Integrated Sustainability Appraisal (ISA) for the Replacement Local Development Plan

ISA Report for the Deposit Plan - Non-Technical Summary

Vale of Glamorgan Council

November 2025

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Quality information

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1. Introduction

1.1 Background

1.1.1 AECOM has been commissioned to lead on Integrated Sustainability Appraisal (ISA) in support of Vale of Glamorgan Council's (herein referred to as 'the Council') Replacement Local Development Plan (RLDP). ISA integrates and fulfils the duties and requirements of Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA), Welsh Language Impact Assessment (WLIA) and the Well-being of Future Generations (Wales) Act 2015 (WBFG).

1.2 ISA Explained

1.2.1 ISA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives in terms of key sustainability issues. The aim of ISA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts and maximising positive impacts. Through this approach, the ISA for the RLDP seeks to maximise the developing plan's contribution to sustainable development.

1.2.2 As identified above, the ISA seeks to fulfil the requirements and duties for SA, SEA, EqIA, HIA, WLIA and WBFG. The approach is to fully integrate these components to provide a single assessment process to inform the development of the RLDP.

Structure of the ISA Report/ this NTS

1.2.3 The ISA Report has been prepared to be published alongside the Deposit Plan for final consultation, prior to submission and examination of the RLDP. The ISA Report and this NTS is structured in three parts: Part 1 explores reasonable alternatives for the plan approach, Part 2 assesses the Deposit Plan being presented at this stage, and Part 3 details the next steps for plan-making and ISA.

1.3 What is the RLDP seeking to achieve?

1.3.1 VOGC is currently in the process of preparing the RLDP, which will replace the existing LDP and help shape the Vale of Glamorgan for the next 15 years (to 2036).

1.3.2 The RLDP will set out the vision, objectives, strategy and policies for managing development in the Vale of Glamorgan and will contain local planning policies. The RLDP will set out land use development proposals for the Vale, including for the purposes of housing, employment, retailing, recreation, transport, tourism, minerals, waste, and community uses.

1.3.3 The RLDP will also identify areas to be protected from development and provide policies against which future planning applications will be assessed. It will be prepared considering a wide range of legislation, policies and other initiatives at the European, national, regional and local level. The Local Well-Being Plan 'Our Vale – Our Future' (LWBP) will be of particular importance at

the local level. The LWBP relates to the economic, social, environmental, and cultural well-being of the Vale of Glamorgan and has clear links with the RLDP where it relates to land use planning.

1.3.4 The RLDP seeks to achieve the following vision:

'By 2036:

The Council will have achieved its target of becoming zero carbon by 2030. It has adopted innovative techniques and efficient resource use to mitigate its impact on the environment, and exemplar zero carbon projects including schools and district heating networks have been implemented. Development of the Cardiff Capital Region Aberthaw Green Energy Park has established the Vale of Glamorgan as a regional hub for innovation in renewable and green energy and zero carbon manufacturing. 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 of Glamorgan is a healthy and inclusive place for everyone, with equitable access to services and facilities both physically and digitally. Residents are proud of where they live and have access to the homes they need. Housing growth has delivered homes which caters for all, including affordable homes and older person's housing; contributing towards diverse and cohesive communities where residents can maintain their independence.

Through placemaking, places and spaces are safe, accessible and socially inclusive. Development respects local character and sense of place is valued by residents and contributes positively towards health and wellbeing. Positive improvements have been achieved in narrowing the disparities in the quality of life and health outcomes for residents living in the most deprived areas through improved access to employment, education, training, services, and investment in the built environment.

The Vale enjoys a network of connected, multi-functional and accessible green and blue spaces, providing a range of enhanced leisure and health benefits within and between towns, villages, and the countryside. More residents participate in active and healthy lifestyles. Investment in green infrastructure has produced a net biodiversity benefit with the creation of new habitats, enhanced connectivity and Planting providing carbon storage and contributing towards Climate Change resilience and adaptation.

The Vale continues to be a place where the culture and diversity of people, and the unique qualities of its communities, are recognised and protected.

Placemaking supports a strong sense of community and has contributed to improving the quality of life for all generations. 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 Council's Growth and Regeneration Programme for Barry has successfully transformed the town. 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. A range of public realm schemes have enhanced the built and natural environment throughout the town.

The towns of Cowbridge, Llantwit Major and Penarth are vibrant and attractive sustainable service centres playing a vital role in 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.

Growth within rural settlements has provided for the needs of residents and supports balanced multigenerational communities that contribute to the vibrancy of the rural area. 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.

The delivery of the South East Wales Metro means that the Vale of Glamorgan is now well connected by an integrated transport system supporting economic growth. Communities have access to improved transport connectivity both locally and regionally, with economic and housing growth delivered sustainably to the benefit of communities. 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 has a thriving local economy with a balanced, diversified business base. New employment growth at Bro Tathan and Cardiff Airport Enterprise Zones has attracted inward investment from knowledge-based and high-tech businesses, creating high quality employment and training. The Vale has a skilled and adaptable workforce. The delivery of strategic and local employment sites, alongside opportunities for rural businesses, agricultural diversification and digital connectivity, has enabled existing businesses to grow and thrive and has contributed to a reduction in outward commuting.

Through strong investment in tourism, leisure, recreation and green infrastructure, 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, and an enabler of rural diversification.'

1.3.5 The ten strategic objectives set out below expand the LDP vision into nine 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 and Adapting to Climate Change
- Objective 2 - Improving Mental and Physical Health and Well-being

- Objective 3 - Homes for All
- Objective 4 - Placemaking
- Objective 5 – Protecting and Enhancing the Natural Environment
- Objective 6 - Embracing Culture and Heritage
- Objective 7 - Fostering Diverse, Vibrant, and Connected Communities
- Objective 8 - Promoting Active and Sustainable Travel Choices
- Objective 9 - Building a Prosperous and Green Economy
- Objective 10 – Promoting Sustainable Tourism

1.4 What is the scope of the ISA?

1.4.1 The Regulations require that "When deciding on the scope and level of detail of the information that must be included in the Environmental Report [i.e. the SA scope], the responsible authority shall consult the consultation bodies". In Wales, the consultation bodies are Natural Resources Wales and Cadw. A Scoping Report was sent to the statutory consultees for comment from August to September 2022. The responses received were considered and amendments made to the baseline information and draft ISA Objectives where necessary. Since that time, the ISA scope has evolved as new evidence has emerged and there have been some minor refinements to the ISA objectives - however, the scope remains fundamentally the one agreed through the dedicated scoping consultation in 2022.

1.4.2 Table 1.1 presents the ISA objectives - grouped under ten topic headings - established through scoping, i.e. considering context/baseline review, identified key issues and responses from statutory consultees.

1.4.3 Taken together, the ISA topics and objectives presented in Table 1.1 provide a methodological 'framework' for appraisal.

Table 1.1: ISA Framework

ISA topic	ISA objective
Economy and employment	• Support a sustainable, diverse, and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.
Population and communities	• To provide enough good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs. • To enhance design quality to create natural beautiful places for people that maintain and enhance community and settlement identity.
Health and wellbeing	• To improve the health and wellbeing of residents within Vale of Glamorgan promoting healthy and sustainable places.
Equality, diversity and inclusion	• To reduce poverty and inequality; tackle social exclusion and promote community cohesion.
Climate change	• Support the resilience of Vale of Glamorgan to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources. • Reduce Vale of Glamorgan's contribution to climate change from activities which result in greenhouse gas emissions and contribute to meeting the Council's target of net zero.
Transport and movement	• Increase sustainable transport use and reduce the need to travel
Natural resources	• To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution. • To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land. • To protect mineral resources and ensure that an adequate supply of a diverse range of minerals is available over the long-term. • Support waste management. • To conserve, protect and enhance the water environment, water quality and water resources.
Biodiversity and geodiversity	• Protect and enhance biodiversity within and surrounding Vale of Glamorgan.
Historic environment	• Preserve and enhance Vale of Glamorgan's heritage resource, including its historic environment and archaeological assets. • Promote understanding of Vale of Glamorgan's cultural heritage.
Landscape	• To protect and enhance the quality and character of Vale of Glamorgan's landscape, seascape and townscape.

2. What has plan preparation/ ISA involved up to this point?

2.1 Context

2.1.1 Formal preparation of the RLDP has been underway since June 2021, with a range of evidence produced to inform its development. Table 2.1 sets out the key RLDP and ISA documents published since 2021. The RLDP documents and evidence base (including ISA Reports) can be viewed and downloaded on the Council's website. The ISA Report accompanies the Deposit Plan in consultation.

Table 2.1: Key plan and ISA stages

RLDP document	ISA document
Adopted Local Development Plan Review Report (November 2021)	
	ISA Scoping Report (December 2022)
Pre-Deposit Plan (Preferred Strategy) (November 2023)	Initial ISA Report (November 2023)
Deposit Plan (November 2025)	ISA Report (November 2025)

2.1.2 The ISA Report, in-line with regulatory requirements (Schedule 2 of the SEA Regulations), needs to explain how work was undertaken to develop and then appraise reasonable alternatives, and how the Council then considered these findings when finalising the Deposit Plan. This is the focus of Part 1 of the ISA Report. Part 1 essentially explores the process that has led to the preferred approach in the Deposit Plan, and then the Deposit Plan is the focus of appraisal in Part 2 of the ISA Report.

2.2 Establishing the reasonable alternatives

2.2.1 To deliver the plan vision and objectives identified in Chapter 2 of the ISA report, the Council have explored both how much growth (housing and employment) is required over the plan period (2021 to 2036) and where this growth could be located within the Vale. Each of these issues are discussed in turn below.

Level of growth

2.2.2 VOGC commissioned Edge Analytics to prepare a range of demographic, housing, and employment growth scenarios to inform the RLDP (2023). A total of twelve growth options were derived from a variety of sources, including Welsh Government population projections (four options), POPGROUP (PG) trend-based scenarios (three options), dwelling-led scenarios (two options), and employment-led scenarios (three options). Using these sources, population and household growth trajectories are presented for the Vale of Glamorgan, alongside annual net migration,

housing, and employment needs (see Table 2.2). This evidence was presented at Pre-Deposit consultation in 2023.

Table 2.2 Scenario outcomes, 2021-2036

Scenario	Population change	Population change %	Households change	Households change %	Net migration (per annum)	Dwellings (per annum)	Employment (per annum)
Dwelling-led 5Y	19,048	13.9	10,062	16.9	1,360	698	493
PG-5Y	16,923	12.4	9,187	15.4	1,222	637	426
Employment-led ELR	13,224	9.8	7,599	12.9	1,020	527	341
WG-2018-HIGHPOP	13,127	9.7	7,500	12.7	938	520	292
Dwelling-led 10Y	13,154	9.7	7,587	12.8	1,009	526	325
Employment-led ELR (CR 1-1)	10,719	7.9	6,548	11.1	869	454	341
WG-2018	9,787	7.3	6,214	10.6	851	431	243
PG-Long Term	8,561	6.3	5,705	9.6	739	396	210
PG-10Y	8,519	6.3	5,695	9.6	741	395	197
WG-2018-LOWPOP	5,172	3.8	4,559	7.8	759	316	191
Employment-led OE	2,402	1.8	3,041	5.2	367	211	25
WG-2014	13	0.0	2,182	3.9	64	151	-126

2.2.3 As shown in Table 2.2, the annual housing need ranges from 151 dwelling per annum, under the Welsh Government 2014-based principal population projection, to 698 dwellings per annum, under the dwelling-led 5-year scenario. The closest scenario to a mid-point between the low and high growth scenarios is the Welsh Government 2018-based principal population projection, which delivers 431 dwellings per annum. Most options fall within a hundred more/ less dwellings than this mid-point.

2.2.4 The scenarios have been grouped into three options for low, medium, and high growth as follows:

- **Low growth**: 151 to 211 dwellings per annum, and a reduction of 125 jobs to an increase of 25 jobs per annum (WG-2014 and Employment-led OE scenarios).
- **Medium growth**: 316 to 527 dwellings per annum and 191 to 341 new jobs per annum (WG-2018-LOWPOP, PG-10Y, PG-Long Term, WG-2018, Employment-led ELR (CR 1-1), Dwelling-led 10Y, WG-2018-HIGHPOP, and Employment-led ELR scenarios).
- **High growth**: 637 to 698 dwellings per annum and 426 to 493 new jobs per annum, (PG-5Y and Dwelling-led 5Y scenarios).

2.2.5 These three options were assessed through the ISA, and the findings were presented in the Initial ISA Report (2023). This assessment is also

appended to the main ISA Report being presented at this stage (Appendix B). The Council identified in 2023 that the preferred approach is the dwelling-led 10-year scenario which would deliver a medium level of growth (526 new dwellings per annum and 325 new jobs per annum). Following on from this consultation, no additional scenarios have been identified, and the Council are continuing to progress the preferred approach of the dwelling-led 10-year scenario

Location of growth

2.2.6 In considering how the level of growth could be appropriately distributed throughout the Vale, the Council identified four alternative spatial strategy options in 2023 (see Table 2.3). These were developed within the parameters of the national and regional policy framework, and in the context of the challenges for growth in the Vale.

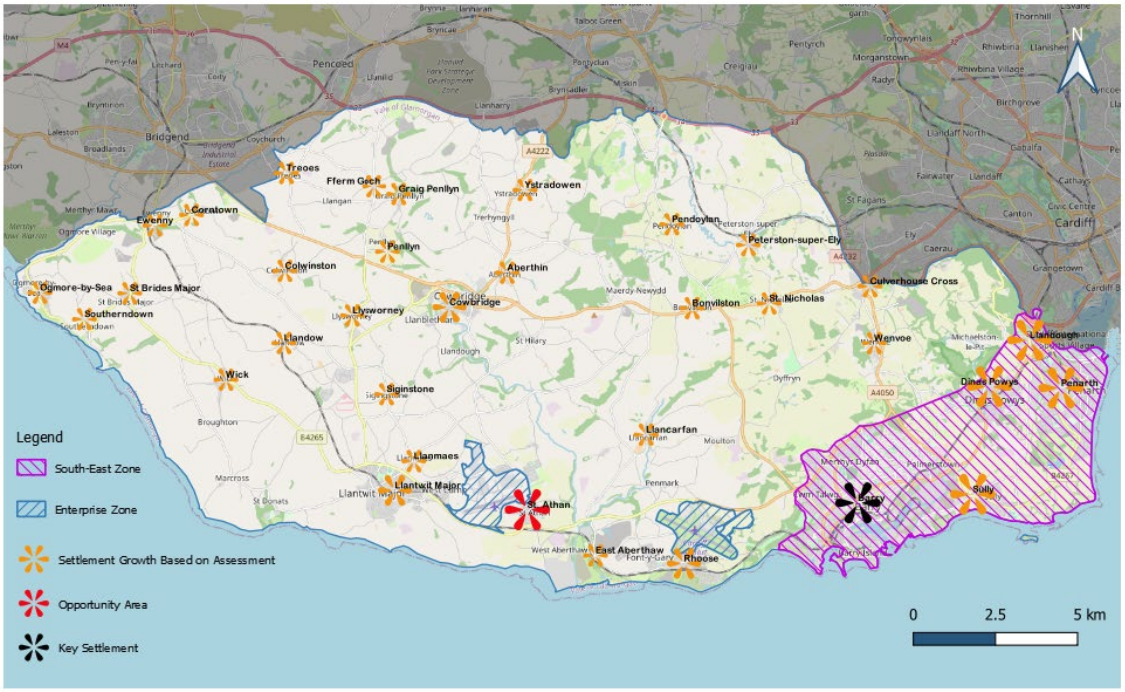
Table 2.3: Spatial options

Spatial Option	Description
1. Continuation of the Adopted LDP Growth Strategy	Continue to promote new development primarily in the South East Zone (Barry, Penarth, Llandough, and Dinas Powys) and around the St Athan area, supported by development at primary settlements and minor rural settlements as appropriate.
2. Dispersed Growth	Distribute growth to every settlement proportionate to the size of the settlement.
3. Focused Growth	Deliver growth at the largest settlements in the district, according with the settlement hierarchy. Growth would be focused in the key settlement of Barry and the service centres (Cowbridge, Llantwit Major, and Penarth). The primary settlements would also accommodate an element of growth proportionate to their size. Growth would be restricted in minor rural settlements, hamlets, and smaller rural settlements.
4. Sustainable Transport Oriented Growth	Focus growth along the Vale of Glamorgan Line and Penarth branch line and potentially deliver an additional station in St Athan. This would be supported by growth in other areas that have robust active travel and bus connectivity to services and transport nodes. Growth in other areas would be restricted to limited small-scale affordable led development to meet identified needs.

2.2.7 The four options were developed and reported in the Council's Spatial Options Background Paper in 2023. The Background Paper considers the advantages and disadvantages of each spatial option including the compliance of each spatial option with Future Wales. These options are depicted below:

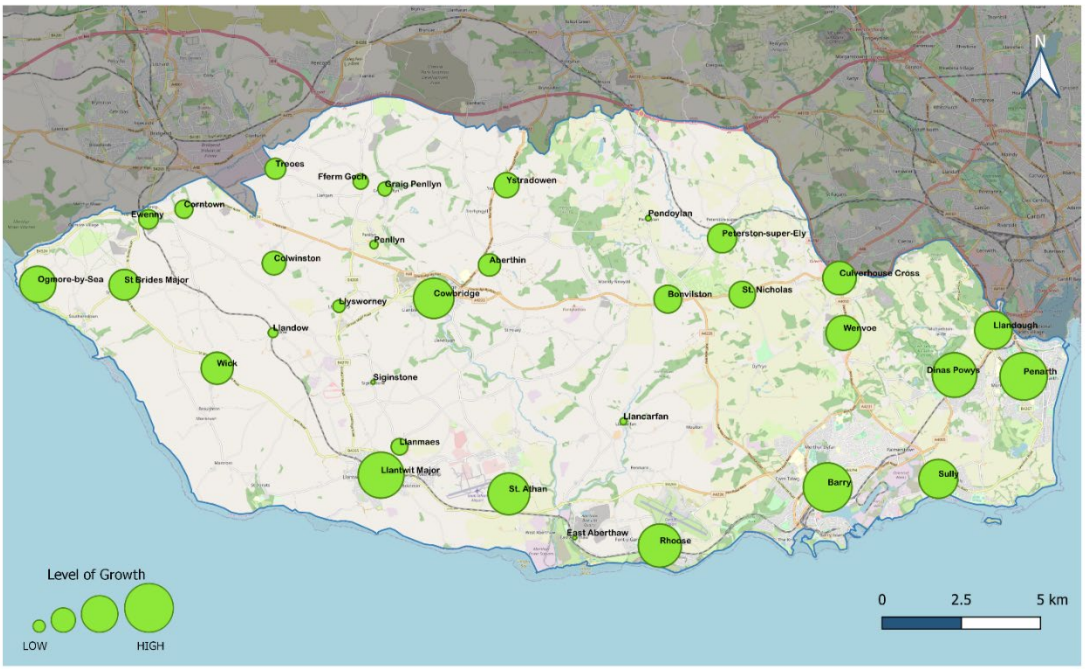
Spatial Option 1 - Continuation of Adopted LDP Growth Strategy

Vale of Glamorgan Replacement Local Development Plan 2021 - 2036



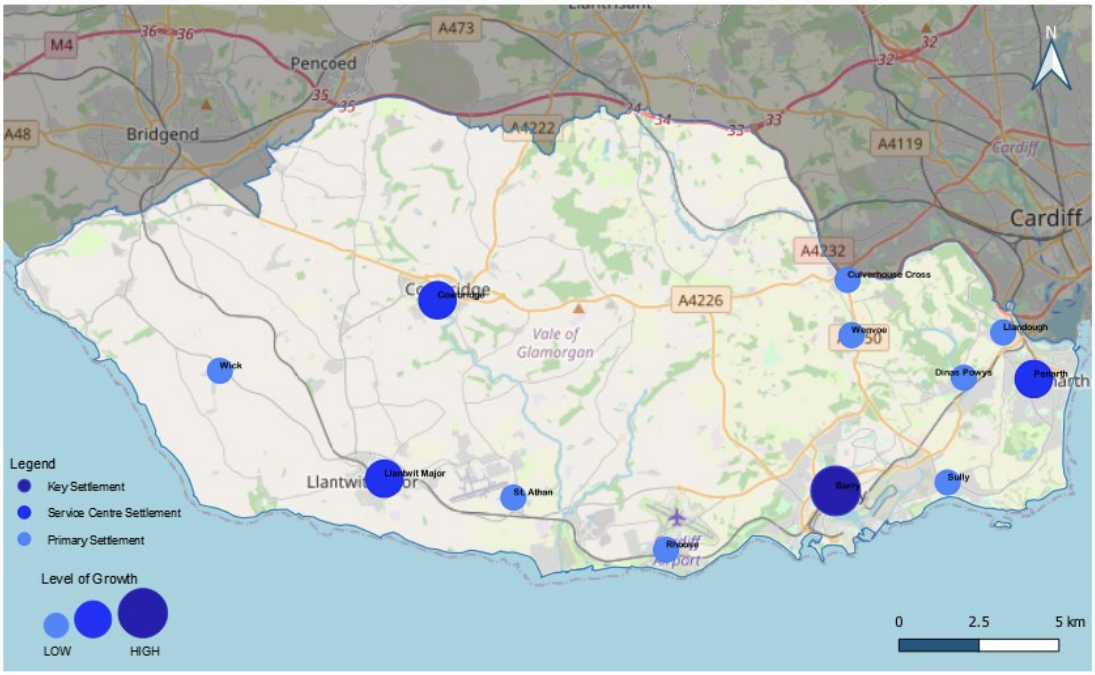
Spatial Option 2 - Dispersed Growth

Vale of Glamorgan Replacement Local Development Plan 2021 - 2036



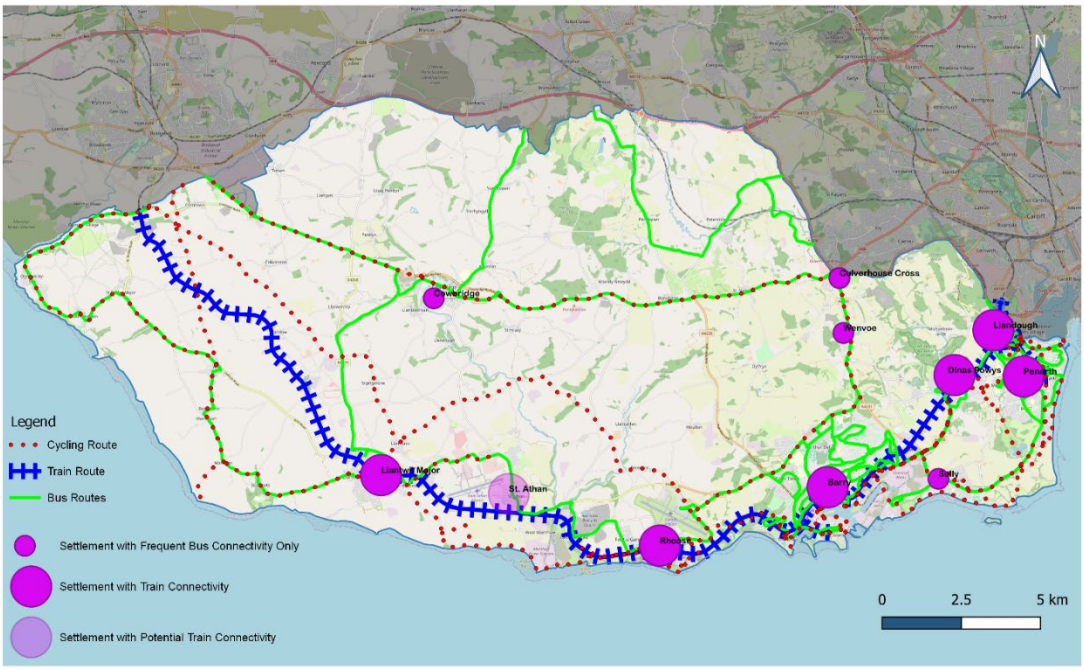
Spatial Option 3 - Focused Growth

Vale of Glamorgan Replacement Local Development Plan 2021 - 2036



Spatial Option 4 - Sustainable Transport Oriented Growth

Vale of Glamorgan Replacement Local Development Plan 2021 - 2036



2.2.8 These options were assessed as part of the ISA, and the outcomes of this assessment were presented in the Initial ISA Report (2023) which accompanied the Pre-Deposit Plan in consultation in 2023. For completeness the assessment of these options is also provided in Appendix C of the main ISA Report being presented at this stage.

2.2.9 The Council identified a preferred spatial approach in 2023 of Spatial Option 4 (Sustainable Transport Oriented Growth), as this option best aligns with the policy requirements of Future Wales, Planning Policy Wales, and Llwybr Newydd – the Wales Transport Strategy. The option seeks to consider the capacity of settlements to accommodate development, rather than targeting development primarily to sites of a certain size or position in the settlement hierarchy. It further seeks to not only locate development in places well served by public transport but also targets places that reduce the need to travel through the co-location of housing, employment, services, and community facilities. Following consultation feedback the Council is continuing to progress this approach (Spatial Option 4) and no new alternative approaches have emerged.

2.2.10 Sites have been identified that could underpin the spatial strategy. A Candidate Site is a site submitted to the Council by an interested party (e.g. developer or landowner) for potential inclusion as an allocation in the RLDP. The Council undertook a Call for Candidate Sites in 2022, in which a total of 148 sites were submitted for consideration.

2.2.11 To identify the most appropriate and deliverable sites, the Council developed a Candidate Site Assessment process which aimed to test the suitability of sites against a range of planning criteria including environmental, physical attributes and viability/deliverability evidence, consistent with the principles set out in Welsh Government LDP Manual Edition 3 (2020). Stage 1 of the Candidate Site Assessment filtered out a total of 19 sites as unsuitable (see Candidate Site Assessment Paper and Candidate Sites Register[1]), the remaining 134 sites were deemed suitable for further consideration.

2.2.12 The 134 potentially suitable sites have also been assessed through the ISA utilising a high-level GIS analysis of sites, linked to the established ISA objectives. The output from this assessment was published in the Initial ISA Report in 2023 alongside the Pre-Deposit Plan. Consultation in 2023 identified additional sites that had not been previously assessed through the ISA GIS analysis which have now been subject to the same assessment. An updated output of the ISA GIS analysis of sites (along with the methodology for the assessment) is provided in Appendix D.

2.2.13 The Council's Candidate Site Assessment and the ISA GIS analysis of have helped the Council to identify key sites that will underpin the spatial strategy. Key sites are large strategic sites (of over 200 homes), that together with rolled over allocations from the existing LDP, will meet the identified housing and economic needs. Key Sites form the remaining strategic choices for the Council in relation to the spatial strategy for the RLDP. In 2023, a total of 8 Key Sites were identified (see Table 2.4), and these were assessed through the ISA as part of the appraisal of the pre-Deposit Plan (Part 2 of the Initial ISA Report 2023).

[1] Vale of Glamorgan Council (2023) Stage 1 Candidate Site Register [online] available at: https://valeofglamorgan.oc2.uk/document/24/707#topofdoc

Table 2.4 Key Sites progressed in 2023

Site name	Settlement	Site category
Land North East Barry	Barry	New site
Readers Way	Rhoose	New site
Land north of the Railway Line	Rhoose	Rolled forward LDP site
Land West of St Athan	St Athan	New site
Land to the south of Millands Farm	Llantwit Major	New site
Church Farm/ Land adjacent to Church Farm	St Athan	Part rolled forward LDP site/ part new site
Land north of Dinas Powys	Dinas Powys	New site
Upper Cosmeston Farm	Penarth	Rolled forward LDP site

Changes at the Deposit stage

2.2.14 Since consultation on the Pre-Deposit Plan and Initial ISA Report, most of these sites continue to be progressed as part of the spatial strategy under the overarching approach of development along sustainable transport corridors (Spatial Option 4).

2.2.15 However, concerns have been raised with respect to the deliverability of the key site option to the North East of Barry and its ability to deliver the anticipated benefits in respect of placemaking principles. Therefore, it has been necessary to reconsider its inclusion as a key site within the RLDP.

2.2.16 Following a detailed assessment of the available candidate sites, 'Land North West Barry (Weycock Cross)' was the only other major candidate site option (over 100 dwellings) in Barry which was given a 'green' rating (i.e., sites that at Preferred Strategy stage which were deemed suitable for further consideration, subject to more detailed consideration as part of the Deposit Plan preparation). Specifically, this is with a view to supporting the preferred spatial strategy (Spatial Option 4) and enhancing the role and function of Barry as the most sustainable settlement in the Vale in terms of good public transport links, employment opportunities and a wide range of services and facilities and is also the area with the highest affordable housing need.

2.2.17 Vale of Glamorgan Council undertook a targeted consultation[2] on housing growth in Barry between June and July 2025. The consultation presented the rationale for reconsidering the 'Land North East Barry' site option, while also highlighting the context and indicative proposals for the alternative 'Land North West Barry (Weycock Cross)' site option.

2.2.18 The Land North East of Barry has been assessed through the ISA to date, but the Land North West of Barry has been identified as an alternative to this

[2] Vale of Glamorgan Council (2025): Consultation on Housing Growth in Barry

site and is the new preferred option for the Deposit RLDP. The Deposit RLDP identifies the following key sites and rolled-over allocations, as well as major land bank sites that contribute to committed development (Table 2.5).

Table 2.5: Sites identified in the Deposit Plan in 2025

Site name	Site Category	Commentary
Land at North West Barry	Key Site	This site replaces the former proposed allocation at 'Land at North East Barry'.
North of Dinas Powys, off Cardiff Road, Dinas Powys	Key Site	No change.
Land at Readers Way, Rhoose	Key Site	No change.
Land at Church Farm, St Athan	Key Site	No change.
Land to the West of St Athan, St Athan	Key Site	No change.
Land to the west of Pencoedtre Lane, Land at the Mole, Land at Hayes Lane, Land at Neptune Road	Rolled over allocation sites at Barry	Land at Hayes Lane and Land at Neptune Road were allocated in the adopted plan for alternative uses, they have been identified in the Deposit Plan for housing development.
Land between the Northern Access Road and Eglwys Brewis Road (Site C - Central Parcel)	Rolled over allocation site at Llantwit Major	Formerly referred to as Land to the south of Millands Farm
Land adjoining St Athan Road	Rolled over allocation site at Cowbridge	No change.
Former Stadium Site, adjacent to Burley Place, Clive Road, St Athan	Rolled over allocation sites at St Athan	No change.
Land north of the Railway Line (East)	Rolled over allocation site at Rhoose.	No change.
Land at Upper Cosmeston Farm, Penarth	Landbank site	Now committed development (subject to s106).
Land between the Northern Access Road and Eglwys Brewis Road (Site A - Western Parcel) and Land between the Northern Access Road and Eglwys Brewis Road (Site B - Eastern Parcel)	Landbank sites at Llantwit Major	Committed development (subject to s106).

Site name	Site Category	Commentary
Land south of Llandough Hill / Penarth Road, Llandough	Landbank site	Committed development.
Land West of Swanbridge Road (Phase 2), Sully	Landbank site	Committed development.
Land to the East of Colwinston, Colwinston	Rural Affordable Housing Led Site	Rural affordable housing led sites introduced in Deposit Plan, all sites have a capacity for less than 51 homes.
Land West of Maendy Road, Aberthin	Rural Affordable Housing Led Site	
Land at Heol Fain, Wick	Rural Affordable Housing Led Site	
Land North of West Winds Business Park, Fferm Goch	Rural Affordable Housing Led Site	

2.2.19 There are other large 'key sites' that could also be viewed to be in contention as an alternative allocation from an ISA perspective (recognising that the Deposit RLDP has identified a preferred approach at North West Barry), and some that have been discounted as reasonable alternatives.

2.2.20 Sites that have been discounted as unreasonable include the below:

- Parc Hoddnant in Llantwit Major (Site 364): this site would have a significant impact on protected species, with an impact pathway (river) running adjacent to the site. The Council have dismissed this site based on significant biodiversity constraints.
- Land to the South of Rhoose train station (Site 488): the site was withdrawn by the site promotor and cannot be confirmed as available for development over the plan period.
- Land at Higher End, St Athan: Half of this site has now been built out, and a further phase has planning permission for 25 units. The remaining potential developable area was not submitted as part of the two calls for candidate sites. It would not deliver enough homes (over 200) to be a key site and provide a suitable alternative to the growth that could be delivered on a different site in Barry.
- Leckwith Quay (Site 365): The site has planning permission and contributes to existing commitments.
- Land at Culverhouse Cross (Site 480): This is a particularly large site that would substantially reduce the integrity of the designated Green Wedge. The Highways Authority object to this site with no suitable access identified.

- Land off Millenium Way: Whilst the site is a brownfield site located within the strategic growth area it is subject to a covenant which restricts the use of the land to employment related developments.

2.2.21 Aside from the Land at North West Barry, the remaining sites that could be considered as potential alternative growth locations (for the purposes of ISA) lie outside of Barry, as follows:

- Dinas Powys: with multiple sites being promoted in this area (Sites 444, 356, 419, and 423), there is the potential to increase the level of development at the Land north of Dinas Powys to provide the number of homes required to meet the residual housing need.
- Cowbridge: with two potential key sites at Cowbridge (Sites 455 and 514) the residual housing need could be met at this location.
- Sully: There is one large site (Site 376) which could deliver around 250 homes, so whilst additional growth could be directed to Sully, the site would deliver fewer homes than the options at Dinas Powys, Cowbridge and Peterston Super Ely.
- Peterston Super Ely: One large site in Peterston Super Ely (Site 549) could deliver broadly the same level of growth as at the preferred site 'North West Barry', though areas of high flood risk intersect the site.

2.2.22 These alternatives are identified alongside the preferred approach to maintain higher levels of growth at Barry, by allocating the Land at North West Barry.

2.2.23 In the context of the above, five options form the most current alternatives that will meet the residual housing need in the absence of allocating land at North East Barry, and which are progressed for assessment in this ISA Report. These options are:

- **Option 1**: Alternative location in Barry (North West Barry)
- **Option 2**: Increased growth at the Land north of Dinas Powys
- **Option 3**: Additional growth at Cowbridge
- **Option 4**: Additional growth at Sully
- **Option 5**: Additional growth at Peterston Super Ely

2.3 Appraising reasonable alternatives

2.3.1 The strategic options identified above have been subject to a comparative appraisal under each ISA topic. The table below provides a summary of the results of the site assessment. Full appraisal findings are presented in **Chapter 6** of the main ISA Report.

Theme		Option 1	Option 2	Option 3	Option 4	Option 5
Economy and employment	Significant effect?	No	No	No	No	No
	Rank	1	2	5	=3	=3
Population and communities	Significant effect?	Yes - positive	Yes - positive	Yes - positive	Yes - positive	Yes - positive
	Rank	1	2	3	4	5
Health and wellbeing	Significant effect?	No	No	No	No	No
	Rank	1	2	=3	=3	5
Equality, diversity, and social inclusion	Significant effect?	Yes - positive	No	No	Yes - positive	No
	Rank	1	3	=4	2	=4
Climate change	Significant effect?	No	No	No	Yes - negative	Yes - negative
	Rank	1	3	2	4	5
Transport and movement	Significant effect?	No	No	Yes - negative	Yes - negative	Yes - negative
	Rank	1	2	=3	=3	5
Natural resources	Significant effect?	No	No	Yes – negative	No	Yes - negative
	Rank	=2	1	4	=2	5
Biodiversity and geodiversity	Significant effect?	No	No	No	No	No
	Rank	=4	=1	3	=1	=4
Historic environment	Significant effect?	No	No	No	No	No
	Rank	=4	=1	3	=1	=4
Landscape	Significant effect?	No	No	Yes – negative	No	Yes - negative
	Rank	2	3	=4	1	=4

2.4 Developing the preferred approach

2.4.1 At the Preferred Strategy stage, the Council identified detailed reasons for progressing a medium level of growth and Spatial Option 4 (a sustainable transport-oriented growth approach), which were presented in the Initial ISA Report. These options continue to be progressed and have informed the alternatives that have been developed at this stage.

2.4.2 The Council progresses Option 1 in the Deposit RLDP which will allocate the Land at North West Barry, and maintain strategic growth levels at the main settlement in the Vale. This option is considered to best address the objectives of the RLDP and will deliver more affordable housing in an area of highest need. Reflecting these benefits, Option 1 is preferred overall.

2.4.3 Given the lack of supporting services and facilities available at Peterston Super Ely (Option 5), the location is not considered suitable for growth at this scale. Whilst bus services support sustainable transport access at Cowbridge (Option 3) and Sully (Option 4), with direct rail connections available at both Barry and Dinas Powys, further large-scale growth at Cowbridge or Sully is not a preferred option.

3. What are the ISA findings at this stage?

3.1 Appraisal of the Deposit Plan

3.1.1 Part 2 of the ISA Report provides an appraisal of the whole Deposit Plan as presented for consultation.

3.1.2 The appraisal identifies and evaluates 'likely significant effects' of the plan on the baseline, drawing on the ISA objectives identified through scoping (see Table 1.1) as a methodological framework.

3.1.3 Broad summary findings are set out below. Detailed findings are presented in **Chapter 10** of the main ISA Report.

3.2 Summary of appraisal findings

3.2.1 **Significant long-term positive effects** are predicted under the economy and employment ISA topic. It takes advantage of opportunities arising from the Vale's strategic location, capitalising upon major employment allocations in sustainable locations, as key areas of investment. As a result, it should help to provide significant employment and training opportunities, enable established business to expand, and provide attractive areas for local business investment. It is considered that economic growth could potentially reduce out-commuting, however the strategy still seeks to enhance those key sustainable connections with strategic employment areas outside of the Vale, such as Cardiff.

3.2.2 **Significant long-term positive effects** are anticipated under the population and communities ISA objectives. The RLDP seeks to deliver a sustainable level of housing and employment growth, supported by appropriate infrastructure to accord with the Vale's position within the Cardiff Capital Region / Future Wales national growth area. It is considered that focusing growth, including key strategic sites, within the Strategic Growth Area will support the development of adaptable, accessible, well-connected communities.

3.2.3 **Significant long term positive effects** are anticipated in relation to the health and wellbeing ISA objective. The Deposit Plan supports long-term physical, mental, and social wellbeing by focusing growth in sustainable locations with good access to active and public transport, services, and facilities. This approach promotes healthy lifestyles through enhanced walking, cycling, and green infrastructure networks. The Plan also performs positively by requiring the provision and improvement of accessible green spaces and connectivity between green infrastructure assets.

3.2.4 **Minor positive effects** are anticipated in relation to the equality, diversity, and social inclusion ISA objective. The Deposit Plan performs well by directing growth to more deprived areas, helping to reduce inequalities through improved access to employment, education, and services. It prioritises affordable housing to address high levels of need, particularly in Barry and Penarth/Llandough, and ensures provision for specific

communities. The Plan also promotes inclusive, accessible communities through well-located Key Sites and mixed-use development. It is recommended that stipulations are added to further support the Welsh language as part of maintaining thriving and sustainable communities.

3.2.5 **Minor negative effects** are anticipated in relation to the climate change adaptation, due to some development occurring in areas subject to fluvial, surface water, or coastal flood risk. However, these risks are expected to be mitigated through national policy, site-specific flood management measures, and the Deposit Plan's emphasis on directing growth to lower-risk areas. In terms of climate change mitigation, effects are considered **neutral** overall. While the Plan's focus on sustainable locations, renewable energy provision, and reduced car dependency should help lower emissions, the overall increase in development will still contribute to some level of carbon output.

3.2.6 **Minor positive effects** are anticipated in relation to the transport and movement. The Deposit Plan strongly supports sustainable transport by focusing growth in accessible locations and allocating Key Sites within walking and cycling distance of key services, as well as near bus and rail links. This approach is expected to enhance connectivity, promote active travel, and reduce car dependency. Wider policies that safeguard land for transport improvements further strengthen these benefits. In turn, these measures are likely to generate additional positive effects for health, wellbeing, climate change, and natural resources by reducing emissions and encouraging healthier travel behaviours.

3.2.7 **Minor negative effects** are anticipated in relation to the natural resources ISA objective. While the Deposit Plan supports sustainable travel, improved air quality, and growth in locations with lower-quality soils, some loss of greenfield and agricultural land is unavoidable due to limited brownfield opportunities. There is also some uncertainty regarding potential impacts on mineral and water resources, as several sites fall within mineral safeguarding areas where valuable resources may be lost. The Plan includes measures to mitigate these risks, but further policy strengthening—such as a clearer brownfield-first approach and additional safeguards for mineral resources—is recommended to minimise adverse effects.

3.2.8 **Neutral to minor positive effects** are anticipated in relation to the biodiversity and geodiversity ISA objective. While additional growth in the Vale could pose risks to designated biodiversity sites, ancient woodland, and local habitats, these potential negative effects are expected to be mitigated through strong policy measures. The Deposit Plan includes design and site-specific stipulations to protect and enhance biodiversity, promote green and blue infrastructure, and support ecosystem resilience. Overall, while there is potential for significant negative effects as outlined by the Habitats Regulations Assessment (HRA), the Council is adding a policy that will adopt the recommendations of the HRA and mitigate these effects.

3.2.9 **Minor negative effects** are expected at present in relation to the historic environment objective. Stipulations within the Key Site policies and the wider policy framework work well to protect and enhance the historic environment and strengthen the robustness of the deposit plan. As such, minor negative effects are considered likely – reflecting the level of development anticipated to come forward and its potential to impact upon

the setting and significance of the historic environment. This conclusion also accounts for the policy provisions of the Deposit Plan, which work well to reduce adverse negative effects, as well as feedback from Pre-Deposit consultation.

3.2.10 **Minor negative and minor positive effects** are anticipated in relation to the landscape ISA objective. While most growth is directed to the south of the Vale of Glamorgan, avoiding the Landscape of Outstanding and Special Interest (LOSI), some overlap with Special Landscape Areas (SLAs) and proximity to the Glamorgan Heritage Coast may result in localised adverse impacts, particularly due to the development of large greenfield sites on settlement edges. However, these effects are expected to be mitigated by strong policy measures promoting green infrastructure, high-quality design, and landscape protection. The Plan's focus on enhancing local character and integrating development sensitively within the landscape also contributes to potential positive outcomes

3.3 Recommendations

3.3.1 The following recommendations are made:

- Equality, diversity, and social inclusion: it is recommended that stipulations are added into the Deposit Plan in order to support and protect the Welsh language in the Vale.
- Natural resources: it is recommended a policy stipulation is added to promote a brownfield first approach to development (where possible), to help prevent the loss of productive agricultural soils.
- Natural resources: it is recommended that relevant Key Site policies are revisited to add stipulations that will help reduce the potential for loss of mineral and / or water resources.
- Biodiversity and geodiversity: it is recommended that the relevant Key Site policies are updated to include specific reference to the designated sites they are within proximity to, in order to help establish appropriate protection and / or enhancement measures.
- Historic environment: a recommendation is made for Policy KS5, to include specific heritage considerations, in order to help protect the scheduled monument within proximity to the site.
- Historic environment: it is recommended that Key Site policies are updated (where appropriate) to give regard to the archaeological sensitive areas they overlap with. This is anticipated to help ensure development does not adversely impact upon potential archaeological sensitivity and significance.
- Landscape: it is recommended that Policy KS2 is updated to include a specific reference to the overlapping Special Landscape Area, in order to strengthen the policy and mitigate potential adverse effects to the character and quality of this area.

4. What happens next?

4.1 Next steps

4.1.1 The ISA Report and NTS will accompany the Deposit Plan for public consultation. Any comments received will be reviewed and then considered as part of the iterative plan-making and ISA process and inform the submission RLDP.

4.1.2 After public consultation, the ISA and the Deposit Plan will be submitted for examination.

4.3 Monitoring proposals

Table 4.1: Proposed ISA monitoring programme for the RLDP

ISA theme	Proposed monitoring measure (per annum)
Economy and employment	• Overall unemployment rate • Net additional employment floorspace • Identified quality improvements to existing employment floorspace • Annual tourism income • Net additional tourism development by location and type
Population and communities	• Five-year housing land supply • Number of new pitches at new or existing sites for Gypsies, Travellers and Travelling Showpeople • Update to the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment • Number of new affordable homes delivered • Number of new homes completed by type and bedroom size • Number of specialist homes provided • Number of self-build/ custom build homes completed
Health and wellbeing	• Area of new accessible natural spaces provided through development proposals. • Areas of improved access to natural green spaces provided through development proposals. • New active travel connections by location. • Loss/ gain of public open space by type. For example, park, children's playground, allotments.
Equalities, diversity, and social inclusion	• Affordable homes delivered by LSOA
Climate change	• New developments containing electric vehicle charging points by land use type. • Number, location, and type of proposals achieving low carbon design. • Number of decentralised low carbon and renewable energy schemes approved in development. • Approvals of development in Flood Risk Zones 2, 3a, and 3b by use class and flood risk compatibility. • Refusals of development in Flood Risk Zones 2, 3a, and 3b.
Transport and movement	• Road junction improvements. • Improvements in accessibility scoring by location for walking and cycling. • Improvement in public transport networks. • Transport Plans agreed by location and land use type. • Additional kilometres of Public Rights of Way.

ISA theme	Proposed monitoring measure (per annum)
Natural resources	• Continued air quality monitoring data at air quality monitoring locations. • Any AQMAs declared. • Area of contaminated land remediated in reporting year. • Number and location of schemes implemented with sustainable drainage serving existing as well as new development. • Number and location of development including watercourse re-naturalisation or flood storage areas. • Number and location of development schemes affecting mineral safeguarding areas. • Area and location of brownfield redevelopment in the reporting year. • Loss of agricultural land by grade. • Area of greenfield development in the reporting year. • Number and location of developments contributing to maintenance of water infrastructure. • Number and location of non-domestic schemes achieving a reduction in water usage over the baseline.
Biodiversity and geodiversity	• Action Plan targets that monitor and manage the impacts of growth on internationally designated sites (SACs/ SPAs/ Ramsar) • Net gains/ losses of buffer land and alternative green space by function that reduce pressures of growth on designated sites. • Net gain/ loss of habitat arising from development proposals. • New linkages between habitats by location. • Areas of enhanced habitats or ecological connections
Historic environment	• Number, type, and location of approved development impacting on a heritage asset. • Number of heritage assets improved and raised out of the ‘at risk’ category.
Landscape	• Developments affecting SLAs