

Planning Statement 10/03/2026

Maes-y-Bryn No1

Candidate Site

Assessment

Colwinstone, Vale of Glamorgan

CF71 7NL

Submission to the Vale of

Glamorgan Replacement Local

Development Plan (RLDP)

Candidate Site Process

1. Introduction

This Planning Statement supports the submission of the Maes-y-Bryn No1 Candidate Site Assessment as a new Candidate Site within the Vale

of Glamorgan Replacement Local Development Plan (RLDP).

The site comprises a versatile parcel of land on the edge of the village of Colwinstone within the Llandow Ward. The land is promoted as a modest residential opportunity with the potential to deliver affordable homes that respond directly to identified local housing need within the ward.

2. Site Location and Context

The Maes-y-Bryn No1 Candidate Site is shown as Site No.1 on the submitted location plan.

The site is closely related to the existing settlement pattern of Colwinstone and is bordered by a number of established uses including:

- Existing residential properties to the south
- A retail / commercial village shop and café to the north
- Local highway connections to the east
- The village community hall, sports grounds, recreational field and play areas to the west

These surrounding uses demonstrate that the site forms a logical and natural extension to the village rather than representing

isolated development in open countryside.

3. Sustainability and Active Travel

The site benefits from several sustainability advantages including its proximity to community facilities and existing residential areas.

Previous Vale of Glamorgan Council consultation work highlighted potential future walking and cycling routes adjoining the site to improve active travel connectivity within the village. Although these proposals are currently on hold, their identification demonstrates that the

location has previously been considered suitable for improved sustainable transport links.

The proximity of the Maes-y-Bryn site to these potential routes strengthens its sustainability credentials.

4. Local Housing Need

Correspondence received from the Vale of Glamorgan Council Housing Strategy Team confirms that there is a clear need for social rented housing within the Llandow Ward where the site is located.

The current identified need is:

- 1 bedroom – 14 applicants

- 2 bedroom – 10 applicants
- 3 bedroom – 5 applicants

Total identified need: 29 households.
Development at the Maes-y-Bryn site could therefore contribute toward addressing this identified demand for affordable housing within the ward.

5. Affordable Housing Strategy

The Vale of Glamorgan Affordable Housing Prospectus (2024) identifies a significant need for affordable housing across the authority.

Small rural developments can play

an important role in meeting this need, particularly where they are closely connected to existing settlements and community facilities. The scale and location of the Maes-y-Bryn site aligns with this approach and offers the potential to deliver a modest number of homes addressing local need.

Historically Maes-y-Bryn was one of the premier Vales Affordable Social Council Housing of the Day and fulfilled its role with future Generations grateful for this needed opportunity.

6. Registered Social Landlord Partnerships

Vale of Glamorgan Council currently works with a number of Registered Social Landlords including:

- Hafod Housing
- Cadarn / Newydd Housing
- Wales & West Housing
- United Welsh Housing

Contact has been made with Newydd Housing Association regarding the potential of this area in the past and the possibility of delivering affordable housing within the locality.

Such partnerships could provide a suitable delivery mechanism for

homes at the Maes-y-Bryn site.

7. Infrastructure and Deliverability

The site benefits from a number of infrastructure advantages including:

- Existing highway access
- Proximity to existing utilities and services
- Immediate adjacency to the established village settlement

Given the modest scale of the site and its relationship to existing infrastructure, the development is considered deliverable within the RLDP plan period.

VoGCC Planning & Policy Alignment
Supports Policy MD10 – Promoting
Sustainable Development
(sustainable location, existing
infrastructure, integration with
settlement).

Potential for 100% affordable
housing to meet identified Llandow
ward need.

Previously discussed with Council
Planning Officers, Rural Housing
Enabler, and Housing Strategy Team
as suitable for rural exception
housing.

Environmental & Infrastructure
Considerations

No flood risk

Existing highway access and

utilities.

Nearby public footpath / potential active travel links.

Contains less BMV agricultural land than alternative allocated sites as per ALC predictive map Wales states.

See accompanying DVM and ISA Documentation also.

Sustainability & Community

Direct access to village services: shop/café, community hall, sports/recreation areas.

Logical rounding-off of the village settlement edge.

Small-scale, modest development appropriate for minor rural

settlement.

8. Community Engagement

A recent Public meeting organised by Colwinstone Community Council discussed the proposed RLDP and The allocation 'Land to the East of Colwinston' (Policy HG4(1), Site ID 4069).

During this meeting, concerns were raised by Adjoining home Councillors and members of the local community regarding the allocated site and actions have subsequently been progressed by the Community Council and a

Village Action Group members to object to that allocation.

Representatives promoting the Maes-y-Bryn No1 Candidate Site attended this meeting in order to hear the concerns raised by residents and stakeholders directly. The issues raised through this community engagement have been carefully considered in the preparation of this candidate site submission. The formulation of the Maes-y-Bryn proposal has therefore taken these concerns into account and aims to present an alternative development opportunity that responds positively to locally expressed views while still assisting

the Vale of Glamorgan Council in addressing the identified housing need within the Llandow Ward.

9. Conclusion

The Maes-y-Bryn No1 Candidate Site Assessment represents a sustainable, deliverable and appropriately scaled development opportunity within the village of Colwinstone.

Key supporting factors include:

- Identified affordable housing need within the Llandow Ward
- Close relationship to existing village facilities and residential development

- Existing and Potential future active travel connectivity
 - Deliverability through Registered Social Landlord partnerships
 - Consideration of issues raised through community engagement
- The Maes-y-Bryn No1 Candidate Site therefore represents a sustainable, deliverable and community-informed opportunity to contribute towards meeting the Vale of Glamorgan's identified housing need through the Replacement Local Development Plan process.