

1. Introduction

This representation is submitted to promote land at Verlands, Cowbridge for residential development and/or settlement boundary rationalisation within the Vale of Glamorgan Replacement Local Development Plan.

The site lies immediately adjacent to the built-up area of Cowbridge and comprises approximately **1.8ha**, of which around **0.6ha** is capable of development, with the remainder constrained by a watercourse and associated floodplain.

The site is in unified ownership and under single control, with all landowners party to a signed option agreement. It is available now and represents a small, deliverable and sustainable opportunity to contribute towards housing supply in Cowbridge.

The site is capable of delivering a small to medium-scale residential development. Based on the developable area of approximately 0.6 ha, the site is capable of accommodating in the order of 15-20 dwellings at policy-compliant densities, subject to detailed design and flood risk assessment. Lower density configurations are also possible where justified by character, access and environmental constraints.

A high-level viability appraisal has been prepared which demonstrates that the site is capable of being delivered viably at modest scale, without reliance on strategic infrastructure funding, and while accommodating abnormal costs associated with access, watercourse constraints, flood mitigation, and policy contributions including affordable housing and S106 obligations. This can be made available to the Council if required.

2. Site Location and Context

The site is located on the edge of Cowbridge, bounded on multiple sides by existing residential development. It is physically and visually related to the settlement and forms a logical rounding-off of the built form rather than an isolated or intrusive extension into open countryside.

The surrounding area is characterised by established housing, local roads, and pedestrian connections into the town. Cowbridge town centre, schools, shops, and services are all within easy walking and cycling distance, demonstrating the site's strong sustainability credentials.

The site also presents an opportunity to enhance existing pedestrian connectivity through the improvement of the public right of way that runs through the land. This would create a more direct, attractive and overlooked walking route between western Cowbridge and the town centre, reinforcing sustainable travel objectives and contributing to green infrastructure and placemaking aspirations within the RLDP.

3. Settlement Boundary and Spatial Strategy

The current settlement boundary runs immediately around the site in a highly irregular manner. When viewed on the ground and in aerial imagery, the site clearly **functions as part of the settlement envelope**, notwithstanding its technical designation outside the boundary.

The promotion of this site provides an opportunity to:

- rationalise an illogical settlement edge
- reinforce a defensible boundary
- and deliver a contained form of growth that respects the character of Cowbridge.

At present, only **one housing allocation** is proposed within the Cowbridge area. This reliance on a single strategic site limits flexibility and resilience within the plan. The Verlands site offers an opportunity to diversify supply through a **small-scale, deliverable, edge-of-settlement site**.

4. Deliverability

The site is under unified ownership and can be brought forward without land assembly issues. There are no known legal or operational barriers to development. The site is subject to an option agreement with the landowners and is actively being promoted for residential development. This confirms the availability of the land and the intention to bring the site forward within the plan period.

The site benefits from an **existing point of vehicular access from the adopted highway**, demonstrated in “Appendix I”. A dropped kerb and established access are already present, confirming that safe and deliverable access can be achieved **without the need for off-site land, third-party agreements, or strategic highway infrastructure works**.

The surrounding highway network forms part of an existing residential estate and provides a suitable context for a modest residential development. This supports early delivery and reinforces that the site can come forward quickly following allocation.

Initial work undertaken demonstrates that:

- a defined developable area exists outside flood risk zones
- vehicular access can be achieved from the existing highway network
- the scale of development is modest (circa **15-20 dwellings** - subject to detailed design and assessment)
- abnormal costs are limited and manageable.

Given the absence of strategic infrastructure requirements and the site’s controlled status, the site is considered capable of delivering housing within the early part of the plan period.

An indicative concept has been prepared to demonstrate one possible form of development. This is illustrative only. The site is of sufficient scale to accommodate a scheme in the order of 15-20 dwellings, subject to detailed flood risk assessment, access design and layout. This provides flexibility for the authority in addressing housing land supply requirements following the loss of a strategic allocation

5. Planning Merits

The promotion of this site aligns with the overarching objectives of the RLDP by:

- supporting sustainable settlement growth
- making efficient use of land adjoining the settlement
- contributing to housing delivery in a highly sustainable location
- providing flexibility following the loss of a strategic allocation
- allowing sensitive treatment of floodplain and green infrastructure.

The site is capable of delivering high-quality housing, integrated with existing development, while retaining areas of open land associated with the watercourse as green infrastructure.

6. Role within the RLDP

The site is promoted for consideration as either:

- an allocation within the RLDP, or
- a recognised deliverable site forming part of a flexible housing supply approach.

In light of recent changes to the RLDP preparation process and the loss of a major strategic site, the site at The Verlands represents a realistic, controlled, and deliverable opportunity that could assist the Council in maintaining a sound and effective plan

The site accords with the Council's candidate site assessment methodology by demonstrating:

- Availability and single ownership control
- Absence of insurmountable technical or policy constraints
- Compatibility with the spatial strategy
- Potential to deliver within the plan period
- A form of development led by environmental constraints rather than avoidance of them.

The identification of a limited number of alternative, small to medium-scale, deliverable sites would materially assist the Council in demonstrating that the plan is sufficiently flexible, effective and capable of responding to site failure and delivery underperformance.

The site is of sufficient scale to contribute meaningfully to housing supply within Cowbridge while remaining deliverable, contained and free from strategic infrastructure dependencies.

Site Constraints and Responses - Land at Verlands, Cowbridge

The site is subject to a small number of identifiable constraints. These are understood and capable of being appropriately addressed.

1. Flood risk and watercourse

A brook runs through the southern part of the site with associated floodplain. This area is excluded from development.

Response:

- Development is focused entirely on land outside flood risk zones.
- The watercourse corridor would be retained as open space and green infrastructure.
- A Flood Risk Assessment would accompany any future planning application as well as hydraulic modelling.
- Initial mapping demonstrates a clear and deliverable developable area.

The retained floodplain corridor provides an opportunity to deliver natural green infrastructure, biodiversity enhancement and recreational value alongside development, consistent with the Draft Green Infrastructure Strategy and ISA objectives.

2. Vegetation and trees

The site is currently overgrown, with self-seeded trees and scrub. There are no known Tree Preservation Orders.

Response:

- A tree survey would inform detailed design.
- Lower-quality and self-seeded vegetation can be managed or removed.
- Retained trees and the brook corridor can contribute to landscape structure and amenity.

3. Access and highways

The site sits adjacent to the existing highway network.

Response:

- Initial assessment indicates that a suitable point of access can be achieved.
- The modest scale of development limits traffic impact.
- A Transport Statement would accompany any future planning submission.

4. Scale and impact

The site is relatively small and lies immediately next to existing housing.

Response:

- Development would be limited in scale and reflect the character of surrounding areas.
- The proposal represents rounding-off rather than outward sprawl.
- Sensitive layout would retain buffers to the watercourse and settlement edge.

5. Deliverability

The site is controlled by willing landowners acting collectively and is free from any known legal or ownership constraints. All land required to deliver the development, including access, is within the control of the landowners, and there are no land assembly or third-party dependencies.

Response:

- The site is available now.
- There are no known ransom strips, access disputes, or infrastructure barriers.
- The scale and nature of the site supports early delivery.

Revised Delivery Agreement and Housing Supply Implications

The Council's **Revised Delivery Agreement (January 2026)** confirms that a key strategic housing site identified at Preferred Strategy stage has been removed due to deliverability issues, creating a requirement to consider alternative sites to address the resulting shortfall.

The loss of a large strategic allocation at this stage in plan preparation increases the importance of:

- flexibility within the RLDP
- identification of genuinely deliverable sites
- and a broader range of site sizes and locations.

In this context, small and medium-scale sites that are under unified ownership, free from strategic infrastructure dependencies, and capable of early delivery become increasingly important to the soundness of the plan.

Land at Verlands represents such an opportunity. The site is controlled, available, and capable of accommodating development within a defined envelope outside flood risk areas. Its promotion responds directly to the Council's stated need to identify alternative deliverable sites and contributes to a more resilient and flexible spatial strategy for Cowbridge.

The allocation of this site would provide the Council with a realistic, early-delivery opportunity to strengthen housing supply and plan resilience within Cowbridge.

Wales → Vale of Glamorgan → Cowbridge

West Village

Y BONT-FAEN / COWBRIDGE

East Village

Llanfleiddan / Llanblethian

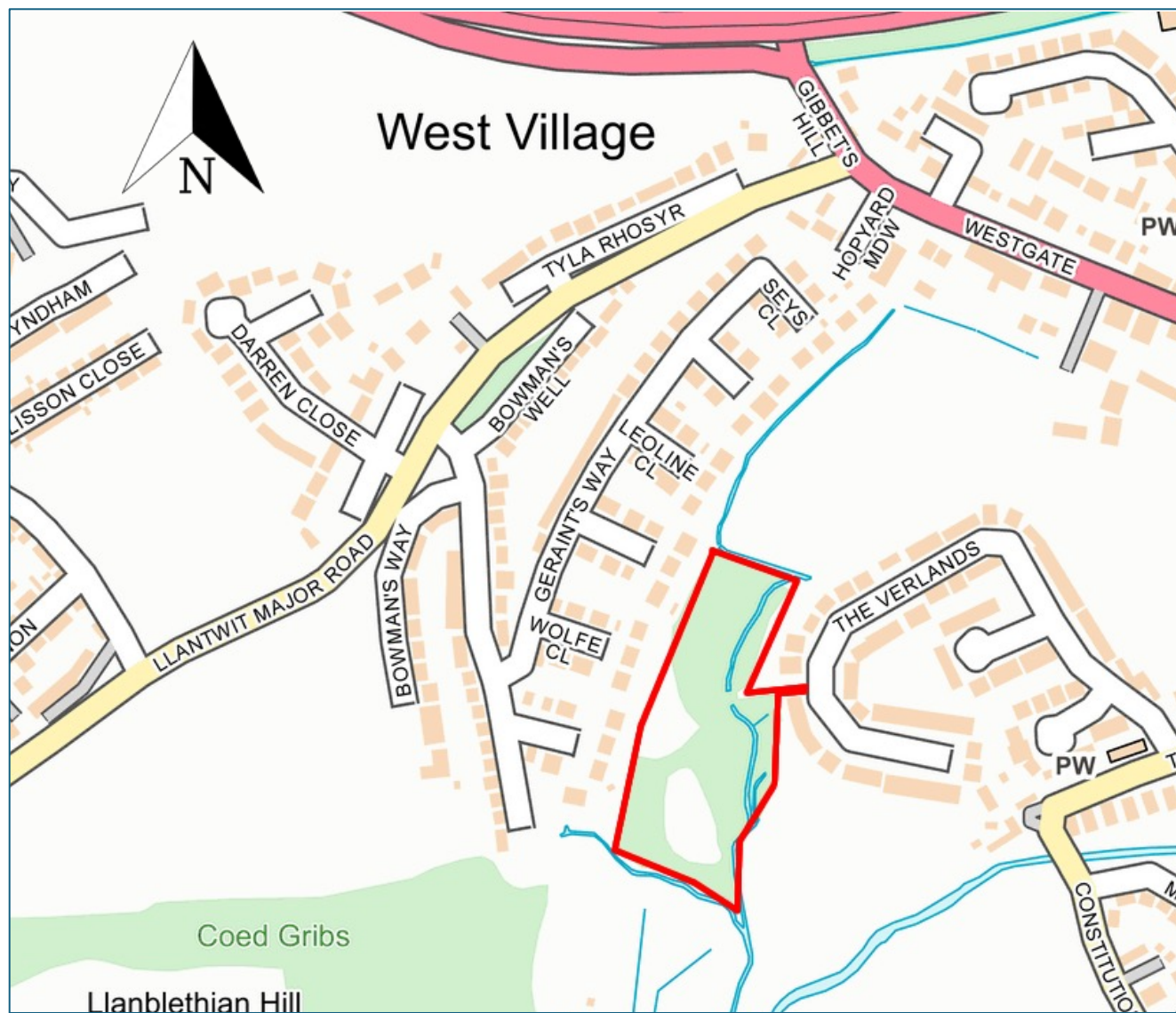
Coed Gribb

Llanblethian Hill

Glyndwr House

“Land at Verlands, Cowbridge – Site Location Plan”
RLDP Deposit Plan Representation
Date: 26.01.26

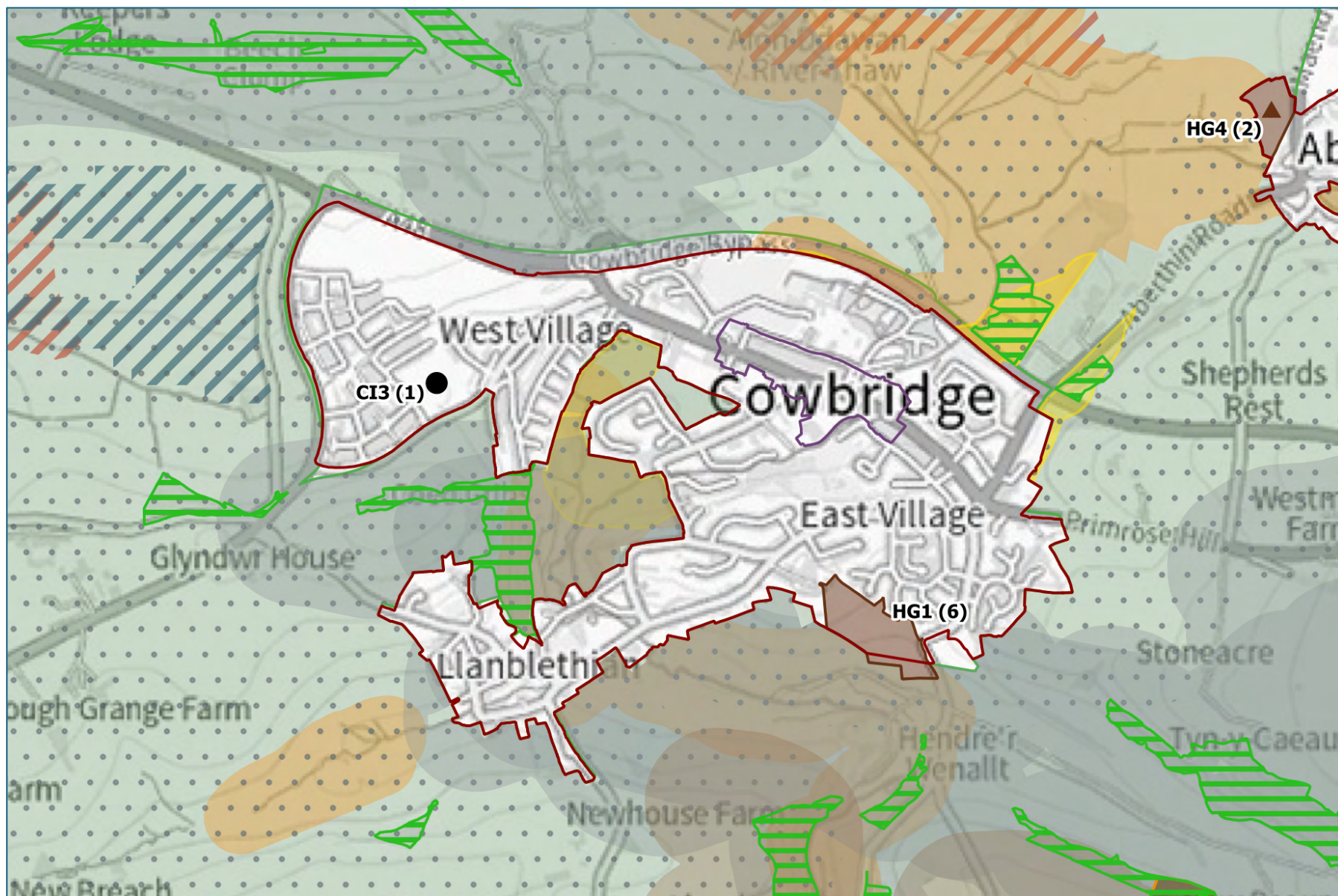
Appendix B - Red Line Site Plan



An aerial photograph of a residential area in Cowbridge, showing a large green field and surrounding houses. A red boundary line is drawn on the map, and a location pin is placed near the center of the field. A north arrow is visible in the top left corner.

“Land at Verlands, Cowbridge – Aerial View”
RLDP Deposit Plan Representation
Date: 26.01.26

Appendix D - Settlement Boundary Extract



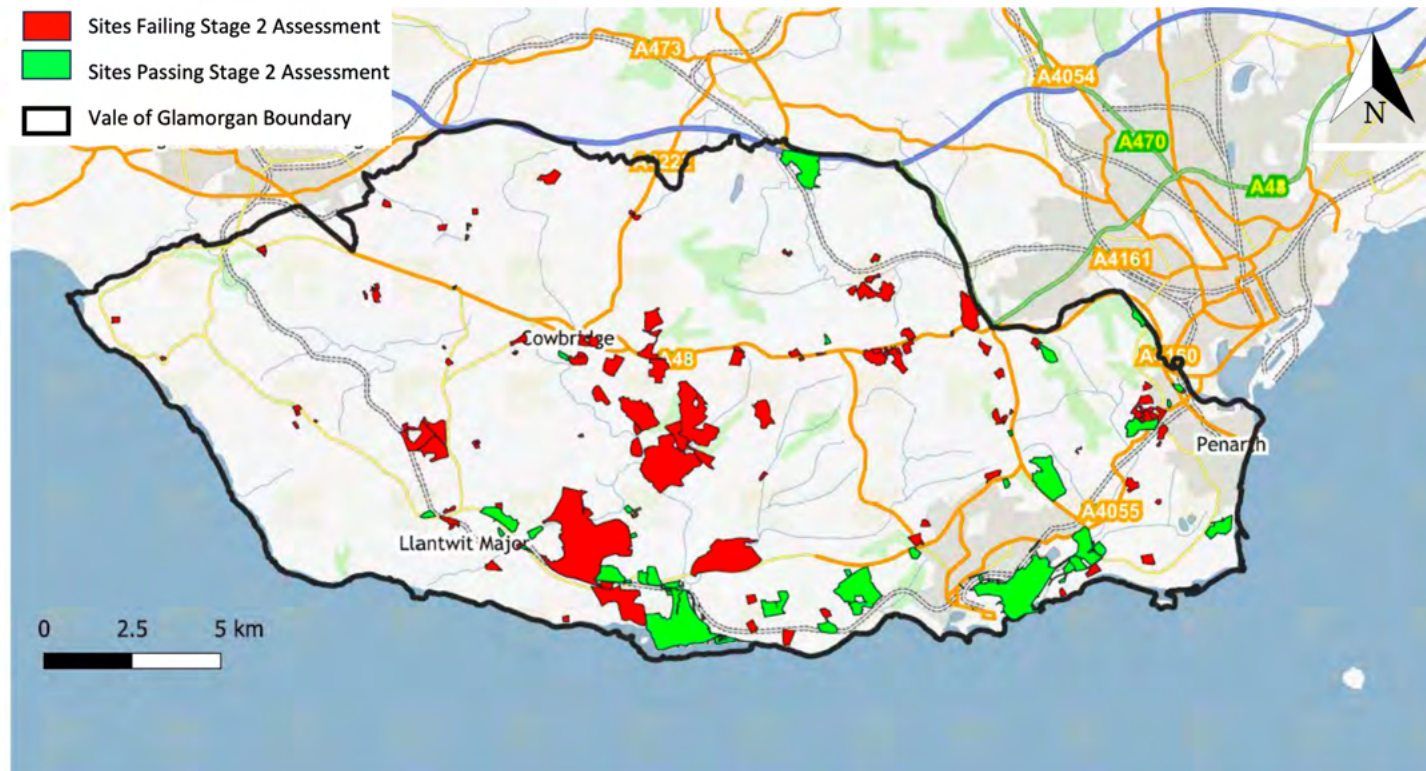
Appendix E - RLDP Proposals Map Extract



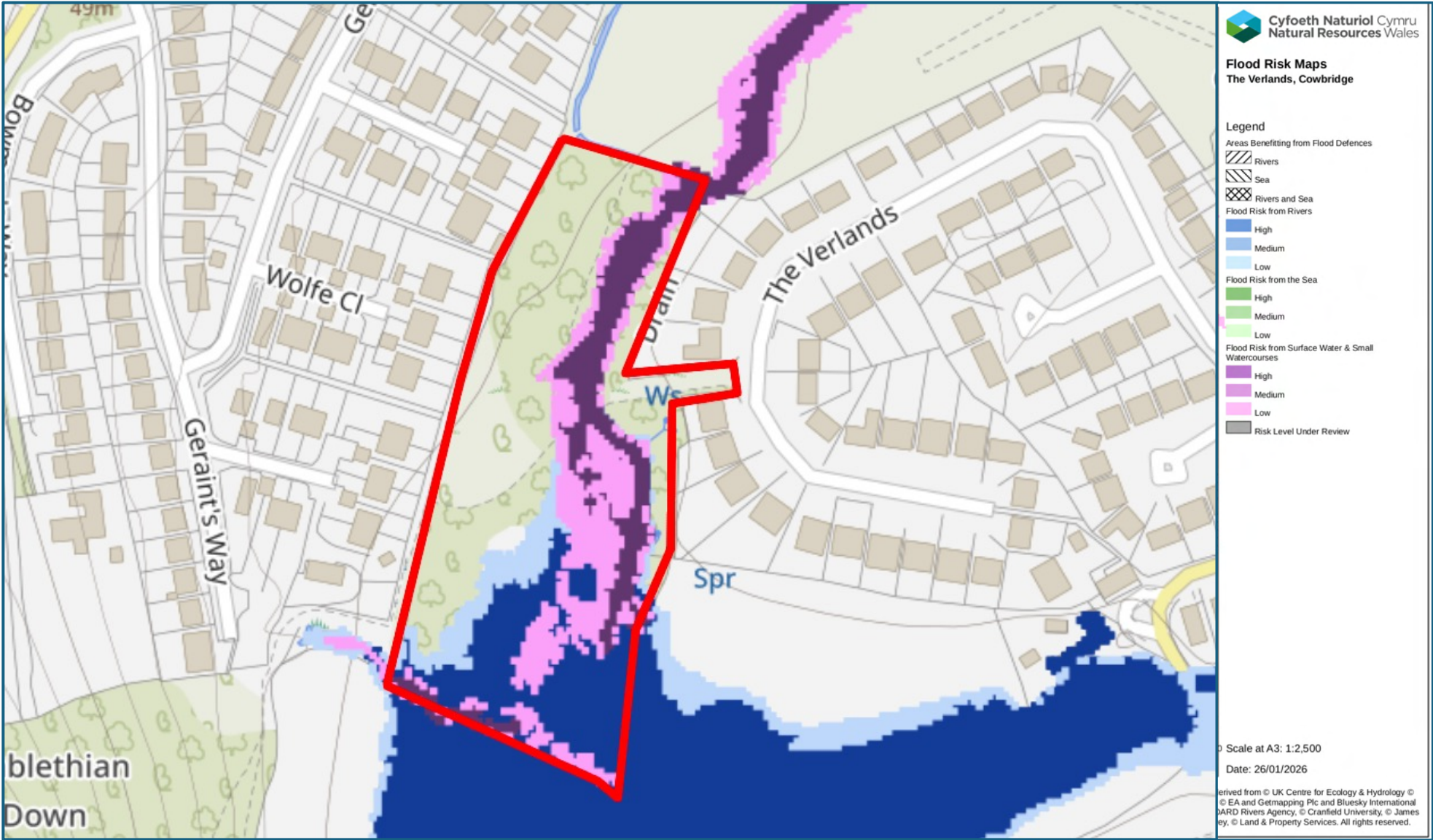
Replacement Local Development Plan Candidate Site Register
Cynllun Datblygu Lleol Newydd Cofrestr Safleoedd Ymgeisiol



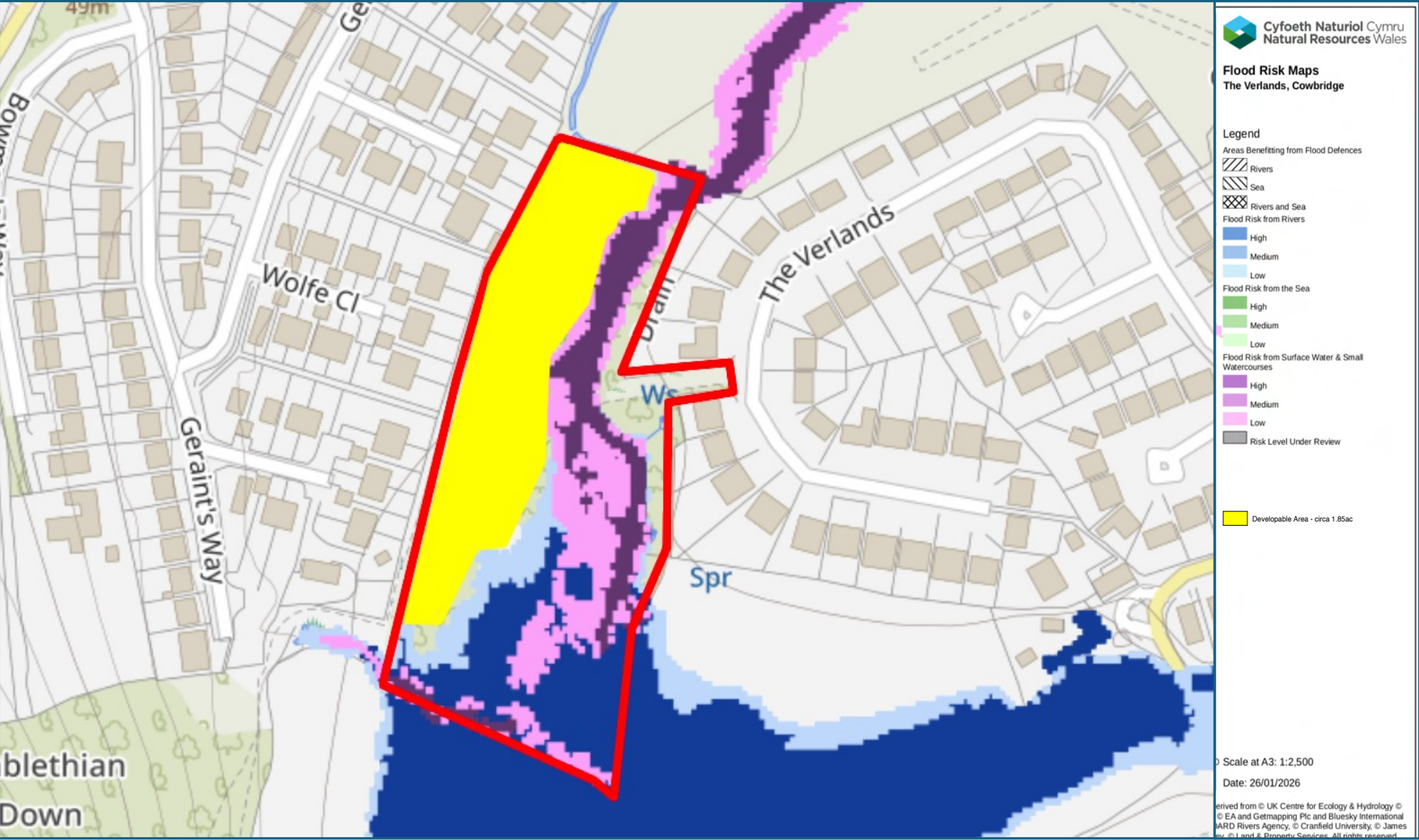
ALL CANDIDATE SITE SUBMISSIONS/POB SAFLE YMGEISIOI Â GYFLWYNWYD



Appendix F - Flood Map



Appendix G - Developable Area Plan



Appendix H - Indicative Layout Plan & Flood Map Overlaid



Appendix I - Site Photographs



Appendix J - Site Photographs

View to southern boundary



Public right of way to western boundary



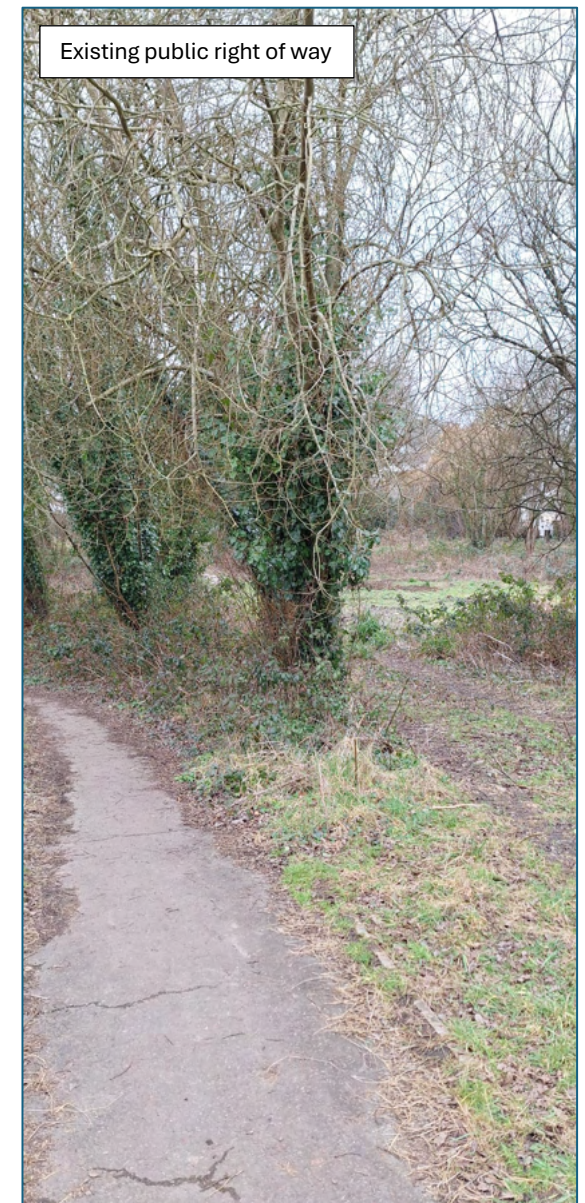
Proximity to houses on western boundary



Proximity to houses on Eastern boundary



Appendix K - Site Photographs



Appendix L - Revised Delivery Agreement Extract

provision for the procedure to be followed in their preparation including preparation of the DA (Regulation 9).

- 1.2.3. The DA is an essential project management tool which sets out the processes of plan preparation, making clear the opportunities and methods of engagement required by legislation, regulations and Welsh Government guidance. It also sets out the resources and timescales involved. The DA sets out when and how stakeholders, interested parties and the public can become involved and contribute to the plan preparation/revision process. Once adopted, the Replacement Vale of Glamorgan LDP will cover the period 2021-2036
- 1.2.4. The Development Plans Manual directs that the Delivery Agreement must include the following:
- **Community Involvement Scheme (CIS)** – the CIS includes details of how and when the Council intends to engage with statutory and non-statutory stakeholders, partners, and members of the public throughout the plan preparation process. The CIS provides details of the form that this engagement will take and how the Council will respond to representations received and how these representations might inform subsequent stages of plan preparation. The Council's CIS is contained in Section 2.
 - **Timetable** – The timetable sets out the timeframe for preparing and adopting the LDP and the associated documents. It provides information on the various stages of the LDP process including the preparation and publication of the Sustainability Appraisal report, Annual Monitoring Reports and Supplementary Planning Guidance (SPG). The detailed timetable for the LDP including the consultation process for key stages is set out in Appendix 3.
- 1.2.5. The DA has been prepared in accordance with relevant Welsh Government Regulations and guidance, including:
- The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended); and
 - The Development Plans Manual (Edition 3, March 2020).
- 1.2.6. The draft version of this Delivery Agreement was subject to a public consultation between Friday 5th November 2021 and Monday 31st January 2022. Following consideration of the comments received, the amended DA was then reported to the Cabinet and Full Council for approval in accordance with LDP Regulation 9 before submission to the Welsh Government for approval. The Welsh Government's formally approved the Council's DA on 4th May 2022.
- 1.2.7. Substantial progress has been made on the plan, including on the Issues, Vision and Objectives, the Growth and Spatial Options, the Call for Candidate Sites, and the development of an evidence base. However, as part of the frontloading

of the evidence base, there was a need to engage further with the site promoters of key sites which caused delays in the preparation of the Draft RLDP Preferred Strategy, and this resulted in the Council being unable to meet the timetable as set out in the approved DA. In accordance with the regulations, the Welsh Government were requested to approve an extension to the RLDP timetable which was granted on the 21st November 2023, and the DA was updated accordingly. The Welsh Government's letter of approval to the November 2023 amendments is at Appendix 6.

- 1.2.8. The Preferred Strategy (PS) for the RLDP was subject to a 10-week public consultation between 6th December 2023 and 14th February 2024. As a part of the PS 5 new Key housing sites were identified located to the North East of Barry, and in Dinas Powys, Rhose and St Athan (2 sites).

1.2.9. The largest of the key sites, Land at North East Barry, was originally put forward through the candidate sites process by a national housebuilder and was identified in the PS as being able to deliver up to 900 units over the plan period up to 2036, with the potential for a further 600 units in subsequent plan periods. Through discussions with the current site promoters, it became evident that delivery of the site was unlikely due to land ownership issues. It was therefore determined that the site should be removed from the Plan and an alternative site or sites found to make up the housing shortfall.

1.2.10. The need to find an alternative site or sites, and the need to undertake public consultation on any site(s) identified (as had occurred with the other Key Sites within the PS) has caused significant delays to the approved RLDP timetable and there has again a need to revise the approved RLDP timetable so that it more accurately reflects the current position.

1.2.11. The amended DA was reported to the Cabinet and Full Council for approval in accordance with LDP Regulation 9 before submission to the Welsh Government for approval. The Welsh Government's formally approved the revision to the Council's DA on 13th January 2026.

1.2.12. The DA is available on the Council's website and can be inspected at the Council's principal office during normal office hours in accordance with LDP Regulation 10.

1.3. PREPARATION OF THE REPLACEMENT LDP

1.3.1. In preparing the RLDP for the Vale of Glamorgan, and in accordance with Welsh Government Development Plans Manual (Edition 3, 2020), the Council will aim to achieve the following key outcomes:

1. Support sustainable development and quality places based around the National Sustainable Placemaking Outcomes, aligned with national policy (set out in PPW) integrated with a SA/SEA/HRA, including Welsh language and the requirements of the Well-being of Future Generations Act 2015.