

**Vale of Glamorgan LDP  
Reg 15 Pre-Deposit Consultation: Welsh Assembly Government Response**

<b>P1 - Prepared in accordance with the Delivery Agreement including the CIS</b>	
<b><u>Comments</u></b>	<b><u>Suggested Actions</u></b>
We assume that the preferred strategy has been prepared in accordance with the Delivery Agreement. Please advise if this is not the case.	N/A
<b>P2 - Subjected to Sustainability Appraisal including Strategic Environmental Assessment (and Habitats Directive Appropriate Assessment)</b>	
<b><u>Comments</u></b>	<b><u>Suggested Actions</u></b>
<p>We note that:</p> <ul style="list-style-type: none"> <li>- the Council's 'Initial Sustainability Appraisal Report, December 2007' is also available for inspection and comment;</li> </ul> <p><b>Minerals</b> Note the sustainability objective relating to minerals in Table 3. Safeguarding mineral resources with potential for extraction by future generations is an additional element that could have been included. Table 5 could also have included the impact of mineral operations.</p> <p><b>Biodiversity</b> It may be useful to include in future work reference to the Council's biodiversity duty resulting from the Natural Environment and Rural Communities Act 2006 (NERC Act)</p>	<p>N/A</p> <p>Ensure clear evidence is provided on how mineral supply and safeguarding has affected the development of the preferred strategy.</p> <p>Consider including reference to the NERC Act in the deposit plan.</p>

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**C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.**

**Comments**

**Suggested Actions**

We note that section 10 of the preferred strategy aims to provide the national, regional and strategic context for the LDP and refers to a number of key **relevant plans, policies and strategies**: WSP, Planning Policy Wales, Technical Advice Notes, South East Wales Regional Transport Plan, SEW Regional Waste Plan, South Wales Regional Aggregates Technical Statement and the Vale of Glamorgan Community Strategy 2003-2013. Key Documents are also highlighted in Table 3 entitled 'Key Sustainability Objectives from other Plans, Programmes and Policies' in the Initial Sustainability Appraisal Report.

**Neighbouring Authorities**

The commitment to working with the Council's neighbouring authorities of Cardiff, Rhondda Cynon Taf and Bridgend is welcomed. The major issues that may require close joint working seem to be issues of commuting from the area into Cardiff for employment, the locating of waste facilities, and issues regarding the expansion of the airport. Further evidence of co-ordination in respect of these issues is required.

**Relevant Plans**

Section 10 provides a useful summary of key documents and work with neighbouring authorities, but the links to the preferred strategy need to be clearer. For example whilst coastal protection and flood risk are mentioned, how the relationship between Shoreline Management plans and the two catchment flood management have had on the preferred strategy is unknown. No reference to the investment plans of Welsh Water mean the position with regard to water/drainage infrastructure is unknown. The surface management pilot study in Barry may offer an opportunity to demonstrate how the preferred strategy can also facilitate resilience in this community.

Ensure evidence is provided on the areas of joint working identified both within the authority and external organisations.

Provide explanation of how the preferred strategy takes account of water/drainage infrastructure proposals and constraints.

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<b>C2 It has regard to national policy.</b>	
<b><u>Comments</u></b>	<b><u>Suggested Actions</u></b>
<p>LDP Wales (and the PPW Companion Guide) makes clear that though LDPs must have regard to national policies, they should not repeat them, but rather explain how they apply to the local area. The draft strategic policies in the preferred strategy document should be the key delivery mechanisms for areas of change in the preferred spatial strategy (LDP Manual paragraph 6.5.1).</p> <p><i>N.B. Comments in relation to national policy are included under soundness tests CE1 &amp; CE2</i></p>	<p>See comments under soundness tests CE1 &amp; CE2</p>

<b>C3 It has regard to the Wales Spatial Plan</b>	
<b><u>Comments</u></b>	<b><u>Suggested Actions</u></b>
<p>The preferred strategy, focussing development on the key settlements of Barry and St. Athan provides a good fit with the Wales Spatial Plan vision for South East Wales and the emerging area work.</p> <p>However the role of St. Athan is unclear, especially when it is given equity with Barry in the settlement hierarchy. Is St. Athan expected to take the same level of development as Barry over the plan period, or does it mean it should grow to the same size or functional importance as Barry? See also further comments under Soundness Tests CE1 and CE2.</p>	<p>To note.</p> <p>Provide clarification on whether the preferred strategy adopts a strategy based on key settlements or a settlement hierarchy.</p>

<b>C4 - Has regard to the relevant community strategy/ies.</b>	
<b><u>Comments</u></b>	<b><u>Suggested Actions</u></b>
<p>Appears to do so; Section 10 identifies the community strategy as a key document, and section 12 explains that the LDP adopts the same vision as the community strategy. However see the comments under Soundness Tests CE1 and CE2, on the suitability of the vision to guide land use interventions.</p>	<p>To note.</p>

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<p><b>CE1 The plan sets out coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities</b></p> <p><b>&amp;</b></p> <p><b>CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives, and/or are founded on a robust and credible evidence base</b></p>	
<b>Comments</b>	<b>Suggested Actions</b>
<p><b>Document structure and presentation</b> Overall the succinct style of the preferred strategy document aids its readability, helpfully cross-referring to background documents where required. The structure of the document properly reflects the logical flow expected of an LDP from issue identification, through to vision, objectives, options, to preferred strategy.</p>	<p>To note.</p>
<p><b>Evidence Base</b> A number of studies in the evidence base are not yet completed (Retail study, Renewable Energy Assessment) and make it difficult to assess the basis on which the Strategy is founded. Should any fundamental aspects of the Strategy change when the evidence is finalised, the Authority in preparing the next stages of the Plan should make it clear where such changes occur.</p>	<p>Ensure the preferred strategy is sufficiently flexible to respond to changes in the economy, housing market assessment, strategic site take up and other changes.</p>
<p><b>Vision and Objectives</b> It is noted that the vision has been copied from the Community Strategy. However, it does not give a clear picture of how the County will look, function etc at the end of the plan period from a land use perspective. The vision and objectives lack local distinctiveness and detail. The vague vision provides problems for the objectives, which are also bland and non-locational specific and do not give any impression as to what actions are required to reach the vision.</p>	<p>Consider amending the vision to make it locally distinct and enable the LDP objectives to be clearly related to the vision.</p>

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<p><b>Strategic Options</b></p> <p>The link between the spatial testing and growth option testing could be made clearer, in particular the overall scale of development being subject to spatial testing and also the relative scale of development being apportioned across the County so it is clearer how infrastructure capacity issues have been tested for each option.</p> <p>There isn't much information on the type, size, location etc of development that is proposed in the Vale over the plan period. There is little detail as to what schemes are needed to address the issues identified and meet the objectives, or what infrastructure/funding/delivery bodies will be required. Detail on the timescales for the major development at St Athan or airport expansion is not clear, nor are there any contingency plans in case these major developments were not forthcoming.</p>	<p>Ensure clear evidence is available to explain how growth level predictions have influenced the selection of the preferred strategy.</p>
<p><b>Spatial Distribution - St Athan</b></p> <p>The plan refers to the proposed Defence Training Academy (DTA) development at St Athan, which will potentially provide 10,000 jobs, but the strategy does not develop the implications e.g. what will be the demand for housing? How will it affect population projections, accessibility and transport? A development of this significance should feature prominently in the preferred strategy.</p> <p>Much is made of St Athan being an area of change yet there is no specific strategic policy relating to its delivery. Detailed policies will be need for effective management of development connected to the DTA facility and the overall composition of development at St Athan should be set out in the preferred strategy.</p>	<p>Ensure the implications of the proposed DTA development are properly and fully considered in the strategy e.g. housing requirements, population projections, accessibility and transport provisions etc</p> <p>Consider developing a strategic policy relating to the redevelopment of St Athan to provide the effective development of the DTA facility.</p>
<p><b>Strategic Policies</b></p> <p>Many of the strategic policies do not address specifically how strategy will be delivered, being generic, they do not recognise how the requirements will vary depending on location e.g. the SE zone will need a different response to St Athan area.</p> <p>Is CSP2 deliverable? Is it possible to require all new development to decrease energy use, incorporate</p>	<p>Ensure the policies provide clear requirements as to how the spatial strategy will be delivered.</p>

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onsite renewable energy and supply energy efficiently?	Give further consideration to the deliverability of policy CSP2.
<p><b>Agricultural land</b>  It is considered that the preferred option is consistent with PPW 2.8.1 and there are no apparent direct threats to the proper application of the policy. It will be necessary to ensure that the procedure at PPW 2.8.1 is applied to site specific development land allocations.</p> <p>The preferred strategy seeks to focus the bulk of development in the Barry/St Athan area and to maximise the re-development potential of previously developed land. The strategy envisages that previously developed land and existing development plan allocations will take the majority of the development. The strategy does envisage that there will be some development in the countryside, with the consequent potential for conflict with agriculture. The plan area contains significant amounts of best and most versatile agricultural land within the areas identifies for growth.</p>	<p>Ensure agricultural land quality is taken into account in site selection.</p> <p>Check availability of information. Ensure most up to date before the site selection process becomes significantly more advanced.</p>
<p><b>Biodiversity</b>  The preferred strategy contains sufficient references to the Habitat Regulations but it should include measures that ensure the requirements of the Natural Environment and Rural Communities Act (2006) (NERC Act) are met, in particular the Biodiversity Duty.</p> <p>It would be extremely desirable to see in the LDP that VoG will remain committed to SEWBRc and continue to be a funding partner in order to assist the VoG in meeting its biodiversity commitment and to ensure SEWBRc can continue to provide biodiversity information to all who need it in the VoG.</p> <p>The development of a biodiversity team is recommended to cover different aspects of delivering biodiversity action.</p>	<p>The preferred strategy should include measures to ensure the requirements of the NERC Act are met. Specific mention of measures to ensure the protection of the priority species and habitats identified in section 42 of the NERC Act should be made.</p>
<p><b>Climate Change</b> (and Test C3)  It is uncertain whether the draft Planning for Climate Change MIPPS has been considered in drafting the strategy. Questions remain as to securing renewable and low carbon energy in new developments and land instability. The draft MIPPS expects local planning authorities to consider a 10% carbon reduction policy approach.</p>	<p>Ensure regard is given to the draft Planning for Climate Change MIPPS.</p>

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<p>Adaptation to the effects of climate change is not considered in a robust way. Flood risk and vulnerability of coastal areas are mentioned but the relationship between these issues and the preferred strategy is not underpinned by evidence and cannot robustly be assessed. Policy CSP2 does not mention adaptation responses to climate change.</p> <p>The strategy lacks any consideration of the impacts of climate change on biodiversity, green/open spaces and the historic environment in the location and design of new developments.</p>	<p>Give consideration to the impacts of climate change and the adaptation responses with regard to; floodplain / coastal risks / water management, biodiversity, green/open spaces and the historic environment in the location and design of new developments.</p> <p>Provide clear evidence of how Climate Change (including flood risk and coastal change) has been taken into account and affected the development of the preferred strategy.</p>
<p><b>Design</b> CSP10</p> <p>The first indent limits their proposals for the built environment to high quality design. It would be helpful to have a clear, positive statement along the lines of the second indent for natural environment, for positive action for the conservation and restoration of designated heritage sites.</p>	
<p><b>Employment/Economy</b></p> <p>The preferred strategy is in general accordance with national policy. The strategy indicates that its focus is on utilising existing employment land, but it also states that many sites have significant constraints and could be de-allocated. However, the employment assessment and the strategy do not appear to have come to a conclusion on the status of such sites. The strategy should identify any new key employment sites and these should be the subject of consultation at the pre deposit stage. Establishing criteria for defining key sites will also need to be considered in the draft plan.</p>	<p>Criteria for defining key employment sites should be established. The strategy should identify any new key employment sites, which should be the subject of consultation at the pre-deposit stage.</p>
<p><b>Gypsies and Travellers</b></p>	

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<p>No evidence is provided of data collection about, or consultation with Gypsies and Travellers.</p>	<p>Ensure documented consideration is given to addressing the needs of Gypsies and Travellers.</p>
<p><b>Housing</b> (also Test C2)  The plan accepts the results of the SEWSPG population and household apportionment. There is also a target for the number of affordable housing units to be delivered. This is in accordance with the MIPPS on Housing.</p> <p>The Vale intend allocating enough land to accommodate 500 dwellings per annum over the life of the plan, but the need for affordable housing is 652 dwellings per annum. The plan will be unable to satisfy the demand for affordable housing completely and this should be spelt out and justified. Will the 30% affordable housing figure in CSP5 meet the requirement of 2500 affordable houses, given the amount of housing that might come through from sites under 10 dwellings?</p>	<p>Give further consideration to the breakdown of housing figures in CSP4 and whether this is sufficient to meet the county's housing needs.</p> <p>Give further consideration to whether the target of providing 2,500 houses is adequate, and whether it will be deliverable providing 30% affordable housing on sites for 10 or more dwellings.</p> <p>Further justification should be provided as to why the County will not be able to satisfy the demand for affordable housing.</p> <p>Consideration should be given to the inclusion of policies on windfall sites, rural exceptions site policy and the allocation of sites for 100% affordable housing.</p> <p>Consider mix and balance of house types and size to cater for a range of housing needs and contribute to the development of sustainable</p>



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	communities.
<p><b>Infrastructure</b>  The local implications of how infrastructure capacity and provision impact on preferred strategy and delivery should be clearly outlined.</p>	Provide clear evidence on infrastructure capacity and how it has affected the development of the preferred strategy and strategic site selection.
<p><b>Minerals</b>  Policy CSP9 (Minerals)- the policy merely repeats national policy. It should be locally distinct by stating what reserves are already permitted and the extent of the current landbank. This evidence would then lead to strategic policies relating to the need for and extent of further allocations of land for aggregates extraction, and proposals for long dormant minerals permissions.  Third bullet of CSP9 refers to 'if required' – the LDP should already have determined through an assessment of the mineral resources the extent of safeguarding. It is not clear if this assessment has been done.</p>	<p>Ensure that policy CSP9 does not repeat national policy, identify what mineral reserves are already permitted and the extent of the current landbank. This evidence should inform a strategic policy relating to the need for and extent of further allocations of land for aggregates extraction, and proposals for long dormant minerals permissions.  Policy CSP9 third bullet point - delete 'if required'. The Vale of Glamorgan should ensure that an assessment of the extent of safeguarding of the mineral resources is completed.</p>
<p><b>Renewable Energy</b>  MIPPS on Renewable Energy states LPA's should undertake an assessment of the potential of all renewable energy resources, technologies, energy efficiency and conservation measures and include appropriate policies in their development plan. A renewable energy study is ongoing, but it is not clear whether the policy requirement is being met and this needs to be clarified.</p>	Ensure regard is given to the Renewable Energy MIPPS (01/2005).

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<p>CSP3 does not necessarily accord with the principle of national policy and is considered to be too reactive rather than pro-active. The term 'community' is used without any definition or context (JF/AC Policy).</p> <p>Given the likely pressure to provide renewable energy some reference to the proposed Severn Barrage may be appropriate. Its likely impact will be great in land use terms and it would be very shortsighted not to refer to the wider policy environment.</p>	<p>Consider what Policy CSP3 is intended to achieve and whether it could be revised to be more proactive.</p> <p>Consider the impact of the proposal for the Severn Barrage and the impact this will have.</p>
<p><b>Sustainable Development</b>  CSP1 Sustainable Development - what constitutes sustainable development will differ in different places depending on the role a place performs, the opportunities and constraints that exist.</p> <p>Reference has not been made in the preferred strategy of the use of a quality assured scheme to measure the sustainability of new buildings and developments, instead these indicators are referenced to CSP1: Sustainable Development which sets out general sustainable design criteria.</p>	<p>Consideration should be given in policy CSP1 that what constitutes sustainable development will differ in different places of the county according to the role the place performs, and the opportunities and constraints that exist.</p> <p>Suggest that reference is made in the preferred strategy to the use of a quality assured scheme to measure the sustainability of new buildings and developments.</p>
<p><b>Transport</b>  Note that transport did not have its own section in the thematic part of the document, although incidental references refer to the RTP for the resolution of issues. Greater detail will be required in the deposit plan. Also note that references to expansion of the airport, the management of which might merit its own policy.</p>	<p>Consideration should be given as to whether to include a policy on the expansion of the airport.</p>

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<p><b>Waste</b></p> <p>Reference to the regional waste plan is supported, however Query the following line in paragraph 10.5 "reducing the region's waste arisings through the identification of appropriate locations for waste management facilities". There should be no doubt as to the importance of making provision for an adequate network of waste management facilities in the LDP.</p> <p><b>CSP12 Sustainable Waste Management</b></p> <p>The identification of the two locations as suitable for waste management facilities to serve one or more authority is supported, provided that the range of land identified in the Regional Waste Plan 1<sup>st</sup> Review can be provided at these locations.</p>	<p>Ensure the requirements of the range of land identified in the Regional Waste Plan 1<sup>st</sup> Review can be met through the identification of two locations for waste management facilities.</p>
<p><b>Water management</b></p> <p><u>Water, sewerage and drainage infrastructure</u></p> <p>The position on water infrastructure is not known. According to national policy, spatial choices should be based on and influenced by evidence of capacity and ability for delivery. If the provision of infrastructure is required, what measures are needed and how could they be secured? It is inferred that infrastructure would be secured through section 106 obligations. However, what is the current state of capacity, what are the issues. What are the implications of public investment programmes and how will any necessary improvements be co-ordinated and what is the impact on delivery and is there a need for phasing?</p> <p><u>Flooding policy</u></p> <p>Where the preferred strategy will impact on zone C the requirements of section 10 of TAN 15 will need to be considered. It is currently not clear where this is likely to be the case. Further work required on flood consequences assessment.</p> <p>The Candidate Site assessment methodology includes reference to flood risk and although this constraint is weighted it is not clear how it would be treated as part of an overall favourable score.</p>	<p>Provide clear evidence on water infrastructure capacity and how it has affected the development of the preferred strategy and strategic site selection.</p> <p>Provide clear evidence of how flooding policy has been considered in the development of the preferred strategy and strategic site selection. Clarify how the candidate site assessment methodology will</p>

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<p><u>Coastal Policy</u>  It may be necessary to identify opportunities for enhancing the resilience of some coastal communities to the effects of a changing climate, for example in low lying areas of Rhoose point and Sully.</p>	<p>respond to sites vulnerable to flooding, if the site has an overall favourable score.</p> <p>Consider opportunities for enhancing the resilience of coastal communities in response to the effects of a changing climate especially in low-lying areas of Rhoose and Sully.</p>
<p><b>Welsh Language</b>  No consideration given to the Welsh language.</p>	<p>Consideration should be given to whether the Welsh language should feature in any of the LDP objectives, taking account of PPW paragraph 2.10.2.</p>

<b>CE 3 There are clear mechanisms for implementation and monitoring</b>	
<b><u>Comments</u></b>	<b><u>Suggested Actions</u></b>
<p><b>Biodiversity</b> Further Biodiversity indicators should be included under the section Monitoring and Performance of the preferred strategy (only 1 indicator on new developments at present).</p> <p>More clearly identifying what the preferred strategy is intended to deliver will assist in focussing and monitoring indicators and assist in developing targets.</p>	<p>It is suggested that further Biodiversity indicators are included in the Monitoring and Performance section of the preferred strategy.</p> <p>Consider refining the monitoring indicators.</p>

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<b>CE 4 It is reasonably flexible to enable it to deal with changing circumstances</b>	
<b><u>Comments</u></b>	<b><u>Suggested Actions</u></b>
There appears to be no flexibility to deal with changing circumstances and the document also fails soundness test CE4.	Ensure that the preferred strategy is sufficiently flexible to respond to changes in the economy, housing market assessment, strategic take up and other changes.