and Enhancing the Natural Environment</b>		<b>WA1 Assessment of Waste Management Proposals</b>		
Monitoring Outcome	Indicator	Target	Trigger/Variation	Source of information
<b>Ensure sufficient waste management facilities to cater for the authorities' waste arisings.</b>	Number of additional sustainable waste management facilities approved annually	No target	No trigger	Development Management

<b>SUSTAINABLE MINERALS MANAGEMENT</b>				
<b>Strategic Objectives</b>		<b>Policy Framework</b>		
<b>Objective 1 - Mitigating and Adapting to Climate Change</b>		<b>SP18 Sustainable Provision of Minerals</b>		
<b>Objective 5 – Protecting and Enhancing the Natural Environment</b>		<b>MIN1 Development in Minerals Safeguarding Areas</b>		
Monitoring Outcome	Indicator	Target	Trigger/Variation	Source of information
<b>Contribute to the regional supply of mineral resources</b>	Aggregate landbank for the Vale of Glamorgan in years.	Maintain a 10-year land bank of permitted aggregate reserves	Further investigation if 10 years land bank is not maintained.	Regional Aggregates Statement- South Wales Regional Aggregates Working Party (SWRAWP)
	Number of permitted permanent sterilising non-mineral developments on safeguarded sites.	Minimise the number of permanent non-mineral developments on safeguarded sites.	Further investigation if any such developments permitted	AMR Development Management

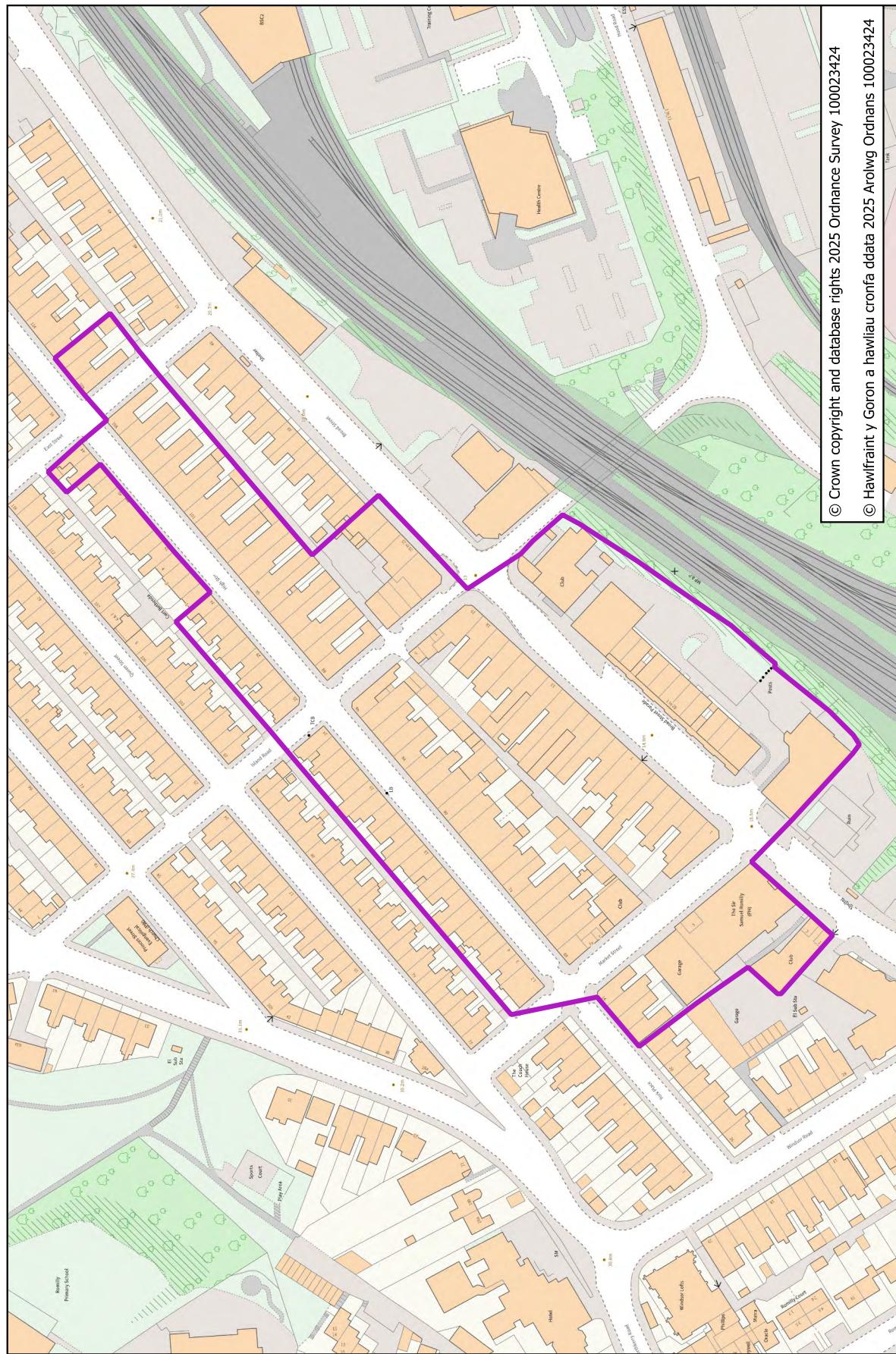
<b>NATURAL AND BUILT ENVIRONMENT</b>				
<b>Strategic Objectives</b>		<b>Policy Framework</b>		
<b>Objective 1 - Mitigating and Adapting to Climate Change</b> <b>Objective 5 – Protecting and Enhancing the Natural Environment</b>		<b>SP19 Green Infrastructure</b> <b>SP20 Biodiversity and Ecosystem Resilience</b>		
<b>Monitoring Outcome</b>	<b>Indicator</b>	<b>Target</b>	<b>Trigger/Variation</b>	<b>Source of information</b>
<b>To maintain, protect and enhance green infrastructure, landscape and biodiversity.</b>	<b>Green Infrastructure</b> Number of new developments granted planning permission that provide on-site GI in accordance with Policy SP19	GI provided on development sites to not require off-site compensation.	Proposed or actual reduction in approved GI provision that is separate to SUDs provision	Development Management
	<b>Biodiversity and Ecosystem Resilience</b> Number of new developments granted planning permission delivering net benefit for biodiversity.	All relevant development delivering net benefit for biodiversity.	Approval of one or more development where net benefit for biodiversity is not achieved.	Development Management

## Appendix 4

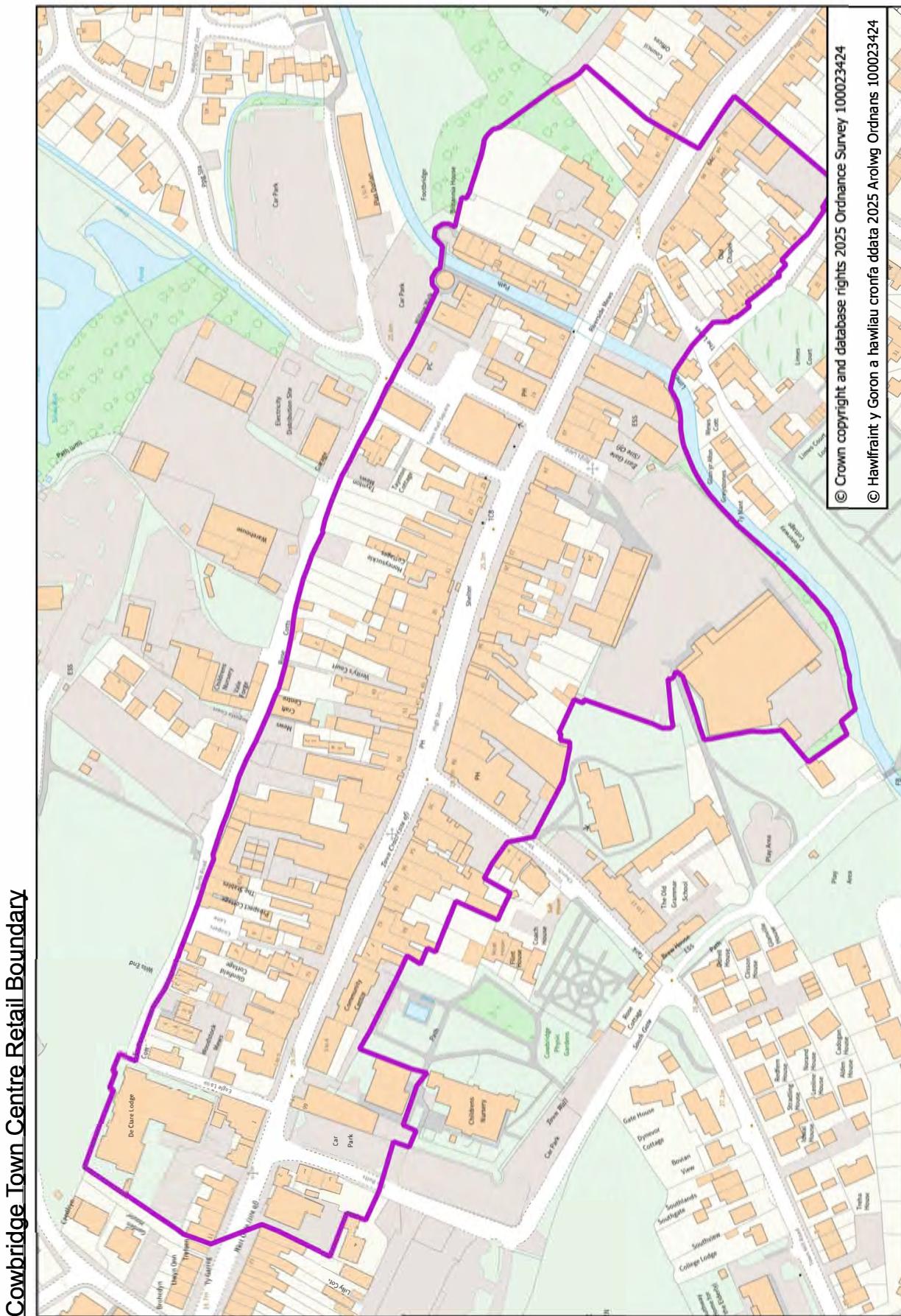
## Town and District Centre Boundaries



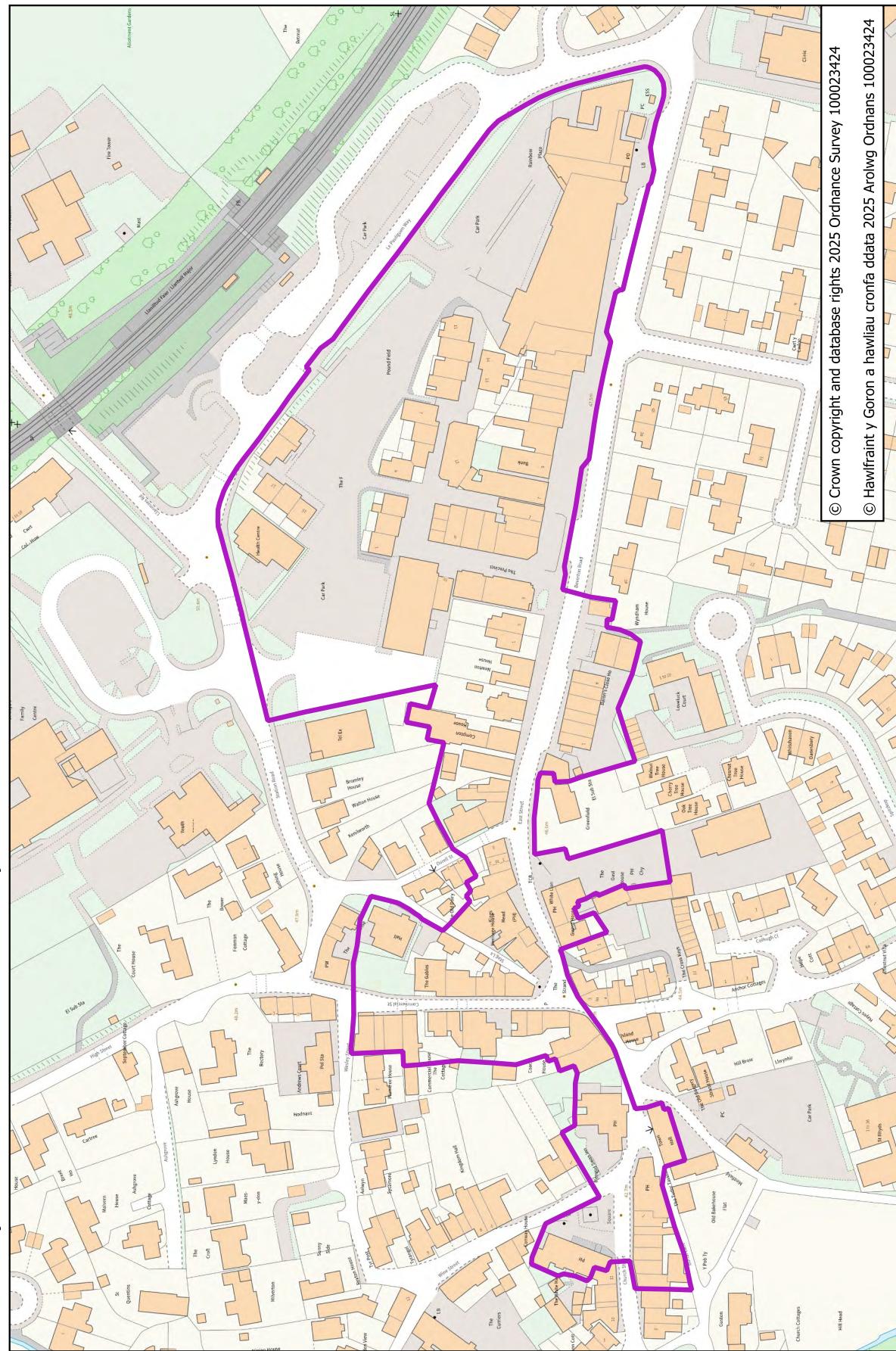
## Barry\_High Street / Broad Street District Centre Retail Boundary



## Town and District Centre Boundaries

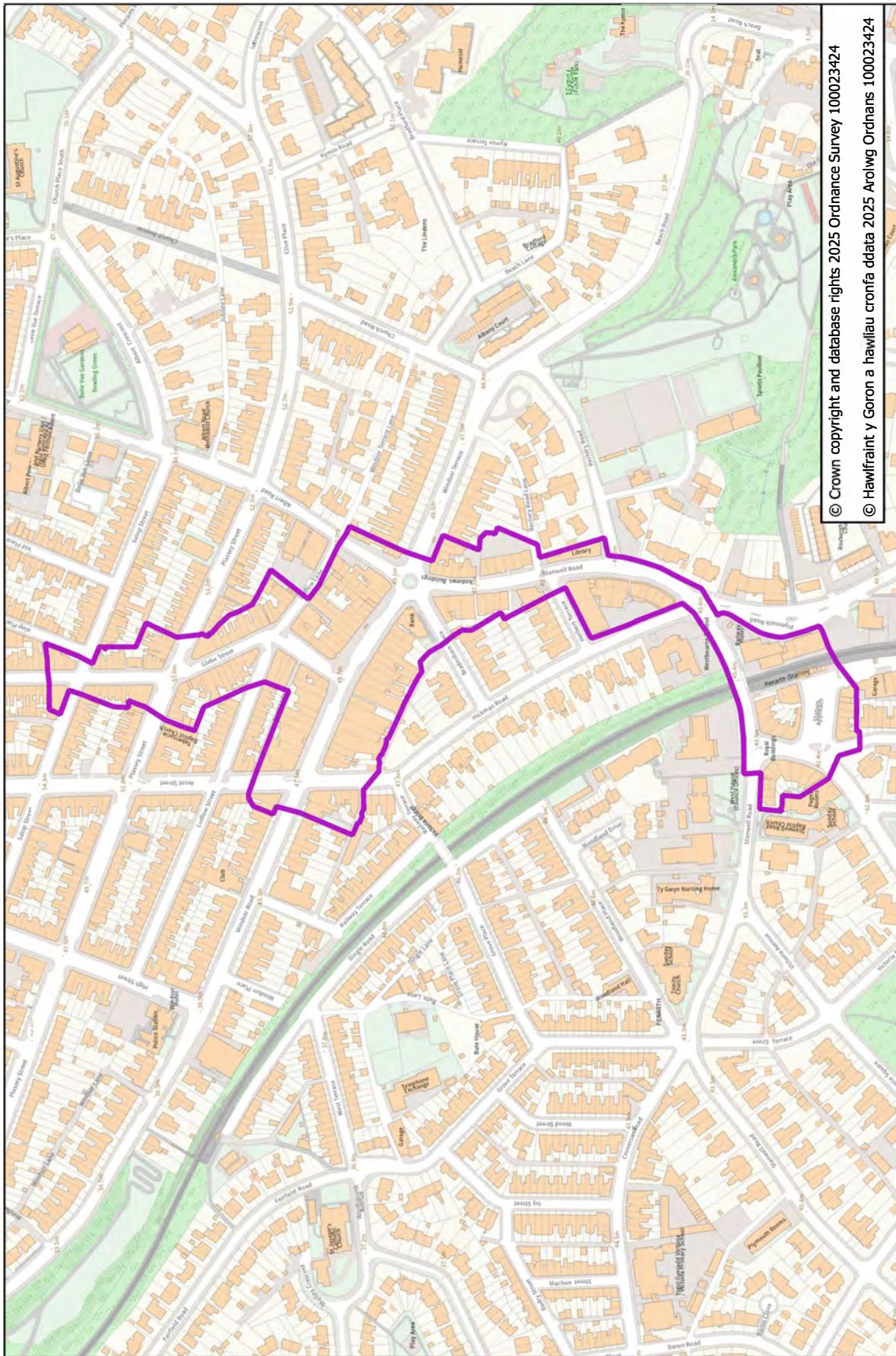


## Lantwit Major District Centre Retail Boundary



## Town and District Centre Boundaries

### Penarth Town Centre Retail Boundary



## Appendix 5

### Local, Village and Neighbourhood retail Boundaries

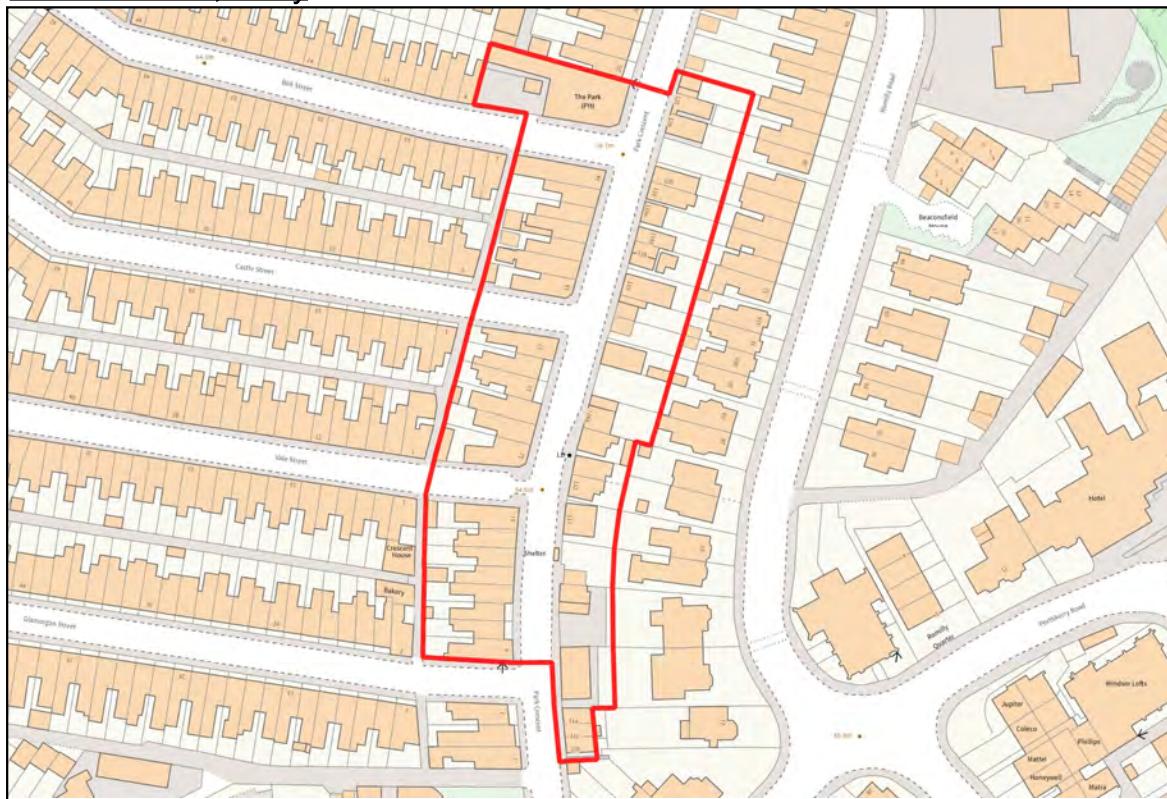
#### Barry Road, Cadoxton



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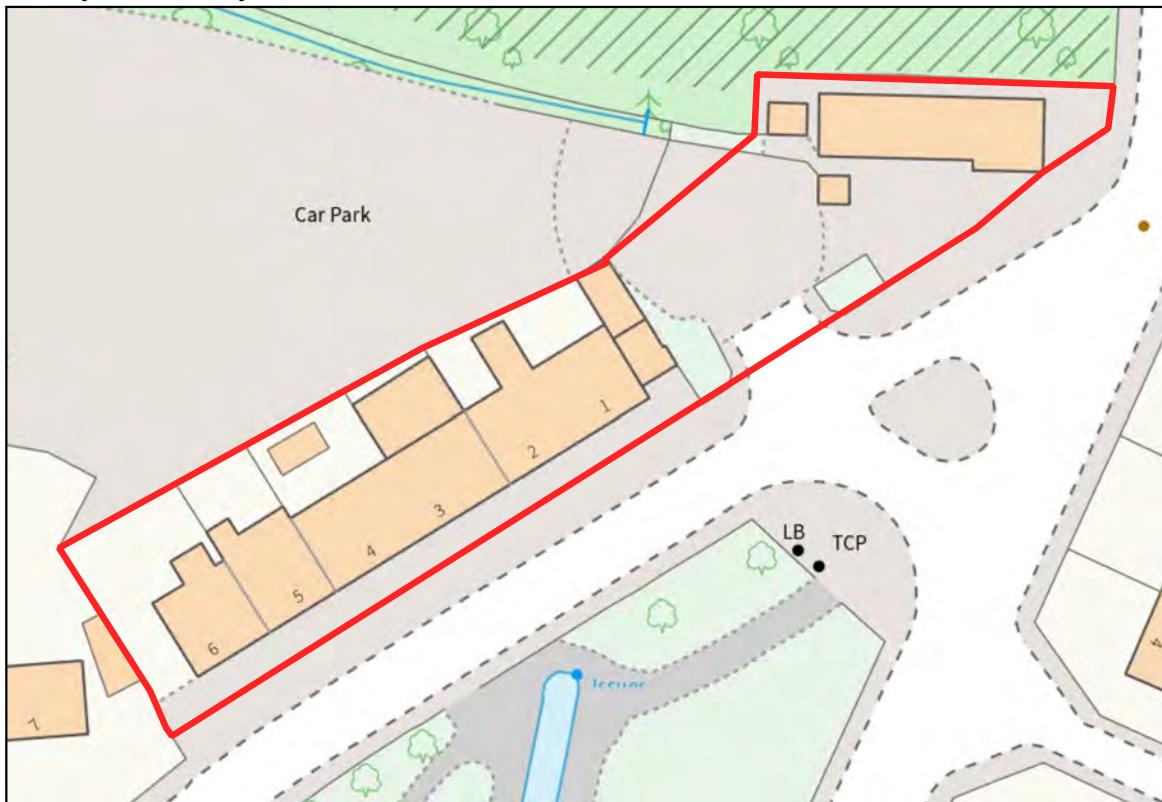
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#### Park Crescent, Barry



## Local, Village and Neighbourhood retail Boundaries

### Bron y Mor, Barry



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### Park Road, Barry



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## Local, Village and Neighbourhood retail Boundaries

### Main Street, Cadoxton



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### Vere Street, Cadoxton



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## Local, Village and Neighbourhood retail Boundaries

### Skomer Road, Gibbonsdown



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### Cwm Talwg, Barry



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## Local, Village and Neighbourhood retail Boundaries

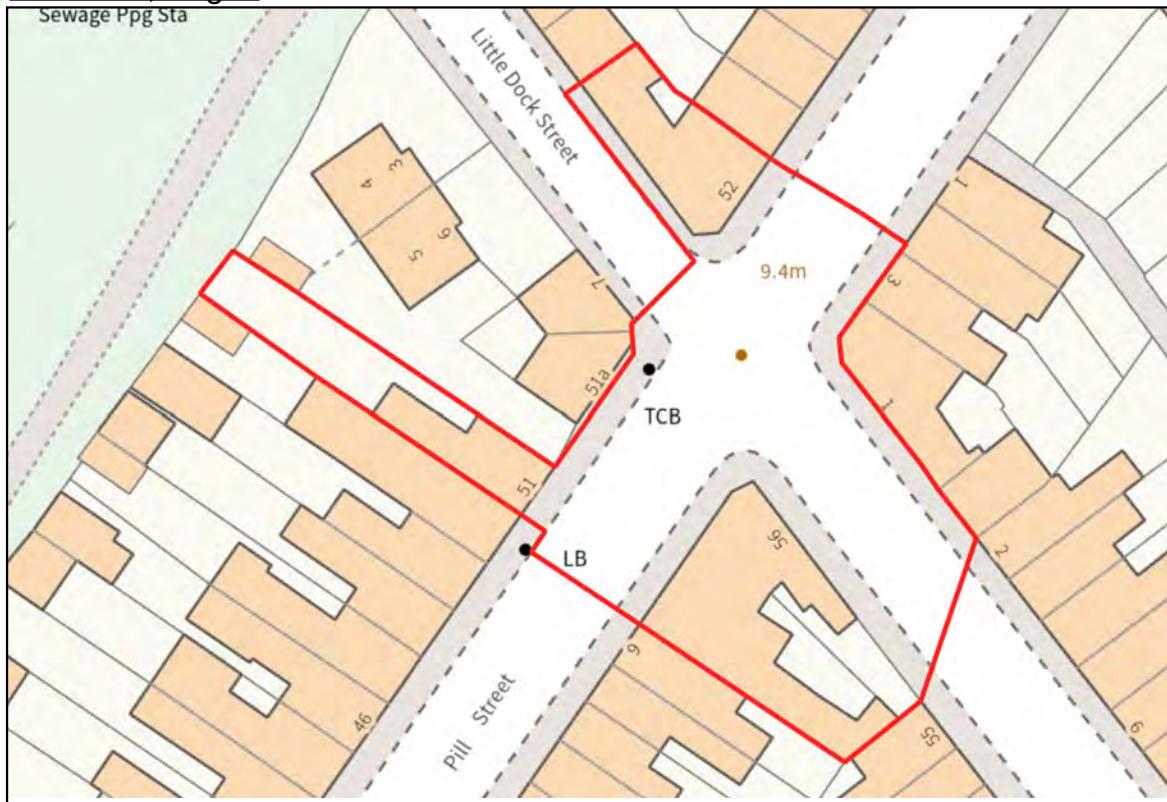
### Upper Holton Road, Barry



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### Pill Street, Cogan



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## Local, Village and Neighbourhood retail Boundaries

## Cornerswell Road, Penarth



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## Tennyson Road, Penarth



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## Local, Village and Neighbourhood retail Boundaries

## Camms Corner, Dinas Powys



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## Castle Court - The Parade, Dinas Powys

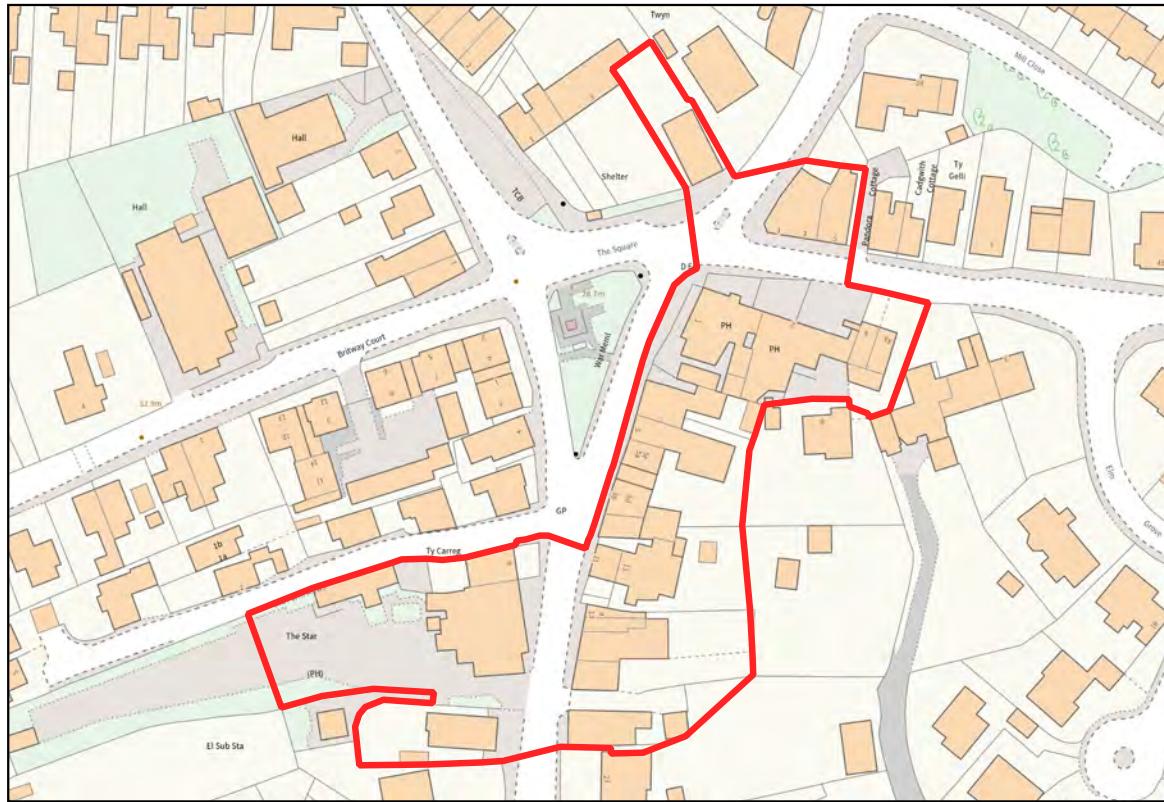


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## Local, Village and Neighbourhood retail Boundaries

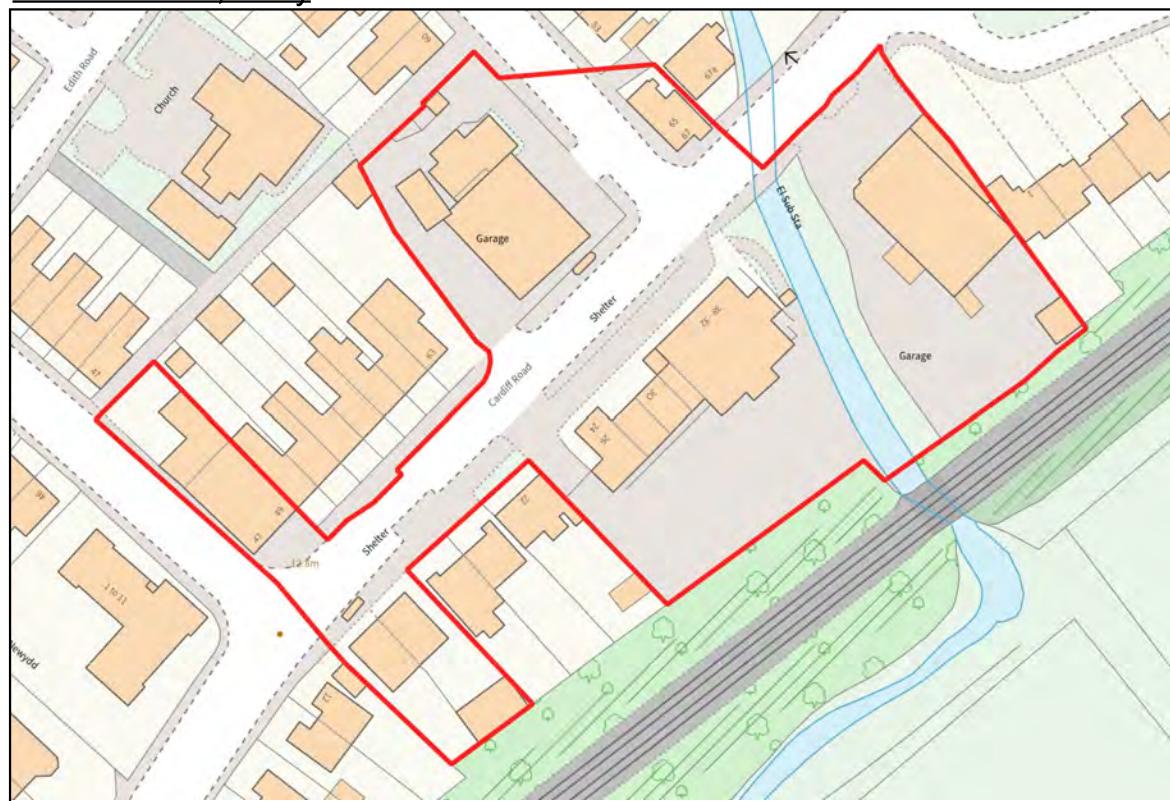
### Dinas Powys Village



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### Park Crescent, Barry



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## Local, Village and Neighbourhood retail Boundaries

### Fontygary Road, Rhoose



## Local, Village and Neighbourhood retail Boundaries

### Boverton, Llantwit Major



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### Crawshay Drive, Llantwit Major



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## Appendix 6

### Out of Centre Retail Boundaries



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## Out of Centre Retail Boundaries

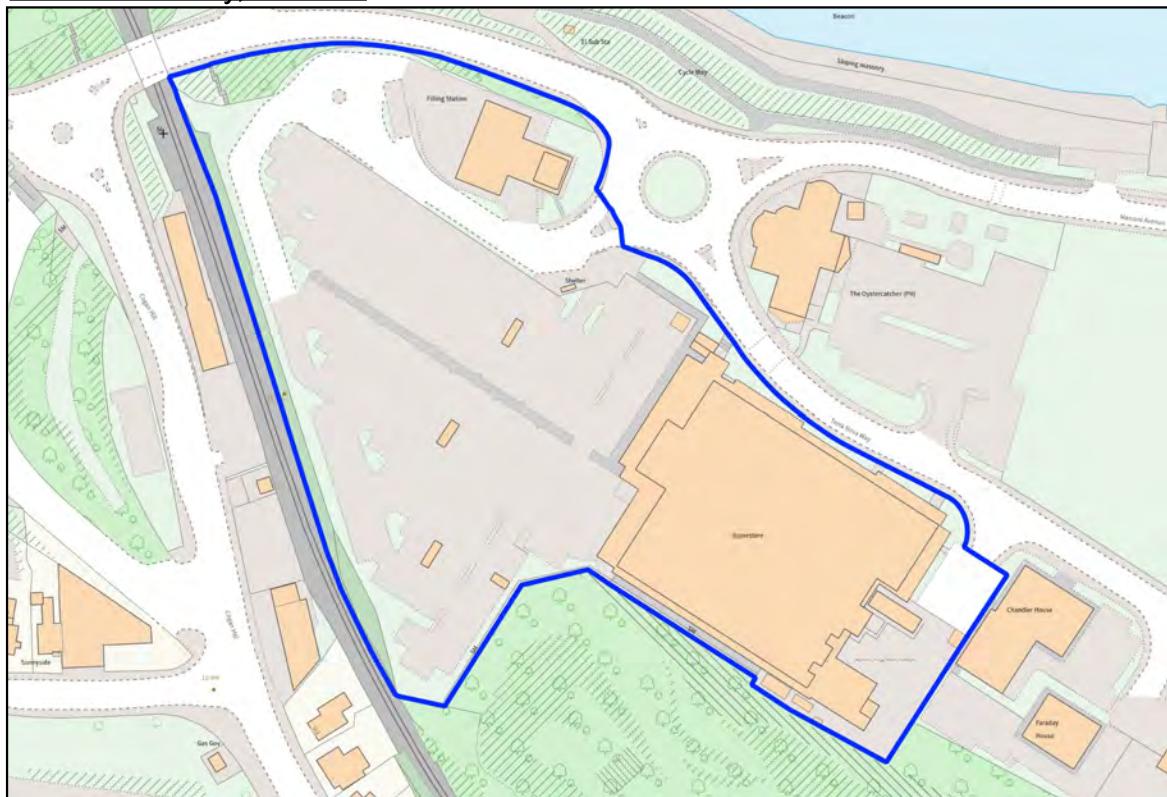
### Penarth Road Retail Park



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### Terra Nova Way, Penarth



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## Out of Centre Retail Boundaries

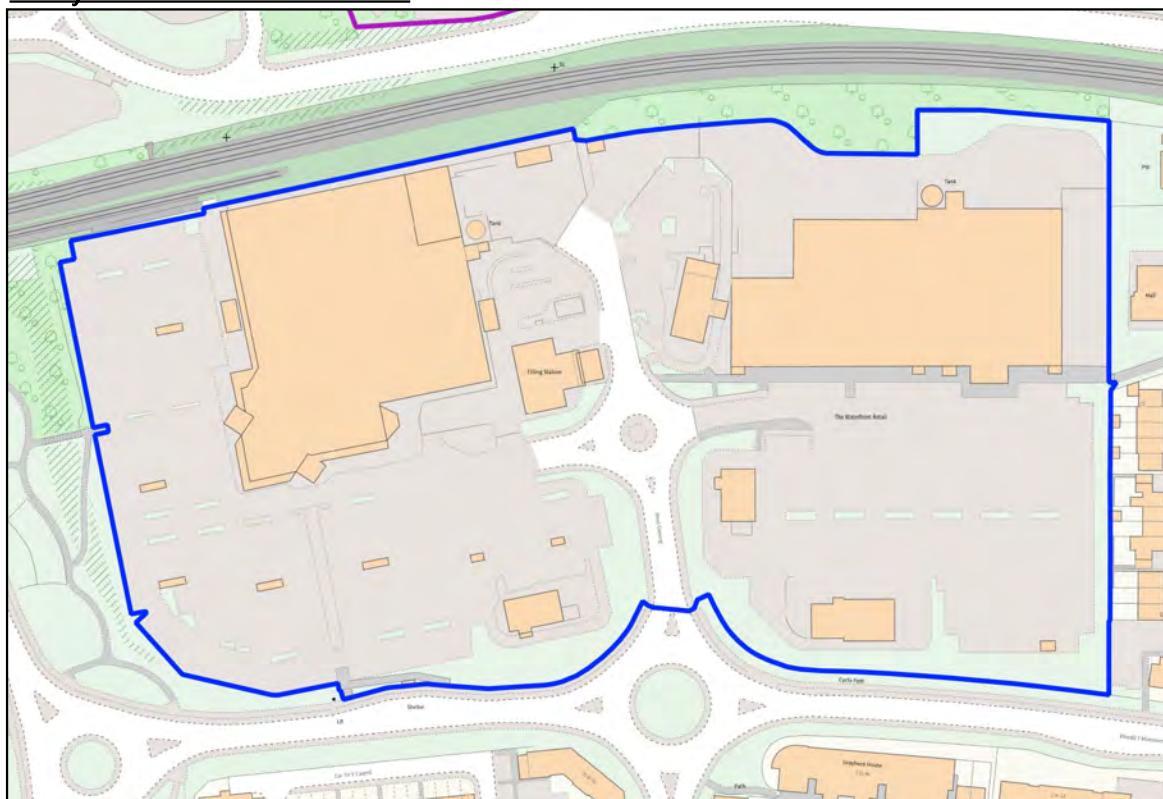
### Dockside Retail Park



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### Barry Waterfront Retail Park

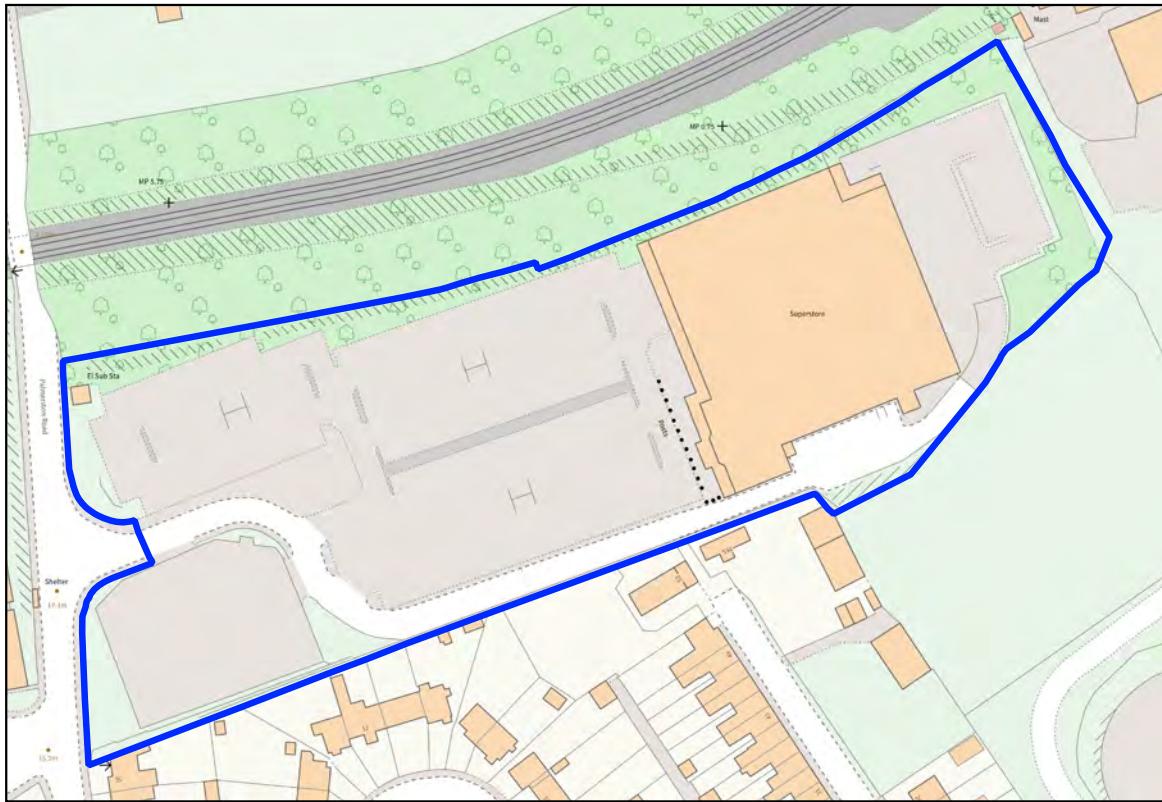


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## Out of Centre Retail Boundaries

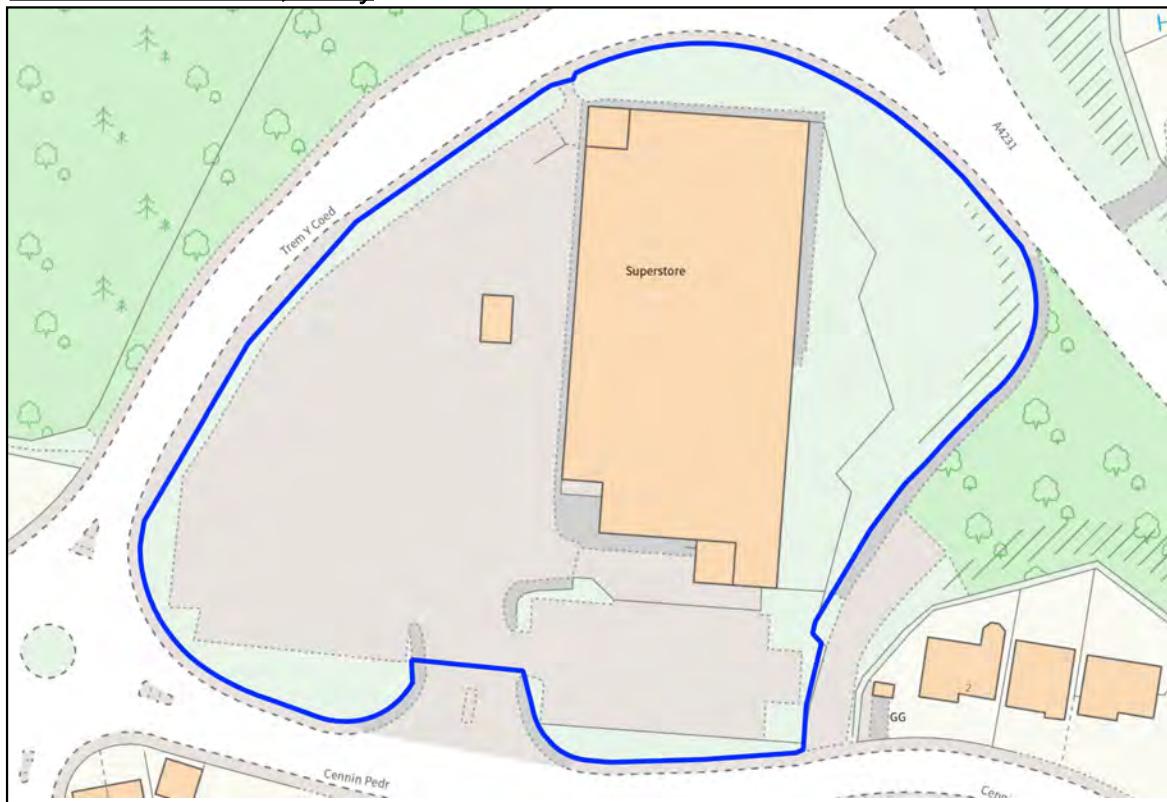
### Palmerstone Centre, Barry



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### Pencoedtre Centre, Barry

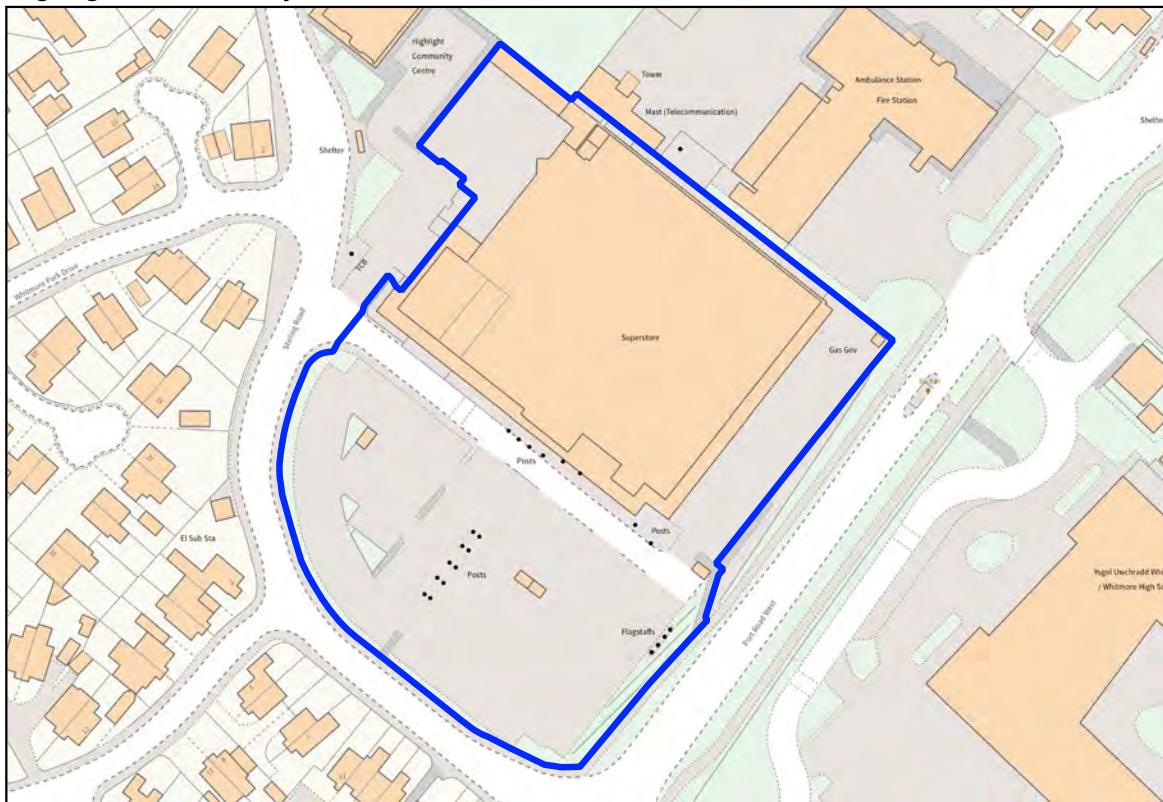


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## Out of Centre Retail Boundaries

### Highlight Park, Barry



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## Appendix 7 - Sites of Importance for Nature Conservation (SINCs)

SINC No.	SINC Name	SINC No.	SINC Name
1	Craig Tan-y-Lan	56	Coed Llwyn-Rhyddid
2	South of Tyla Gwyn	57	South East of Llwyn-Rhyddid
3	Cae Coed		Cottages
4	North of Cae Coed	58	North of Coed Leision & West of
5	Ffynnon y Dera		Newydd Stables
6	Penymynydd	60	Land near Coed Pen-Brych
7	Ruthin Fach Farm	61	West of Clawdd-Coch Farm
8	Coed Mawr	62	Coed Waunn-Lloff
9	Land to East of Mynydd Ruthin & Mynydd Ruthin	63	South West of Castell Bach
11	Land South of Mynydd Ruthin & North West of Pant-y-Lliwydd Farm	64	Land near Hensol Mill
13	Coed Breigam	65	Land South of Hafod Y Wennol
14	Coed y Brynau	66	Land West of Hensol Mill
15	Gladstone Road Pond	67	Hafod Y Wennol
16	Pond North of Cae-Rhys-Ddu	68	Hensol Lake
17	Coed Pant-Llywydd	69	Mill Ponds
19	Land East of Tynytrach Farm	70	Coed Fros-Ceibr
20	South of Forest Wood Quarry	71	South West of Dyffryn Bach
21	Fforest Fach Farm	73	Coed Cadw
22	Land West of Llanfarach Farm	74	North of Pendoylan Moors
24	Land between M4 and Industrial Estate	75	Land near Gwern y Gae Isaf
25	Land South of Llanfarach Farm	76	Land North of Brooklands Farm
26	Land West of Ty Newydd Farm	77	West of Markswood
27	North of Gwern-y-Gedrych	78	Land South of Oakfield
28	King's Wood	79	Land South of Glenholme
29	Long Wood	80	Maendy Farm
30	South of Long Wood	81	South West of Parc Coed Machen
31	North of Corntown	82	South West of The Paddocks
32	Cottage Wood	83	North West of Hillfields Farm
33	Land South of Moor Mill	84	Land by St y-Nyll Ponds
34	North West of Court Farm	85	North of Palla Farm
36	Land West of Llangan	86	South of Forty Farm
37	Land North of Llangan	87	North Ogmore by Sea
38	Coed Mansel	88	Land by Ogmore River
41	Readers Way Pond	89	Pant Norton
42	Coed y Stanby	90	Craig Ddu
43	Ham Wood & Coed y Graig	91	Ogmore Down
44	Land to North West of the Old Mill	92	Pant Mari Flanders
45	Penllyn Fish Ponds	94	Alun Valley
46	Llansannor Wood	95	Cwm Alun
47	Coed y Graig	96	Ewenny Estuary Saltmarsh
48	South West of King Coed	98	Slon Lane Grassland
49	Coed Pen-Cyrn	99	Gerddi
50	Mynydd y Fforest	100	Coed y Parc
51	North Ystradownen	102	Violet Bed
52	Old Quarry, Cowbridge Road	103	Coed y Castell
53	Coed Wern-Fawr	104	Beech Clump
54	Coed Cattwg-Glas	105	West of Trebettyn
55	Llwyn-yoy Pond	106	Amelia Trust Woodland Pond
		107	Amelia Trust Dew Pond
		108	Land at Trerhyngyll
		109	North Caercady
		110	South Caercady

<b>SINC No.</b>	<b>SINC Name</b>	<b>SINC No.</b>	<b>SINC Name</b>
111	West of Ty Mynydd	164	Land South of Whitefield Farm
112	North of Welsh St Donats	165	Land along Nant Aberthin
113	Land North of Ty'r-Mynydd	166	Long Grove
114	Land adjacent to Ty'r-Mynydd	167	Coed y Seler
117	Land adjacent to Forester's House	168	Ravenswood
118	Mill Pond	169	Gaer Wood
119	Warren Mill Farm Park & West of Warren Mill Farm Park	170	Log Wood
121	Coed Counsellor	171	Cottrell Wood
122	Land at Pendoylan Moors	172	Coed y Lan
123	East of Ty'n-y-Pwll	173	Redland Wood
124	North West of Croes-y-Parc	174	Betty Lucas Wood
	Baptist Chapel	175	Coed y Cwm
125	Gwern-y-Steeple	177	Land at Winchpit
126	Coed Pen-y-ffordd-fawr	178	Land North West of Coed Nant
127	Kingsland	179	Bran
128	East of Kingsland	180	Coed Nant-Bran
129	East of Homri Farm	181	Beechwood
130	East of Glyncory Water Works	182	West of White Hall
131	Land South West of Ffordd	183	Wenvoe Orchid Field
	Cottages	184	East of Wenvoe Orchid Field
132	Coed Quinnet	185	The Downs
133	Land near Ffordd Cottages	186	Coed y Cymdda
	Land South East of Ffordd	187	Coed y Ddyluan
134	Cottages	188	West Hill Wood
135	Land North of Coedarhydyglyn	189	Factory Wood
136	North of Castle Farm	190	Reservoir Wood
137	Penlline Moor Wood	191	Dunraven Park
138	Pant y Groes	192	Cwm Mawr
139	Pwll y Mer	193	Land at Sutton
141	Clemenstone Brook	194	Land North of Ty-Newydd Farm
143	Church Farm	195	Factory Brook
144	Franklen Farm	196	Ruff Moor
145	Land South of Parcau Farm	197	Land South of Ruff Moor
146	Land North West of Stembridge	198	Land South-East of Llanmihangel
	Farm	199	Coed y Pentre
147	Ty-Draw South of Colwinston	200	South of Brookside Farm
148	Wenvoe Castle Front Lawn Pond	201	Land near Ffynnon Math Lwdd
149	Hilton Plantations	202	Land to West of Coed y Pentre
150	Bears Wood	202	Crookland Gorse
151	South West of Llysworney	204	Dinas Powys Castle Woodland
152	Pond 11 Biglis Moors	205	Coed y Grabla
153	Pwll Erw-Naw	206	Coed y Seler
154	North of Cog Moors	207	Coed yr Arglywydd
156	West of Llysworney	208	Coed y Gellast
157	Land North of Limefield House	209	Coed Francis
158	Llanblethian Hill Down	211	Coed Hills
	Land to South West of	212	Coed Arthur
159	Llanblethian	213	North of the Garn
160	Coed y Castell	214	Land North of Llanvithyn Farm
161	Coed Bach	215	North West of Garnllwyd Farm
162	Land West of Cowbridge	216	Land along Nant Llancarfan
	Comprehensive School	217	Land South of Ty'n-y-Coed
163	Llanquian Wood	218	Coed Quinnet
		219	West of Coed Quinnet

<b>SINC No.</b>	<b>SINC Name</b>	<b>SINC No.</b>	<b>SINC Name</b>
220	Land South of Blackland Farm	277	Coed y Cwm
221	Land North of Whitton Rosser Farm	278	Breach Wood
223	Brook Wood	279	Land North of Coed y Cwm
224	Coed Sion Hywel	281	Land to west of Northcliff Farm
225	Coed y Graig	282	Coed Garw
226	Land North of Little Hamston Farm	284	North West of Welsh Hawking Centre
227	Land South of Little Hamston	285	West of Barry College
228	Land to West of Dyffryn	286	North of Highlight Farm
229	East of Dyffryn Springs	287	Land at Nant Bryhill
230	Great Hamston	288	Brynhill
231	Dyffryn Golwch	289	Fields at Merthyr Dyfan
232	Dyffryn Gardens	290	Land North of Port News
233	Land to North of Dyffryn	291	Land West of Windrush
234	Land along Nant Bran	292	North West of Pencoedtre Wood
235	Coed Maesyfelin	293	West of Pencoedtre Wood
236	Goldsland Farm Pond	294	Dinas Powys Moors
237	Wenvoe Wood	295	Shortlands Wood
240	Land by Winstone Brook	296	North of Pop Hill
241	Coed Ysgubor-Goch	297	Cross Common
242	Coed Clwyd-Gwyn South West of Michaelston le Pit	298	Pop Hill
243	Coed Twyncyn	299	Cog Moors
244	Case Hill Wood	300	Cogan Pond
245	Cwm Cewydd	301	Cosmeston Lakes
246	Clawd y Mynach	302	Cwm Marcoes
247	Glan-y-mor Pond	303	Wood at St Donat's
248	Sealands Farm Pond	304	Cwm Tresilian
249	Beacon Towers Field and Pond	305	West of Cwm Colhuw
250	East of Meadowvale Nursery	306	Cwm Colhuw
251	Frampton Court Farm	307	East Orchard Wood
252	East Flemington	308	Oxmoor Wood
253	Land North of Llanbydderi Moor	309	Ox Moor
254	Land to the South of Treguff Cottage	310	Coed Llancadle
255	Coed y Colwn	311	Lower Thaw Valley
256	Land West of Llandbydderi Moor	312	North of Aberthaw Cement Works
257	North Pant y Coed	313	Land adjacent to Burton Plantation
258	South Pant y Coed	314	Land South of Llancadle
259	Land South West of Pant y Coed	315	Llancadle
262	West of Ty-to-Maen	316	East Aberthaw Former Quarry
263	Land West of Llancarfan	317	Llancadle Gorse
264	Land North of Llancarfan	318	Land adjacent to Kenson Wood
265	Land North East of Llancarfan	319	Kenson Wood
266	Land off Pancross Farm	320	Castle Wood
267	Land West of Pen Onn Farm	321	Cliff Wood
268	Land West of Pen-Doines	322	Land South of Penmark
269	Pen-Doines	323	Land South West of Curnix Farm
271	Land to North East of Penmark	324	Land South of Curnix Farm
272	Land North of Pen Onn Farm	325	Curnix Farm
273	South East Llancarfan	326	Church Hill Wood
274	Ford Farm	327	Land North of Blackton Farm
275	Cwm Flaxland	328	North West Bullhouse Brook
276	Land North of Broomwell	329	North Bullhouse Brook
		330	West of The Old Rectory
		331	Knock Man Down Wood

<b>SINC No.</b>	<b>SINC Name</b>	<b>SINC No.</b>	<b>SINC Name</b>
332	North East of Knock Man Down Wood	381	Forrest Road to Cliff Road, Penarth
333	South of Cwm Ciddy Farm	382	Y Cymin to Marina breakwater
335	North Cwm Barri	383	Penarth Head to Marina breakwater
337	Cadoxton Wetlands		
338	Cadoxton River		
339	North of North Road		
341	Ty-r-Orsaf		
342	Lavernock Point East		
343	Water Lane Ponds		
344	Highfield Farm Dew Pond 2		
345	Summerhouse Bay West		
346	Sutton Road Pond		
347	Dyffryn Business Park Pond		
348	Coast at Aberthaw Power Station		
349	The Walls at Aberthaw		
350	Land at East Aberthaw		
351	Font-y-Gary		
352	Rhoose Point		
353	South West of Church Farm		
354	East of Lower Porthkerry		
355	Flaxland Pond		
356	Welsh St Donats Village Pond		
357	Friars Point		
358	Nell's Point East		
359	Coed Lawn		
360	Leckwith Woods		
361	Downs Wood		
362	Goldsland Wood		
363	Coed Uchaf		
364	Fonmon Verge B4265		
365	Ham Wood Llantwit Major		
366	Hoddnant Brook Wood 1		
367	Hoddnant Brook Wood 2		
368	Land south of Penmark adj SINC 322		
369	Grassland near Flaxlands Llancarfan		
370	Kenson Bridge Grassland 1		
371	Cwm Colhuw Extension		
372	Barry abandoned Sports Field		
373	Fields above Bwlch y Bullring		
374	Traeth Mawr off Cwm Bach		
375	Cwm Colhuw to Leys Beach		
376	East Aberthaw to Summerhouse Bay		
377	The Bulwarks to Fontygary Caravan Park		
378	Porthkerry Pebble Beach to Cold Knap Point		
379	Old Barry Harbour		
380	Lavernock to Black Rocks, Bendricks		

## Appendix 8 - Historic Environment Designations

### Distribution of Listed Buildings

Community	Total	Grade II	Grade II*	Grade I
Barry	58	50	7	1
Colwinston	11	10	0	1
Cowbridge with Llanblethian	98	88	8	2
Dinas Powys and St. Andrews Major	16	14	2	0
Ewenny 2	26	14	5	7
Llancarfan	19	14	4	1
Llandough	4	4	0	0
Llandow	24	18	4	2
Llanfair	27	22	4	1
Llangan	15	14	0	1
Llanmaes	11	8	3	0
Llantwit Major	78	70	7	1
Michaelston	8	6	1	1
Penarth	54	52	1	1
Pendoylan	11	9	1	1
Penllyn	26	23	1	2
Peterston-Super-Ely	20	19	1	0
Rhoose	36	29	6	1
St Athan	39	32	6	1
St Brides Major	36	33	2	1
St Donat's	39	33	1	5
St Georges Super Ely	12	8	2	2
St Nicholas	21	19	2	0
Sully	13	12	1	0
Welsh St Donat's	4	3	0	1
Wenvoe	18	16	2	0
Wick	20	19	1	0
<b>Total</b>	<b>744</b>	<b>639</b>	<b>72</b>	<b>33</b>
	<b>GRAND TOTAL</b> of Listed Buildings in the Vale of Glamorgan (June 2025):			
	<b>744</b>			

## Distribution of Scheduled Monuments

Community	Monument name
Barry	Site of Medieval Mill & Mill Leat Cliffwood
	Barry Castle
	St Barruch's Chapel
	Knap Roman Site
	Round Barrow 612m N of Bendrick Rock
	Westward Corner Round Barrow
	Highlight Medieval House Site
	Highlight Church, Remains of
Cowbridge with Llanblethian	Llanblethian Castle
	South Gate
	Llanquian Castle
	Caer Dynnaf hillfort
	Stalling Down Round Barrow
	Round Barrow 800m SE of Malborough Grange
	Round Barrows N of Breach Farm
	Llanquian Wood Camp
Dinas Powys	Dinas Powys Castle
	Romano-British Farmstead, Dinas Powys Common
Ewenny	Ewenny Priory
	Corntown causewayed enclosure
Llancarfan	Llancarfan Monastery (Site of)
	Llanvithyn Camp
	Llantrithyd Camp
	Walterston ringwork
	Medieval House Site, Llantrithyd
	Llancadle Deserted Medieval Village
	Treguff RAF Airfield Decoy Control Centre
	Llantrithyd Place: remains of house, relict gardens and wells
	Horseland moated homestead
	Moulton Roman Site
	Castell Moel
	Castle Ditches
Llandough	Pillar-Cross in Llandough Churchyard
Llandow	Round Barrows W of Cant-Erw
	Mynydd Bychan
	Llandow Castle-Ringwork
Llanfair	Llandough Castle, Remains of Hall
	Old Beaupre Castle
Llangan	Medieval Cross in Churchyard
	Llangan Celtic Cross
	Cross in St Mary's Churchyard
	Ringwork & Bailey at Gelligarn
Llan-Maes	Domen Fawr Round Barrows
	Llanmaes Castle (Malefant Castle)

Llantwit Major	Limpert Bay Anti-invasion Defences
	The Chantry House
	Castle Ditches Camp
	Summerhouse Camp
	Llantwit Major Gatehouse
	Caermead Roman Site
	Llantwit Major Monastic Settlement (Site of)
	Bedford Castle
	Llantwit Major Dovecot
	Morfa House Round Barrow
	Boverton Place
	Round Barrow Cairn, 340m west of The Parwg
	St Illtud's Church, Early Medieval Cross, Cross Shafts and Pillar
	Llantwit Major Castle
Michaelston Le Pit and Leckwith	Cwm George Camp
	Tyn y Coed Earthwork
Penarth	Cogan Deserted Medieval Village
	Penarth Churchyard Cross (Now in St Augustine's Church)
Pendoylan	Felin Isaf Castle Mound
	Two Cooking Mounds E of Ty'n-y-Pwll
Penllyn	Ystradownen Castle Mound
Peterston-super-Ely	Remains of Peterston Castle
Rhoose	Early Cement Works, Aberthaw
	Penmark Castle
	The Bulwarks Camp
St. Athan	East Orchard Wood Pillbox
	East Orchard Manor House
	West Orchard Manor House
	Deserted Medieval Village North East of Rock Farm
	Flemington Deserted Village
	West Aberthaw Medieval Site
St. Bride's Major	St Bride's Major Churchyard Cross
	Ogmore Castle
	Heol y Mynydd Round Barrow
	Croes Antoni
	Dunraven Castle Hillfort
	Stepsau Duon
	Promontory Fort on Fleming's Down
St. Donas	Cwm Nash Defended Enclosure
	Tithe Barn, Dovecot & Remains of Other Buildings
	St Donat's Churchyard Cross
	Nash Point Camp
	Croes Heol y Splott Round Barrow
	Round Barrows South of Monkton
	Round Barrows NE of Church Farm
	Area of Shrunken Medieval Village
	Nash Point Round Barrows

	Tresilian Bay Anti-invasion Defences
St. Georges-super-Ely	St-y-Nyll Round Barrow
	Y Gaer
	Doghill Moated Site, Dyffryn
	Castle Ringwork 850m ENE of Ty'n-y-Coed
	Cottrell Ringwork
St. Nicholas and Bonvilston	Coed-y-Cwm Chambered Cairn
	Coed y Cwm Ringwork
	Tinkinswood Burial Chamber
	Cottrell Castle Mound
	Middleton Moated Site
Sully	Sully Island, "Danish" Fort
	Anti-aircraft and Coastal Battery West of Lavernock Point
	St Mary's Well Bay Pillbox
	Maes-y-Hwyaid Round Barrow
Welsh St. Donats	Two Round Barrows 300m North of Tair Onnen
	Castell Tal-y-Fan
	St Lythan's Burial Chamber
Wenvoe	Greave Round Barrow
	Buarth-Mawr Barn
	Rhyle Round Barrow
Wick	Cwm Bach Camps

### Conservation Areas

Aberthin	Gileston	Monknash
Barry Garden Suburb	Llanbetherby	Penarth
Barry Marine	Llanblethian	Pendoylan
Bonvilston	Llancadle	Penmark
Boverton	Llancarfan	Peterston-Super-Ely
Broughton	Llandow	Porthkerry
Cadoxton	Llangan	Rhoose
Colwinston	Llanmaes	St. Brides Major
Cowbridge	Llanmihangel	St. Georges
Dinas Powys	Llantrithyd	St. Hilary
Drope	Llantwit Major	St. Nicholas
East Aberthaw	Llyswofrey	Talygarn
Flemington	Michaelston-le-Pit	Wenvoe

### Parks and Gardens of Special Historic Interest in Wales

Alexandra Park, Penarth	Old Beaupre
Coedhydyglyn	Pwll-y-wrach
Cold Knap Park, Barry	Romilly Park, Barry
Cwrt-yr-ala	St Donat's Castle
Dunraven Park	Wenvoe Castle
Dyffryn	Windsor Gardens, Penarth
Ewenny Priory	
Fonmon Castle	
Hensol Castle	
Italian Gardens, Penarth	
Llanmihangel Place	
Llantrithyd Place	

Landscapes of Outstanding Interest in Wales

Llancarfan

Merthyr Mawr, Kenfig and Margam Burrows (Part within the VoG)

## **Appendix 9 - Glossary of Terms**

### **Active Travel**

Active Travel is travel that involves physical activity as the main mode of transport—such as walking, cycling, or wheeling—instead of using motor vehicles.

### **Adoption**

The final confirmation of an LDP where it becomes the statutory Development Plan.

### **Affordable Housing**

Housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. Affordable housing includes social rented housing and Intermediate housing. Social rented housing is that provided by local authorities and registered social landlords. Intermediate housing is that where prices or rents are above those of social rent but below market housing prices or rents.

### **Annual Monitoring Report**

A report published on an annual basis that will assess the extent to which policies in the Vale of Glamorgan Local Development Plan are being successfully implemented.

### **Biodiversity**

A term used to describe the variety of life on Earth, including the wide variety of ecosystems and living organisms, animals, plants, their habitats and their genes.

### **Brownfield/ Previously Developed Land**

Land which is, or was, previously occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure. This includes the curtilage of development, defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made.

### **Candidate Sites**

As part of the preparation towards the production of the LDP, developers, service providers, landowners and others with an interest in land are invited by their Local Planning Authority to submit sites they wish to be considered for development or other uses through the LDP. The sites identified are referred to as Candidate Sites. Candidate Sites may be submitted for potential uses such as: housing, employment, retail, leisure, waste, transport (e.g. park and ride sites), open space, health and community uses.

### **Climate Change**

Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

### **Consultation**

Formal process where comments are invited on a particular topic or set of topics, or a draft document. Conservation Areas, areas of special architectural or historic interest, the character of appearance of which is desirable to preserve or enhance.

### **Delivery Agreement**

A document comprising the Vale of Glamorgan Council's (as Local Planning Authority) timetable for the preparation of the LDP and Community Involvement Scheme submitted to the Welsh Assembly Government for agreement.

### **Deposit Plan**

A formal stage in the plan making process where individuals and organisations may submit representations on the contents of the draft plan.

### **Design and Access Statement**

A short report accompanying and supporting a planning application explaining the design principles and concepts applied to particular aspects of a proposal. It is required by legislation to accompany all planning applications (with some exceptions).

### **Development**

Development is defined in planning law as the 'carrying out of building, engineering, mining or other operations in, on, over or under land' (Section 55 of the 1990 Planning Act as amended).

### **Enterprise Zone**

A specially designated area within which businesses are granted numerous advantages and incentives such as income tax credits, equipment tax refunds and property tax credits. At its core, the Enterprise Zone is a means of targeting a specific geographical area for economic revitalisation. Creating an Enterprise Zone encourages investment and promotes economic growth in that area.

### **Evidence Base**

Interpretation of baseline or other information/data to provide the basis for plan policy.

### **Examination**

Examination is carried out by Planning Environment Decision Wales (PEDW) on behalf of the Welsh Government and involves the examination of the report, all the deposit

representations, the Deposit Local Development Plan with its background evidence and the Sustainability Appraisal Report. It ensures that the LDP is based on sound information and thinking, and that the views of those with concerns about the plan have been considered.

### **Greenfield Land/Site**

Land that has not been previously developed, usually farmland, grassland or heath.

### **Gypsy Traveller**

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.

### **Heat Networks**

Systems that distribute heat from a central source to multiple buildings through a network of insulated pipes. Instead of each building having its own boiler or heat pump, a heat network supplies space heating and hot water to homes, businesses, and public buildings from one or more shared energy centres, helping the net zero agenda.

### **Infrastructure**

Infrastructure includes services such as roads, transport facilities, water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies (electricity and gas) and distribution networks and telecommunications infrastructure. For the purpose of the LDP it also refers to community infrastructure including education facilities, community facilities and public open space. Soft infrastructure includes ICT and telecommunications.

### **Key Diagram**

A representation of the main areas of growth and the areas to be protected from development in the Plan Area, shown in diagrammatic form.

### **Listed Building**

A building, structure or artefact that is considered of special architectural or historic interest and is included on a statutory list compiled by the National Assembly for Wales. They are graded I, II\* or II with Grade I being the highest.

### **Local Planning Authority**

A Planning Authority responsible for the preparation of the LDP.

### **Low Carbon Energy**

Low carbon energy options cover a range of energy sources that are not renewable, but can still produce less carbon than use of the conventional electricity grid or gas network, and can therefore be considered an important part of decarbonising the energy supply.

### **Master Planning**

In land-use planning, a government entity's plan for the overall utilisation of a particular area, including its allocation for residential or manufacturing uses and the corresponding environmental impacts.

### **Mineral Buffer Zone**

A zone around permitted or proposed mineral workings in order to establish a separation distance between potentially conflicting land uses.

### **Mitigation**

Measures to avoid, reduce or offset significant adverse effects.

### **Mixed Use**

Developments or proposals comprising more than one land use type on a single site.

### **Monitoring**

The use of information and evidence gathered to assess the progress made in implementing the LDP policies.

### **National Nature Reserve**

An area designated for its national importance in terms of nature conservation and managed through joint nature reserve agreements with landowners etc.

### **Natural Heritage**

Natural Heritage: refers to natural sites with cultural aspects such as cultural landscapes, physical, biological or geological formations.

### **Net Zero**

Refers to the state in which the total amount of greenhouse gases emitted into the atmosphere is balanced by the amount removed, so that there is no overall increase in atmospheric greenhouse gases.

### **Open Space**

All space of public value including public landscaped areas, playing fields, parks and play areas, and also including areas of water such as rivers, canals, lakes and

reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

## **Phasing**

The development of a site in gradual stages over a period of time rather than all at once.

## **Pre Deposit Stage**

The Strategic Options and Preferred Strategy stage of the LDP preparation process.

## **Priority Habitats and Species (s7)**

Those habitats and species that have been identified by WG to be of principal importance for nature conservation in Wales. These are listed on section 7 of the Environment Act 2016.

## **Registered Social Landlord**

Registered Social Landlords are government-funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, RSLs undertake a landlord function by maintaining properties and collecting rent.

## **Renewable and Low-Carbon Energy**

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment- from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass. Low-carbon technologies are those that can help reduce carbon emissions (also see description above). Renewable and/or low-carbon energy supplies include, but not exclusively, those from biomass and energy crops; CHP/CCHP (and micro-CHP); waste heat that would otherwise be generate directly or indirectly from fossil fuel; efficient energy-from-waste; ground source heating and cooling; hydro; solar thermal and photovoltaic generation and wind generation.

## **Rural Diversification**

The introduction onto farms of new enterprises which are not normally associated with traditional farming activities but strengthen the viability of the farm.

## **Rural Exception Site**

Small scale housing site within or adjoining existing rural settlements for the provision of affordable housing to meet local needs, which would not otherwise be allocated in the development plan.

## **Scheduled Monument**

Sites/monuments recognised to have national significance and are protected by law through the Ancient Monuments and Archaeological Areas Act 1979.

### **Section 106 Agreement**

A legal agreement between the Planning Authority and the applicant/developer that ensure that certain extra works related to a development are undertaken. Found under Section 106 of the 1990 Town & Country Planning Act.

### **Settlement Boundaries**

Identifies the physical limits of the existing built up area and also embraces edge of settlement land which is allocated or permitted for development of a built up nature and which would, once completed, form a cohesive part of the settlement fabric.

### **Settlement Hierarchy**

The RLDP arranges settlements into a hierarchy, used to determine an appropriate scale of development within a given area. These are:

- Key Settlements
- Service Centre Settlements
- Primary Settlements
- Minor Rural Settlements

### **Soundness**

The LDP is examined by an Independent Planning Inspector against tests of soundness; these are defined tests of procedure, consistency, coherence and effectiveness.

### **Stakeholder**

Any individual, group, or organisation with an interest directly affected by the RLDP. This can include local residents and community groups, developers and landowners, environmental organisations, public service providers, government agencies, businesses and employers and transport and infrastructure bodies.

### **Sustainable Transport**

Types of transport that contribute to decarbonisation including walking and cycling, public transport and low- or zeroemissions vehicles.

### **Transport Assessment**

A statutory document accompanying a planning application, and used by Planning and Highway Authorities to determine whether the impact of a new development on the transport network is acceptable. It should identify what measures may be required to

deal with the predicted transport impacts and to improve accessibility and safety, especially for pedestrians, cyclists and public transport users.

### **Unilateral Undertaking**

A legal commitment made by a developer or landowner under Section 106 of the Town and Country Planning Act 1990, through which they agree to perform certain planning obligations without the need for a bilateral agreement with the local planning authority

### **Windfall Sites**

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available during the lifetime of a plan.

## Appendix 10 - RLDP Supporting Documents

- BP1 Engagement Report Volume 1 (2023)
- BP1A Engagement Report Volume 2 (2025)
- BP2 Issues, Vision and Objectives (2023)
- BP3 Report on the Rapid Participatory HIA of the Preferred Strategy (2023)
- BP3A Report on the Rapid Participatory HIA of the Deposit Plan (2025)
- BP4 Assessment of Preferred Strategy against Tests of Soundness and Future Wales (2023)
- BP4A Assessment of Deposit Plan against the Tests of Soundness and Future Wales (2025)
- BP5 Settlements Appraisal Review (2023)
- BP6 Spatial Strategy Options (2023)
- BP7 Housing and Employment Growth Options (2023)
- BP8 Demographic Evidence (Edge Analytics) (2023)
- BP8A Supplementary Demographic Evidence - 2022 based Welsh Government Local Authority Population and Household Projections
- BP9 Housing Land Supply (2023)
- BP9A Updated Housing Land Supply and Trajectory (2025)
- BP10 Local Housing Market Assessment 2021
- BP10A Draft Local Housing Market Assessment Summary Note of Findings (2023)
- BP10B Local Housing Market Assessment 2023
- BP10C Local Housing Market Assessment Supplementary Paper – Second Homes (2025)
- BP11 Gypsy and Traveller Accommodation Assessment (2022)
- BP11A Gypsy and Traveller Paper (2025)
- BP12 Employment Land Review (BE Group) (2023)
- BP12A Employment Sites Paper (2025)
- BP13 Retail Assessment (Nexus) (2023)
- BP14 Strategic Transport Assessment – Stage 1 (Link Transport Planning) (2023)
- BP14A Strategic Transport Assessment – Stage 2 (Link Transport Planning) (2025)
- BP15 Renewable Energy Assessment (Wardell Armstrong) (2023)
- BP15A Renewable Energy Assessment: Opportunities for a District Heat Network in Barry (2023)
- BP16 Candidate Site Assessment Methodology (2022)
- BP17 Candidate Site Register (2023)
- BP17A 2<sup>nd</sup> Call for Candidate Sites – Candidate Site Register (2024)
- BP18 Candidate Site Assessment at Preferred Strategy Stage (2023)
- BP18A Candidate Site Stage 2 Assessment Register (2023)
- BP18B Candidate Sites Assessment for Deposit Plan (2025)
- BP19 Urban Capacity Study (2023)
- BP19A Update to Urban Capacity Study (2025)
- BP20 Joint Position Statement with Cardiff (October 2023)
- BP20A Regional Collaboration with RCT, Cardiff and Bridgend (2025)

- BP21 South East Wales – Strategic Flood Consequence Assessment (Stage 1) Final report (2022)
- BP21A Flooding (2025)
- BP22 Older Persons Housing Strategy (2023)
- BP23 Best and Most Versatile Agricultural Land (2023)
- BP23A Update to Best and Most Versatile Agricultural Land Paper (2025)
- BP24 Updated National Planning Policy for Chapter 6 of Planning Policy Wales and the Implications for the RLDP (2023)
- BP25 Minerals (2025)
- BP25A Minerals Statement of Sub-Regional Collaboration (2022)
- BP26 Houses in Multiple Occupation (2025)
- BP27 Green Wedges (2025)
- BP28 Special Landscape Areas Statement (2025)
- BP29 Glamorgan Heritage Coast Statement (2025)
- BP30 Welsh Language (2025)
- BP31 Open Space (2025)
- BP32 Green Infrastructure Strategy and Assessment (2024)
- BP32A Green Infrastructure Assessment of Key Sites (2025)
- BP33 Net Zero Buildings Technical Evidence (2024)
- BP33A Net Zero Buildings (2025)
- BP34 Community Facilities (2025)
- BP35 Hot Food Takeaways (2025)
- BP36 Planning Healthy Places (2024)
- BP37 Primary, Community and Intermediate Health Care (2025)
- BP38 Cemeteries and Crematoriums (2025)
- BP39 Local Area Energy Plan (2024)
- BP40 Sites of Importance for Nature Conservation
- BP40A Sites of Importance for Nature Conservation Review (Soltys Brewster) (2024)
- BP40B Coastal Designations in the Vale of Glamorgan SINC Criteria Review (JBA Consulting) (2024)
- BP41 Waste (2025)
- BP42 Viability Assessment (2025)
- BP42A Independent Financial Viability Assessments (Burrows Hutchinson) (2025)
- BP43 Education (2025)
- BP44 Infrastructure Plan (2025)
- BP45 Regional Assessment of Future Growth and Migration for the Cardiff Capital Region (CCR) (2025)
- BP46 Settlement Boundary Review (2025)
- BP47 Retail Centre Boundaries (2025)
- BP47A Out of Centre Uses (2025)
- BP48 Densities (2025)
- BP49 Equalities Impact Assessment (2025)