

Vale of Glamorgan Council

Replacement Local Development Plan 2021 – 2036

December 2025



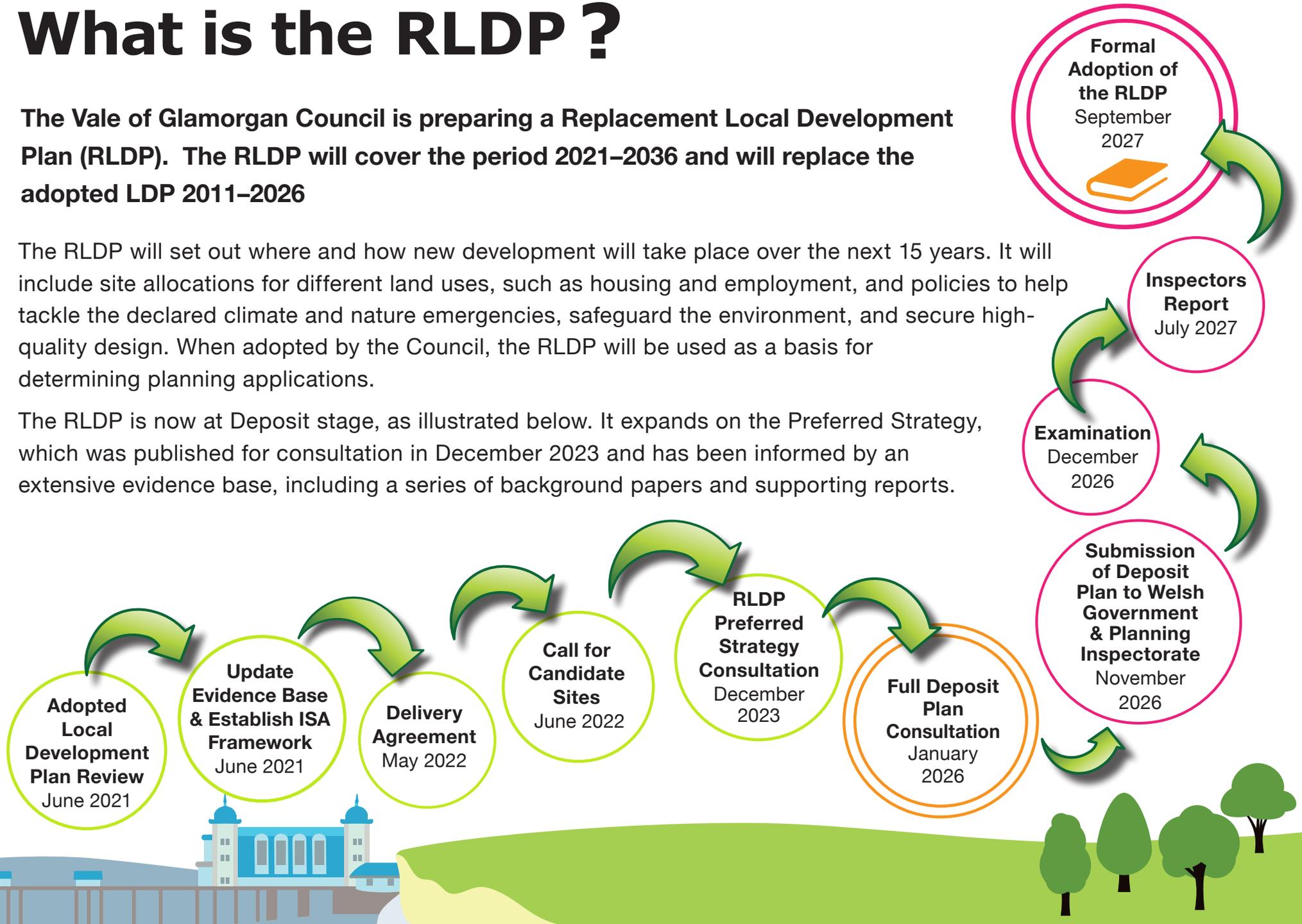
Easy Read Deposit Plan

What is the RLDP ?

The Vale of Glamorgan Council is preparing a Replacement Local Development Plan (RLDP). The RLDP will cover the period 2021–2036 and will replace the adopted LDP 2011–2026

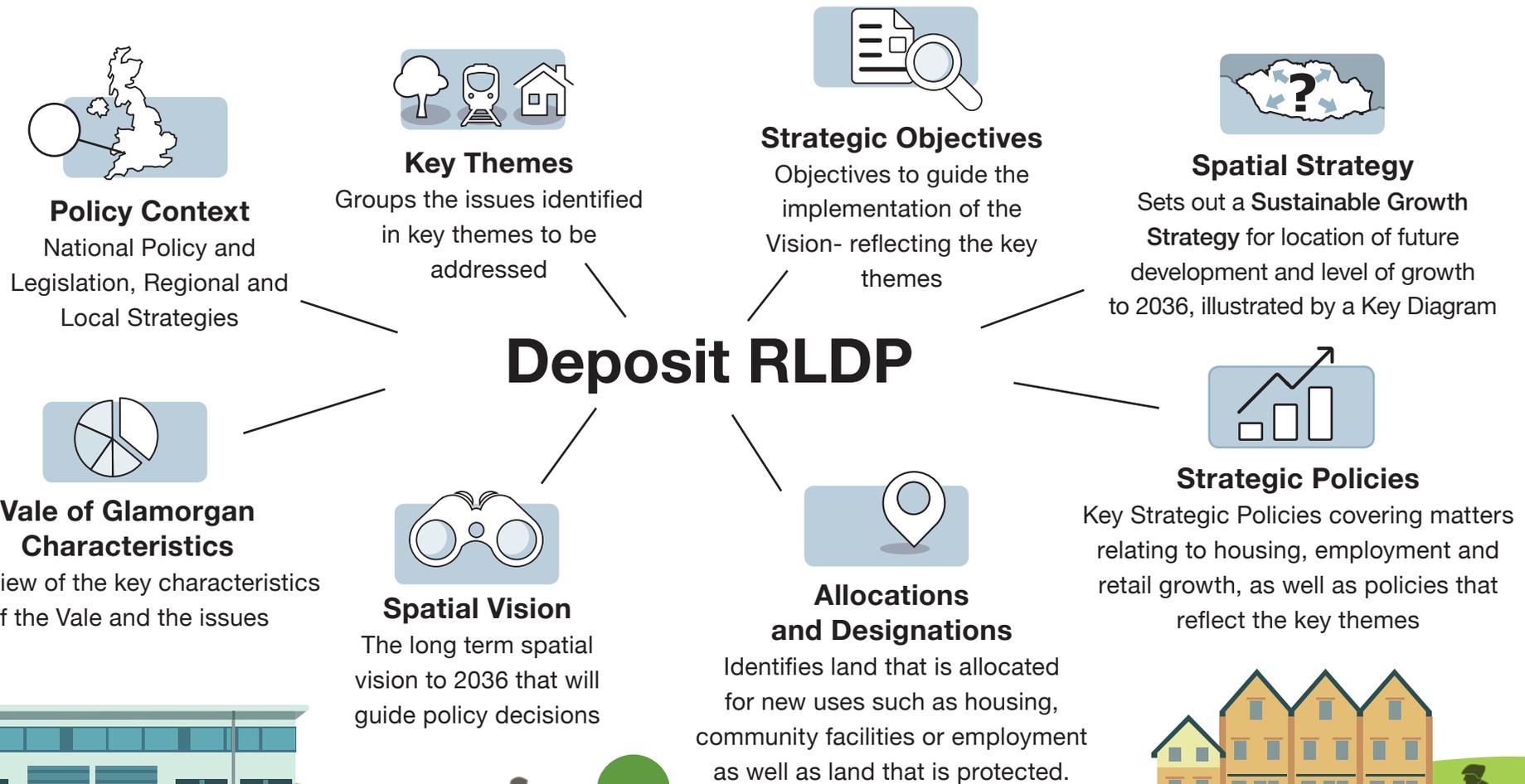
The RLDP will set out where and how new development will take place over the next 15 years. It will include site allocations for different land uses, such as housing and employment, and policies to help tackle the declared climate and nature emergencies, safeguard the environment, and secure high-quality design. When adopted by the Council, the RLDP will be used as a basis for determining planning applications.

The RLDP is now at Deposit stage, as illustrated below. It expands on the Preferred Strategy, which was published for consultation in December 2023 and has been informed by an extensive evidence base, including a series of background papers and supporting reports.



What is the Deposit RLDP

The Deposit Plan sets out a Vision for the place we want the Vale of Glamorgan to be in 2036, issues and objectives, and a spatial strategy; including the growth in population, housing and employment and how this growth will be spread across the Vale of Glamorgan. It shows which sites will be allocated, and which will be protected, and sets out policies that will be used to determine planning applications.



RLDP Vision

The RLDP Vision looks forward 15 years to 2036 and shows how growth will contribute towards making the Vale healthier, connected, and sustainable place where people want to live and work. It establishes the overall direction & forms the link between the high-level vision and the spatial growth strategy and strategic policies.

A summary of the Vale of Glamorgan RLDP Vision is shown below, the full vision is included in the Deposit Plan document:

By 2036:-



The Council will have achieved its target of becoming zero carbon by 2030. It has adopted techniques and efficient resource use to mitigate its impact on the **environment**. All development within the Vale of Glamorgan is now built to the highest standards of environmental design and performance, incorporating measures to mitigate and adapt to the impacts of **Climate Change**.



The Vale continues to be a place where the **culture and diversity** of people is recognised and protected.



The Vale of Glamorgan is an all-year-round **tourist destination**. Sensitive and sustainable management of its built and natural assets including the Heritage Coast, Country Parks, beaches, countryside and historic heritage has enabled tourism to flourish. The Vale attracts visitors from afar and tourism is an important source of local employment, investment.



The Vale enjoys a range of **leisure and health benefits** within and between towns, villages, and the countryside. More residents participate in active and healthy lifestyles. Environmental enhancements has benefited biodiversity with the creation of new habitats. Tree Planting is contributing towards Climate Change resilience and adaptation.



The town and local **retail centres are vibrant places**, while the new marina at Barry Waterfront and revitalised Barry Island provide all year-round tourism.



Residents and visitors have access to local facilities and inclusive places to meet and play. New development will have respected the local character of the Vale, protecting its outstanding and distinctive historic, natural and built environment. The important **historic heritage** of the Vale continues to be conserved and enhanced.





The towns of Cowbridge, Llantwit Major and Penarth are vibrant and attractive sustainable service centres providing a diverse range of services and facilities for their residents and those living in neighbouring villages. Town centres have adapted to reflect changes in retail behaviour and now function as multi use centres providing retail, leisure, recreation, community, and employment spaces.



The delivery of the **South East Wales Metro** means that the communities of the Vale of Glamorgan have access to improved transport connectivity both locally and regionally, Enhanced active travel networks within and between towns and villages have created liveable and accessible neighbourhoods for residents linked to their surrounding rural settlements.



The Vale of Glamorgan is a healthy and inclusive place for everyone, with equitable access to services and facilities both physically and digitally. Housing growth has delivered homes which caters for all, including **affordable homes & older person's housing**.



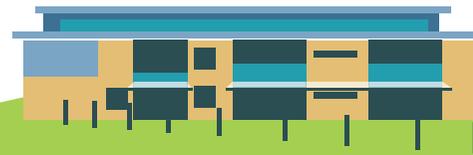
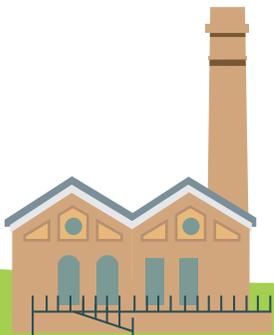
The Vale has a thriving **local economy**. New employment growth has attracted investment creating high quality employment and training. The Vale has a skilled and adaptable workforce. The delivery of local employment sites, alongside opportunities for rural businesses, and digital connectivity, has enabled existing businesses to grow and thrive and has contributed to a reduction in outward commuting.



Through investment in active travel, public transport, and broadband connectivity the **rural vale** is a living and working countryside supporting a network of sustainable and thriving rural communities.



Places are safe, accessible and socially inclusive. Development respects local character and contributes positively towards health and well-being. Positive improvements have been achieved for residents living in the most deprived areas through **improved access to employment, education, training, services, and investment in the built environment**.



RLDP Objectives

The 10 strategic objectives below expand the RLDP vision into the 9 key themes for the Vale of Glamorgan.

These Objectives not only reflect national Planning policy, but also the aspirations of the Council and key stakeholders and demonstrate how the RLDP will contribute towards addressing the issues identified.

Objective 1

Mitigating & Adapting to Climate Change



Ensure the efficient use of natural resources, promoting sustainable design and construction techniques within new developments. Support increased generation of renewable and low carbon energy, including district heating and community led schemes.

Encourage development that reduces the need to travel by car and encourage people to participate in active travel and use sustainable transport to reduce emissions and improve air quality.

Ensure that all new development and infrastructure is resilient to future impacts arising from Climate Change. Direct development away from areas identified as being at risk of flooding and/or coastal erosion and incorporate water management, biodiversity enhancement and adaptation measures.

Objective 2

Improving Mental and Physical Health and Well-being



Ensure that all places offer inclusive and accessible environments for all ages that facilitate interaction with nature and others, and access to necessary healthcare facilities. Enable residents to participate in active lifestyles, through the provision of convenient access to open spaces and active travel routes for leisure, recreation and work.

Enable the delivery of local employment, training and regeneration opportunities that reduce health and social inequalities.

Objective 3

Homes for All



Ensure that all new residential developments provide high quality housing that includes the right mix, tenure and type of homes that respond to the changing needs of the Vale's population. This includes homes that are affordable, accessible and adaptable for people of all ages and that address the identified accommodation needs of all the Vale's communities through all stages of life.

Objective 4

Placemaking



Through placemaking, ensure that all development will contribute positively toward creating a sense of place. All new development will be appropriately located and contribute toward creating active, safe, and accessible places that contain a range of uses. The character of existing communities will be protected and enhanced by developing places that respect local distinctiveness and the existing setting.

Facilitate the provision of accessible community infrastructure that is tailored to meet the needs of the community, including high quality health, education, training, cultural, social, recreation, and community facilities and spaces.

Objective 5

Protecting & Enhancing the Natural Environment



Protect and enhance the quality, connectivity and resilience of the Vale's natural environment and green / blue infrastructure network and maximise opportunities to achieve net biodiversity benefit. Prioritising previously developed brownfield land for new development, directing development away from areas of nature conservation interest and safeguarding the sensitive natural environment from inappropriate development.

Sustainably managing natural resources, minerals and waste to achieve resource efficiency, including the utilisation and generation of renewable energy.



Objective 6

Embracing Culture and Heritage

Recognise the value of the Vale's built heritage by embedding placemaking into the Planning process, to ensure that development proposals protect the Vale's historic built environment from harmful changes. Ensure that new developments conserve and enhance the attractive qualities of the Vale's historic assets, respond appropriately to the locally distinctive context, and achieve high standards of design.

Maintain and enhance the Vale's cultural facilities, and where appropriate secure opportunities for cultural enrichment within new developments, including promoting the use of the Welsh language, the public realm and through the provision of multi-purpose community spaces and buildings.



Objective 7

Fostering Diverse, Vibrant, & Connected Communities

Facilitate physical, economic, and social regeneration, reflecting the needs and aspirations of local communities, through the provision of new homes, employment, and enhanced transport connectivity.

Enable diversification of uses within town and local commercial and service centres to offer a mix of retail, leisure, commercial and community uses. Improve active travel and public transport connectivity within and between towns and neighbouring settlements.

Provide for vital and vibrant rural communities whilst protecting the countryside through the delivery of growth in sustainable locations, related to the Settlement Hierarchy, alongside the provision of supporting infrastructure.



Objective 8

Promoting Active and Sustainable Travel Choices

Ensure major new development is directed to locations that are or will be by the time of initial occupation easily accessible by walking, cycling, and public transport.

Ensure that all new development increases the opportunities for residents to engage in active travel, by incorporating active travel facilities and encouraging a modal shift towards greater use of sustainable transport.

Identify opportunities for maximising local transport investment arising from the South East Wales Metro to strengthen public transport connectivity both locally and regionally, provide management of the highways network, reducing car dependency and offer safe and effective choices for walking and cycling alongside enhanced public transport services.



Objective 9

Building a Prosperous and Green Economy

Provide for a range and choice of good quality employment land and support infrastructure to enable local businesses to expand. Create opportunities for inward investment and enable the Vale's economy to respond to future changes in work and employment patterns.

Promote Cardiff Airport and Bro Tathan Enterprise Zone, and the former Aberthaw power station site, as important employment areas, enabling delivery of high-quality and skilled jobs, training, and education opportunities. Support diversification of the rural economy, enabling opportunities to provide employment and business premises within rural settlements and facilitate the growth in rural enterprises.

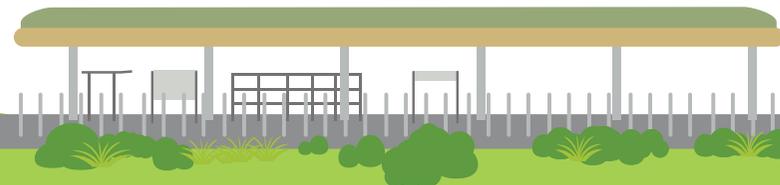
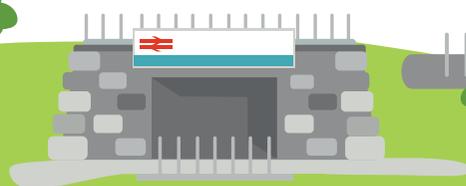
Facilitate sustainable tourism growth, recognising its contribution to the Vale's economic well-being. Enable enhanced leisure, recreation, economic activity, diversification, and sustainable development.



Objective 10

Promoting Sustainable Tourism

To create an attractive tourism destination with a positive image for the Vale of Glamorgan, encouraging sustainable tourism and high-quality facilities to enrich the experience for visitors and resident.



Sustainable Growth Strategy

The RLDP Sustainable Growth Strategy comprises six key elements as follows:

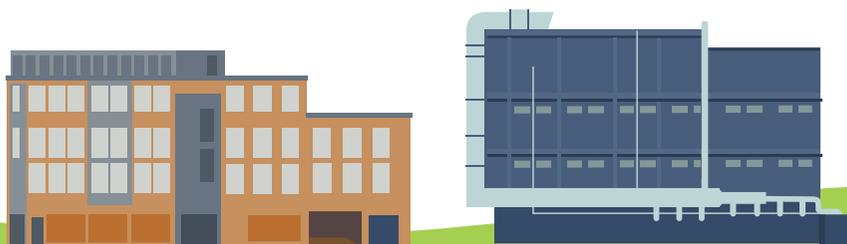
- 1** Delivering a sustainable level of housing and employment growth supported by appropriate infrastructure to accord with the Vale's position within the Cardiff Capital Region.
- 2** Aligning locations for new housing, employment, services and facilities to reduce the need to travel.
- 3** Focusing development in locations that are well served by existing and proposed rail stations as part of the South Wales Metro and in areas with good bus links.
- 4** Allowing for small scale affordable housing led development in settlements outside the Strategic Growth Area at a scale proportionate to the size of settlement.
- 5** Supporting the role of Cardiff airport as a strategic gateway for international connectivity.
- 6** Allowing for regeneration opportunities, including at Aberthaw and Barry Docks

In order to meet the aspirations contained within the overarching Vision, there is a requirement for a sustainable level of growth and as such the RLDP will make provision for:

An allocation of **182 Ha of employment land** across a range of sites to enable 67.8Ha to be brought forward and the delivery of up to 5,338 jobs

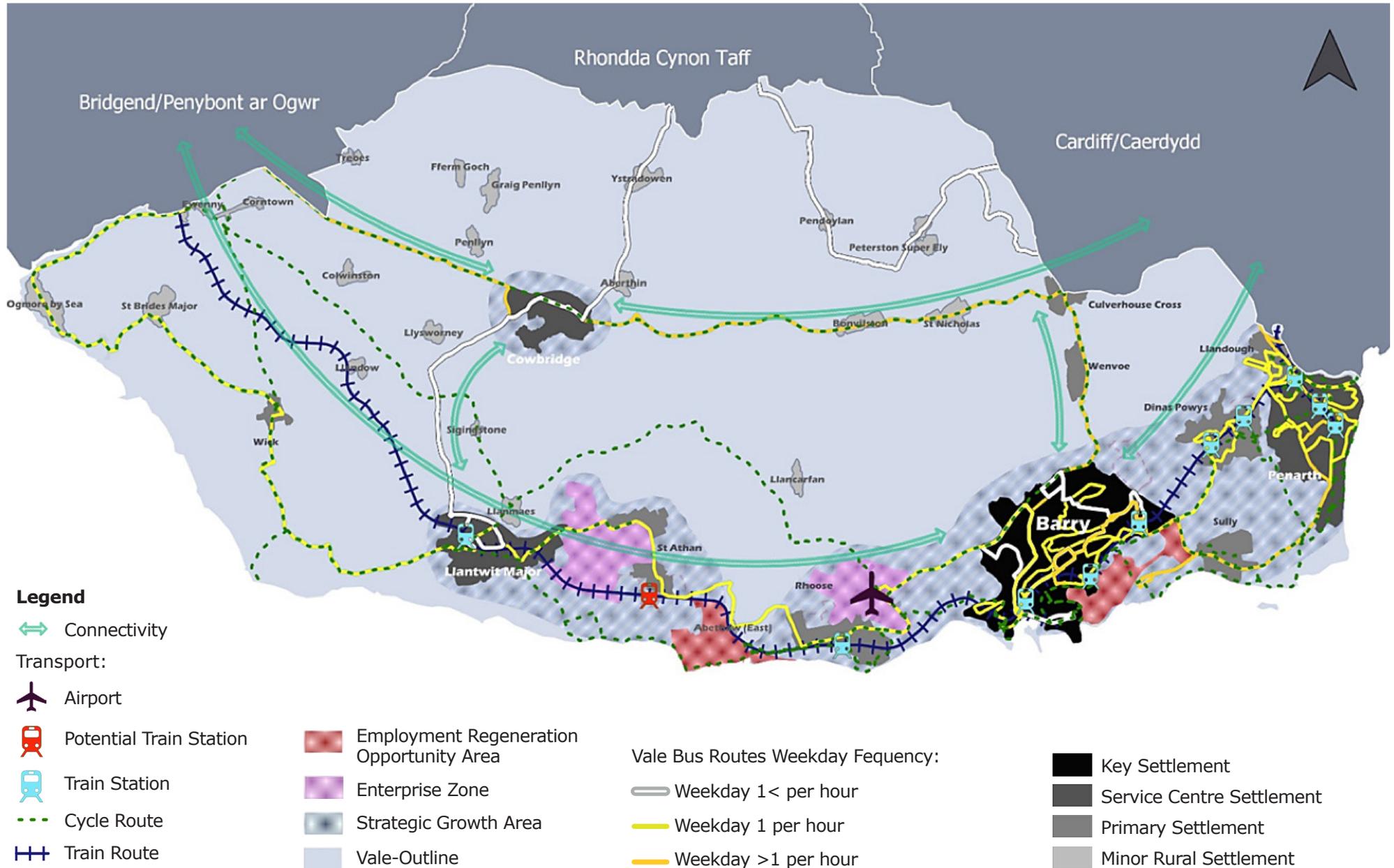
8,660 new homes to deliver a housing requirement of 7,890 dwellings over the plan period or 526 per annum (based on a 10% allowance for flexibility).

An **affordable housing target of 3,070 homes**



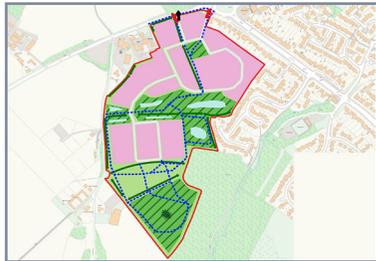
Key Diagram

The key diagram illustrates the RLDP Strategy and shows the extent of the Vale of Glamorgan Council and the RLDP area.



Key Sites

To deliver the plan's strategic growth and contribute to meeting the identified housing requirement, the following key sites have been identified for residential led development:



KS1- Land at North West Barry

Land at North West Barry is allocated for residential development also including the creation of an Active Travel route and improvements for local highway infrastructure. The site will accommodate 376 dwellings, 30% of which will be required to be affordable.



KS2- Land to the North of Dinas Powys, off Cardiff Road

Land to the North of Dinas Powys is allocated for residential development, as well as improvements to local highway infrastructure. The site will accommodate 250 homes during the Plan period with a minimum of 40% of affordable housing.



KS3- Land at Readers Way, Rhoose

Land at Readers Way, Rhoose is allocated for a residential led development of 520 homes during the Plan period. A minimum of 30% of all new homes will be required to be affordable.



KS4- Land at Church Farm, St Athan

Land at Church Farm, St Athan is allocated for a residential led development also including a retail food store with associated car parking, significant highways improvements & the expansion of St Athan primary school. 532 homes will be developed over the planned period with a minimum of 35% of all new homes to be affordable.



KS5- Land to the West of St Athan

Land to West of St Athan is allocated for a residential development led of 600 homes during the Plan period. A minimum of 35% of all new homes will be required to be affordable. Land is also safeguarded for a new station to serve St Athan with car parking and adjoining commercial uses. The site will also benefit from a new active travel route as well as improvements to local highway networks.

Other housing sites

The Following sites below have been allocated as rural affordable housing sites with a minimum of 50% to meet the need of local communities.

HG4 (1) Colwinston	Land to the East of Colwinston	25
HG4 (2) Aberthin	Land west of Maendy Road	25
HG4 (3) Wick	Land at Heol Fain	50
HG4 (4) Fferm Goch	Land north of West Winds Business Park	22

Other Key Sites within the Plan to help reach the RLDPs housebuilding requirement can be found on the next page.

Legend

★ Potential New Station	Principal Highway Network	Land Safeguarded for an Active Travel Bridge across the Railway
➡ Primary Vehicular Access	Drainage Features	➡ New Community Woodland
➡ Secondary Vehicular Access	Significant Area of POS	
➡ Active Travel Access	Residential	
➡ Active Travel Network	Open Space	
➡ Primary GI Connectivity	Proposed Supermarket and Car Park	
➡ RLDP Key Sites boundaries	Mixed Use (including car parking provision)	
	➡ Proposed Link to St Athan Primary School	
	➡ Potential School Extension	

Housing Allocation

New Housing Allocation/ Rolled forward sites from previous LDP

HG1 (1)	Barry	Land to the west of Pencoedtre Lane	135
HG1 (2)	Barry	Land at the Mole	65
HG1 (3)	Barry	Land at Hayes Lane	70
HG1 (4)	Barry	Land at Neptune Road	40
HG1 (5)	Llantwit Major	Land between the Northern Access Road & Eglwys Brewis Road (Site C - Central Parcel)	235
HG1 (6)	Cowbridge	Land adjoining St Athan Road	105
HG1 (7)	St Athan	Former Stadium Site, adjacent to Burley Place	80
HG1 (8)	St Athan	Clive Road, St Athan	51
HG1 (9)	Rhoose	Land north of the Railway Line (East)	339
Dwelling Contribution			1,120

Major Sites that already have planning permission

Site Reference	Settlement	Site Name	Number of units
HG1 (10)	Penarth	Land at Upper Cosmeston Farm	576
HG1 (11)	Llantwit Major	Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western Parcel)	140
HG1 (12)	Llantwit Major	Land between the Northern Access Road and Eglwys Brewis Road (Site B - Eastern Parcel)	100
HG1 (13)	Llandough	Land south of Llandough Hill / Penarth Road	133
HG1 (14)	Sully	Land West of Swanbridge Road (Phase 2)	175



Other Key aspects of the Deposit Plan

Transport

To accompany the new housing growth that is being set out within the RLDP, the following routes have been protected for improvements/development for transport:

Active Travel Routes

- 1 Barry to Dinas Powys.
- 2 Sully to Cosmeston.
- 3 Weycock Cross to Cardiff Airport.

Public Transport Schemes

- 4 St Athan New Rail Station and Interchange.
- 5 Cogan Station Interchange enhancements.

Highways Improvements

- 6 Weycock Cross roundabout, Barry.
- 7 Gileston Road junction, St Athan.

New Community Facilities

Housebuilders are also expected to contribute towards new community facilities within the Vale. Land is Currently allocated for development of new community facilities at:

Education

- 1 Land at Clare Gardens, Cowbridge
- 2 St Athan Primary School, St Athan
- 3 St Richard Gwyn Catholic School, Barry
- 4 Lower Cosmeston Farm, Penarth

Education, Community Space

- 5 Upper Cosmeston Farm, Penarth

In addition, land is safeguarded for potential community use at the following site:

- 6 Land south of the railway, St Athan

Employment

An allocation of 182 Ha of employment land across a range of sites to enable 67.8Ha to be brought forward and the delivery of up to 5,338 jobs, fitting in with the RDLP's growth objectives. The following sites have been allocated to provide these jobs and employment land:

Convenience floorspace

- 1 Land at Bridge House Farm, Llanmaes, Llantwit Major (1,251sq m)

General employment Land Major Employment Allocations*

- 1 Land east of Cardiff Airport, Rhoose (16.4 ha net)
- 2 Land south of Port Rd. (Model Farm), Rhoose (44.75 ha net)
- 3 Bro Tathan Aerospace and Business Park (66.7 ha net)
- 4 Land to the South of Junction 34, M4, Hensol (36.23ha net)

Local Employment Allocations:

- 5 Atlantic Trading Estate, Barry (1.59 ha net)
- 6 Windmill Park, Hayes Road, Barry (3.6 ha net)
- 7 Vale Business Park, Llandow (10.9 ha net)
- 8 Land at Llandow Trading Estate (1.85 ha net)

Strategic Policies

The RLDP features 20 strategic policies that address key themes and contribute to delivering the vision and objectives.

The policies are divided into 4 different categories which are explained below:

Strategic and Spatial Choices

- SP1** Sustainable Growth Strategy
- SP2** Settlement Hierarchy
- SP3** Development in the Countryside
- SP4** Placemaking
- SP5** Creating Healthy and Inclusive Places and Spaces
- SP6** Housing Requirement

Active and Social Places

- SP7** Affordable Housing Provision
- SP8** Affordable Housing Requirements
- SP9** Gypsy and Traveller Site Provision
- SP10** Sustainable Transport
- SP11** Retail, Commercial and Service Centre Hierarchy
- SP12** Retail Floorspace Provision
- SP13** Community Infrastructure and Planning Obligations

Productive and Enterprising Places

- SP14** Employment Growth
- SP15** Sustainable Tourism
- SP16** Climate Change Mitigation and Adaptation
- SP17** Sustainable Waste Management
- SP18** Sustainable Provision of Minerals

Distinctive and Natural Places

- SP19** Green Infrastructure
- SP20** Biodiversity and Ecosystem Resilience



Have your say...

The Council would welcome your views on the Replacement Local Development Plan Draft Deposit Plan and give you the opportunity to have your say on the future of the plan area.

The statutory consultation period will take place between **28th January 2026 and 11th March 2026**. The closing date for the submission of comments is **23:55 on 11th March 2026**. Any comments received after the stated closing date and time will not be considered.

The Deposit Plan and all supporting documents are available to view on the Council's website and copies of the Deposit Plan have been placed in all Council run libraries and the Civic Centre.

How to Comment on the Deposit RLDP

Comments on the Deposit RLDP consultation can be made in the following ways.

Using the online consultation portal: The Council encourages responses to be made via its online consultation portal, which includes features to help you comment, as well as the function to save and review consultation responses prior to final submission.

To submit an online response to the Deposit Plan consultation, you will need to either log into your existing account (if you made representations at the Preferred Strategy stage or registered your interest) or set up a new account and follow the Guidance Notes available on the web site. You can use the online consultation portal to read and comment on the Deposit RLDP and supporting documentation. The online consultation portal can be accessed at: **<https://valeofglamorgan.oc2.uk>**

Email: Please complete the consultation form available at <https://valeofglamorgan.oc2.uk> and send it to: LDP@valeofglamorgan.gov.uk

Post: The comment form may be printed, completed and returned to the LDP team at: **The Planning Policy Team, Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU**

The Deposit RLDP consultation comment form is available in other formats on request e.g. Welsh or large print.

Please contact the LDP Team at LDP@valeofglamorgan.gov.uk or at the above address.

What will happen after Consultation?

Once the consultation closes the Council will carefully consider the responses received and prepare a Consultation Report which will set out who was consulted, the key issues raised and how the Council considers each representation should be addressed.

The Plan and its supporting documentation, including the Consultation Report, will be considered by Full Council for approval to submit it to the Welsh Government, who will arrange for an independent Planning Inspector to be appointed to examine the Plan.

The Planning Inspector will consider whether the Plan is fit for purpose by assessing it against three tests of soundness:

- Test 1: Does the plan fit?
- Test 2: Is the plan appropriate?
- Test 3: Will the plan deliver?

A series of Hearing sessions will be held to examine any matters that the Inspector requires further clarification on. The Inspector will consider the written representations that have been made to the Deposit Plan but those who have made representations will also have the right to be heard at an Examination Hearing.

Following the Hearing sessions, the Inspector will prepare a report which considers the issues raised. If a Plan is found sound subject to changes, the Inspector's report will identify binding recommendations. Recommendations may consist of redrafted text, the omission of a policy or section of text (or the inclusion of a new one), or changes to the Proposals Map, provided what remains comprises a sound plan when read as a whole.

Following receipt of the Inspector's report, the Council will be in a position to adopt the RLDP, which will replace the existing adopted Local Development Plan 2011-2026, and it will become the framework against which decisions on planning applications within the Vale of Glamorgan are made.



Vale of Glamorgan Council

Replacement Local Development Plan 2021 – 2036

