

# Gypsy & Traveller Site Assessment

2018





## **Gypsy and Traveller Site Assessment 2018**

### **Introduction**

1. This paper sets out the Vale of Glamorgan Council's assessment of potential sites to meet the identified longer-term needs for Gypsy and Traveller Accommodation during the lifetime of the Local Development Plan (2011-2026) and identifies a preferred site for consideration by the Council's Cabinet.
2. The Well-being of Future Generations (Wales) Act 2015 sets a framework for local authorities to ensure the 'sustainable development principle' is met. Section 4 of the Act puts in place a number of well-being goals which authorities must seek to achieve in order to meet this principle. These goals include achieving 'a Wales of cohesive communities', containing attractive, viable, safe and well-connected communities, and 'a Wales of vibrant culture and thriving Welsh language', containing a society that promotes and protects culture, heritage and the Welsh language. Providing accommodation to meet identified housing needs for gypsies and travellers is part of satisfying these goals.
3. Part 3 of the Housing Act (Wales) 2014, Sections 101 to 103, requires local authorities to assess the accommodation needs of Gypsies and Travellers within their area. Where there is a need identified, sufficient site(s) should be allocated within the Council's Local Development Plan (LDP) to address that need.
4. Planning Policy Wales Edition 9 (November 2016) (PPW) sets out the land use planning policies of the Welsh Government (WG) and directs that local authorities are required to assess the accommodation needs of Gypsies and Travellers (Para 9.2.21 refers) and states that it is important that policies for the provision of Gypsy sites are included in local development plans.
5. In order to discharge their responsibilities under Part 3 of the Housing (Wales) Act 2014, local authorities are required to undertake a Gypsy and Traveller Accommodation Assessment (GTAA) and to make provision for sites where the assessment identifies an unmet need for mobile home pitches.

### **Gypsy and Traveller Accommodation Assessment (GTAA)**

6. The Vale of Glamorgan Council's Gypsy and Traveller Needs Assessment 2016 (GTAA) was prepared on behalf of the Council by Opinion Research Services Ltd of Swansea and formally approved by the Welsh Ministers in accordance with the provisions of section 102 of the Housing (Wales) Act on the 28<sup>th</sup> March 2017.
7. The GTAA identified a need in the Vale of Glamorgan for the 5 years of the GTAA and for the next 5 years of the LDP for 2 additional pitches, and for the remainder of the LDP period to 2026 for a further 18 pitches. This gives a total need for the whole LDP period to 2026 of 20 pitches.
8. The need identified in the GTAA comprised 2 individual gypsy and traveller families currently occupying tolerated sites in Twyn Yr Odyn and Llangan and 17 families currently occupying a site at Hayes Road in Sully and 1 additional pitch over the plan period, accounting for demographic change.
9. The GTAA identified that there was currently no requirement for transit provision within the Vale of Glamorgan but that the Council should continue to monitor the

number of unauthorised encampments and consider the use of short-term toleration or Negotiated Stopping Arrangements to deal with short term transient stops.

### **The Vale of Glamorgan Local Development Plan 2011 – 2026 (LDP)**

10. The LDP was formally adopted by the Vale of Glamorgan Council on the 28<sup>th</sup> June 2017. LDP Policy MG5 - Gypsy and Traveller Site makes provision for a 2 pitch gypsy and traveller site at Llangan and Policy MD18 - Gypsy and Traveller Accommodation, a criterion based policy against which future proposals for gypsy and traveller accommodation will be assessed.
11. This 2 pitch allocation made under Policy MG5 was intended to meet the short to medium term accommodation needs of gypsy and travellers identified within the GTAA. The LDP Monitoring Framework includes a 2 year timetable for the identification of an appropriate site required to accommodate the additional 18 pitches that the GTAA identified will be required up to the end of the plan period i.e. 2026.
12. In order to comply with the timetable of the LDP Monitoring Framework the Council has established a 'Gypsy and Traveller Accommodation Project Board' to oversee and direct the identification of an appropriate site or sites to meet the need identified in the GTAA. The Board comprises the Leader and relevant Cabinet Members and relevant senior officers from the Council's legal, housing, estates and planning departments.

### **Liaison with the Hayes Road Occupiers**

13. The Council has sought to engage with the current occupiers of the tolerated Hayes Road site in Sully to identify their needs and preferences in respect of the identification of a new site. Officers met with some residents in November 2016 and whilst they gave some views about what they wanted from a site to meet their accommodation needs, those present did not necessarily agree on the basic requirements (such as infrastructure provision and services) and they noted there were many residents not represented at the meeting. It was expressed that a number of residents had made local connections in that area in terms of schools and health care, and a general expression of preference for the eastern part of the Vale of Glamorgan was expressed.
14. Since then the Council has made various attempts to engage with them, to seek their views to inform site selection, but has been unable to actively engage them to date. Therefore, the site selection process set out below has been done in the absence of significant input from the future residents, who will need to be contacted again throughout the project delivery.

### **Site and Pitch Size Requirements**

15. Paragraph 3.37 of the Welsh Governments Guidance on Designing Gypsy and Traveller Sites in Wales (2015), states that as a minimum, each pitch should be capable of accommodating an amenity block, a mobile home, touring caravan and parking for two vehicles. Section 60 of the Mobile Homes (Wales) Act, defines 'mobile home' as measuring up to 20 metres in length and 6.8 metres in width and parking spaces should be a minimum of 2.4 x 4.8 metres each.

16. In general, pitches should include the following:
  - An amenity block connected to water supply, electricity and other services/facilities;
  - A hard surfaced level area with drainage falls;
  - An easily cleaned and maintained surface;
  - A suitable container for domestic refuse;
  - Electricity hook-up points to allow for the different positioning of mobile homes within the pitch;
  - A way of securing mobile homes to the pitch during high winds, such as steel rings laid in concrete;
  - Hook up to drains and sewerage; and
  - Space for drying clothes.
17. The guidance considers that an area for children and young people to play and congregate is considered to be particularly important, especially if there is not suitable provision within safe walking distance of the site.
18. For the purposes of the previous assessment (Gypsy and Traveller Site Assessment Background paper (2013)(SD33)), an appropriate pitch size was determined to be between 400 - 450 square meters which would have equated to a site size for 18 pitches of between 0.72 - 0.81 hectares. However in order to accommodate such provisions as children's play areas a site of circa 1 hectare is considered to be appropriate.

### **Site Search and Assessment Methodology**

19. WG Circular 005/2018 Planning for Gypsy, Traveller and Showpeople Sites (June 2018) provides updated guidance on the planning aspects of identifying sustainable sites for Gypsies and Travellers. It also outlines how planning authorities and Gypsies and Travellers can work together to achieve this aim. It supersedes advice contained in Circular 30/2007 "Planning for gypsy and traveller caravan sites", Circular 78/91 "Travelling Showpeople" and Circular 76/94 "Gypsy Sites Policy and Unauthorised Camping".
20. The circular states that in identifying a site, local planning authorities will need to demonstrate that sites are suitable and deliverable in the identified timescales. It advises that issues of site sustainability are important for the health and well being of Gypsies and Travellers not only in respect of environmental issues but also for the maintenance and support of family and social networks. Considerations may include:
  - opportunities for growth within family units;
  - the promotion of peaceful and integrated co-existence between the site and the local community;
  - access to health and education services;
  - access to utilities including water, waste water disposal and waste collection services;
  - access by walking and cycling, public transport and private motor vehicles (including emergency vehicles);
  - suitable nearby or on-site safe play areas;
  - contribution to a network of transit sites which reduce the need for long-distance travelling or unauthorised encampments;

- not locating sites in zone C2 risk of flooding and only considering sites for location within zone C1 risk of flooding in line with guidance contained in TAN 15, given the particular vulnerability of caravans; and
  - have regard for areas designated as being of international, national and local importance for biodiversity and landscape.
21. In deciding where to provide for Gypsy and Traveller sites, planning authorities must first consider sustainable locations within or adjacent to existing settlement boundaries with access to local services e.g. education settings, health services and shops. Sites in the countryside, away from existing settlements, can be considered for Gypsy and Traveller sites if there is a lack of suitable sustainable locations within or adjacent to existing settlement boundaries.
22. The circular states that there are a number of ways in which local planning authorities can identify sites and make land available, and one suggested approach to identifying an appropriate site is through making full use of any register of unused and under-used land owned by public bodies or vacant or under-used land in local authority ownership.
23. The methodology therefore primarily sought to identify and assess sites within the Vale of Glamorgan within the Council's ownership or other available publically owned land.

### **Stage 1 – Initial Site Identification**

24. The initial site identification exercise comprised a desk based assessment that utilised the Council's Geographic Information System (GIS) and drew upon the Council's land estates ownership database or terrier. The initial site search threshold was set at 0.3 hectares which generated a total of 547 sites within Council ownership.
25. By default, this initial filter process also included land managed by the Council on behalf of the Welsh Church Acts Estate. While these sites form a part of the site investigation process, they are in effect within private ownership and would need to be procured. A further site on private land had been included as a candidate site in the LDP process and was included in the assessment.
26. An earlier assessment (LDP Submission Document 33, 2013) had included a consideration of smaller Council owned sites (those below 0.3 hectares) which if combined could provide for the need identified. This previous exercise failed to identify any additional sites of the required size worthy of further consideration as the smaller sites were largely within built up areas and comprised council houses and gardens, small areas of incidental open space or areas of land adjacent to adopted highways. It was not considered necessary to repeat this exercise for the current assessment.
27. In addition to the above, the Council also wrote to the Welsh Government to ascertain whether any land held by the Welsh Government within the Vale of Glamorgan might be appropriate for use to accommodate the gypsy and traveller need identified in the GTAA.
28. In June 2017, officers of the Council's housing department were approached by the Welsh Government in respect of a site at Hayes Wood Road; Barry, enquiring whether the Council would be interested in acquiring the site for housing. The site had been included within the adopted LDP as MG2 (16) Hayes Wood, The Bendricks for 55 units having previously been submitted as a part of a proposed candidate site

in the early stages of the LDP process (site CS2396/CS3 refers). Taking into account the location of the site relative to the existing Travellers at Hayes Road and the availability of other deliverable sites for general needs housing, it was considered reasonable to include this site in the Gypsy & Traveller site appraisal.

### **Stage 2 – Site Assessment and Filter**

29. The sites which progressed to Stage 2 were then subject to further, more detailed assessment, with the initial attention focussing on the current use of the site.
30. While the Council is a large land holder, the majority of the land is already utilised by those services that the authority is obligated to provide. These services include education, social services, highways, housing and leisure and much of the Council estate therefore comprises buildings both large and small, roads and highway verges, leisure facilities and public open space that could not realistically be utilised to accommodate the alternative use proposed.
31. When the above sites were removed, 25 sites were considered to warrant more detailed assessment.

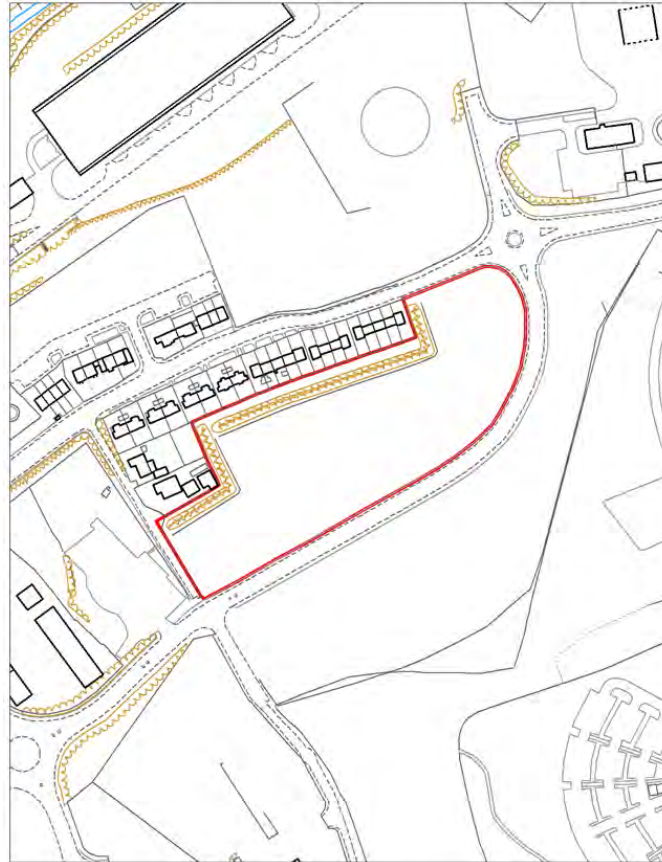
### **Stage 3 – Site Assessment and Selection of Preferred Site**

32. The remaining sites were subject to a detailed assessment against a range of environmental and land use constraints that might impact upon their suitability and deliverability for use as a site for Gypsies and Travellers. Appendix 1 provides more detailed location plans and assessments for each of the identified sites.
33. Within the assessment, a yellow coding identifies the presence of a constraint which directly or indirectly affects the site e.g. a public right of way either crossing or in close proximity to the site. The presence of such constraints are not considered to warrant the exclusion of the site as mitigation measures could be included which reduce or remove any adverse effects. Where a red coding has been included, this indicates a significant constraint or issue which is considered to effectively eliminate the site from further consideration e.g. flooding or existing legal covenant which restricts or significantly prohibits alternative uses.
34. The assessment has illustrated that all of the sites identified through the above process are affected to varying degrees by constraints, either through the presence of statutory or non-statutory environmental or ecological designations, or physical or legal constraints and restrictions that would prohibit or severely restrict their use as a gypsy and traveller site.
35. In respect of site development costs, all of the sites identified would require some capital investment in order to provide the services and facilities necessary to enable their use as a Gypsy and Traveller site. Therefore, the resource implications associated with site delivery have not been considered within the assessment as it is considered that such costs are largely applicable to all sites.
36. A further Sustainability Appraisal was carried out of those sites that were not ruled out by insurmountable constraints at Stage 3 (see Appendix 2).

### **Conclusion – Preferred Site**

37. Having undertaken this analysis a preferred site was identified because of its location relative to the existing site used by the Travellers, and sustainability in terms of access to goods / services being sited within the key settlement of Barry and its availability and deliverability having regard to site constraints. Therefore, it is

considered that the land at Hayes Wood Road, Barry (see plan below) provides the most practical and appropriate location for a proposed gypsy and traveller site within the Vale of Glamorgan.



38. While the site is allocated for 55 dwellings within the adopted LDP and contributes to the overall housing supply over the plan period, the LDP does make provision for 10% flexibility in this regard (equating to some 948 dwellings) and the LDP monitoring to date suggests that the loss of this site from general needs housing supply will not undermine the delivery of the overall Plan Strategy or housing supply to meet the identified need. The site is readily available and has been offered to the Council by the Welsh Government, is easily accessible from the local highway network and is free from any major site constraints that would prevent development.

39. In addition, it is considered that the Hayes Wood Road, Barry site:

- Has already been considered suitable for residential use through a LDP examination;
- The site has the capacity to accommodate the overall need of 20 pitches identified in the GTAA in accordance with the requirements set out in the Welsh Governments Good Practice Guide in Designing Gypsy and Traveller Sites in Wales;
- The site is in close proximity to the existing tolerated site at Hayes Road, Sully where the length of occupation of the existing households has resulted in a degree of local connection;
- The site is suitably located in close proximity to the range of services and facilities that are available in Sully and Barry, all of which could be accessed by walking, cycling or public transport close to the site.



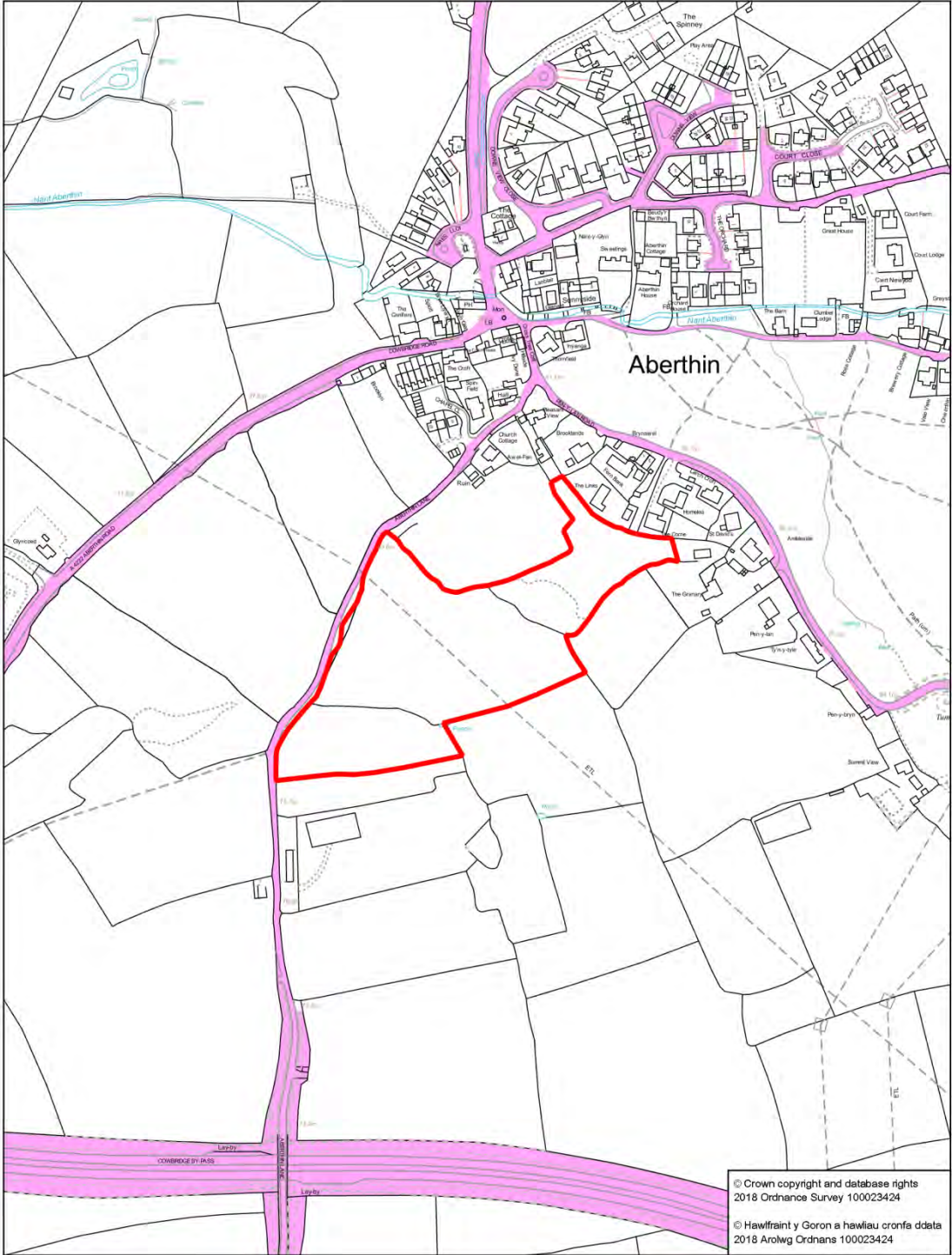
- The site benefits from good access to the local highway network and basic infrastructure provision is available at the site which is capable of being improved or upgraded to facilitate the use of the site.
- While the site is in close proximity to a number of residential properties at Hayes Road, at 1.8 hectares the site is significantly larger than the approximate 0.72 - 0.81 hectares required to accommodate the identified need and it is considered that any impact to the local settled community could be mitigated through appropriate site design, layout and management.

## **Appendix 1: Detailed Assessment of Stage 3 Potential Sites**

(Sites are listed and appear in alphabetical order and not in any order of preference)

1. Aberthin
2. Caerau Lane
3. Cosmeston
4. Culverhouse Cross
5. Five Mile Lane
6. Hayes Road, Sully (existing tolerated site)
7. Hayes Wood Road, Barry (preferred site)
8. Lavernock
9. Leckwith Wood (North)
10. Leckwith Wood (South)
11. Llanblethian (North)
12. Llanblethian (South West)
13. Llangan (East)
14. Llangan (North West)
15. Llangan (West)
16. Llanmaes
17. Llanmihangel
18. Ogmore-By-Sea
19. Penarth Road
20. Readers Way, Rhoose
21. Southerndown
22. Sully (West)
23. Sully Road, Penarth
24. Welsh St. Donats
25. Wenvoe

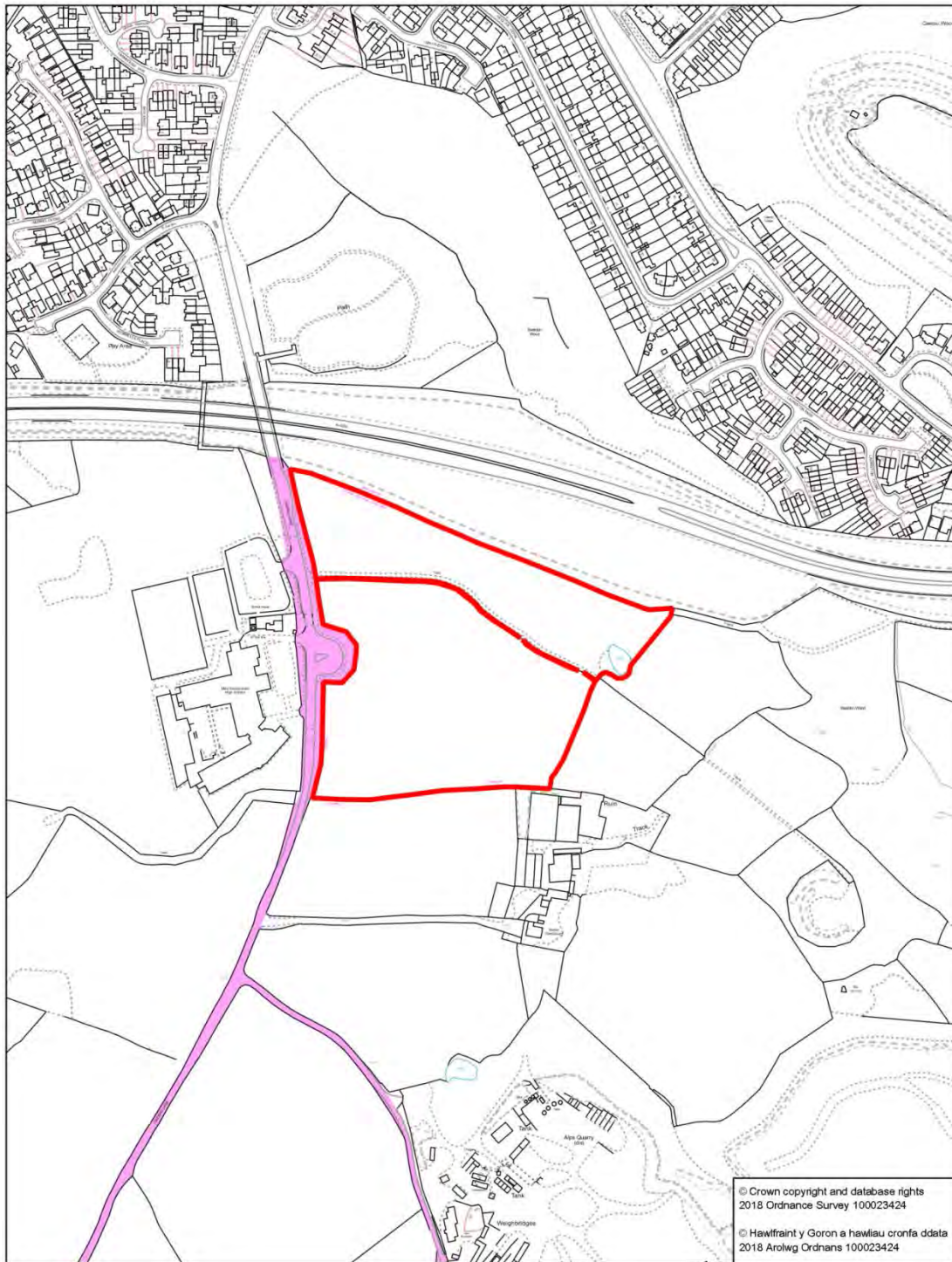
Site No. 1 Aberthin



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Site Name	Aberthin	Site ID	1	Level
Site Area (ha)	3.13	Asset No.	NA	
Ward	Cowbridge	Easting	300789	
Current Use	Agriculture	Northing	174960	
Topography	Steeply sloping SE to NW	Responsible Department	NA	
Ownership	Private ownership	Property Rights	NA	
Site Constraints				
Within Flood Zone	No.			
Surface Water Flooding	No.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	From adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Site is located within MG17 (2) Upper & Lower Thaw Valley SLA.			
Listed Buildings	No.			
Conservation Area	Site is less than 50 m from Aberthin Conservation Area to the NW.			
Public Right of Way	PROW L4/37/1 dissects the site along the southern boundary.			
Sites of Importance for Nature Conservation (SINC)	No.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	No.			
Ancient Monument	No.			
Agricultural Land	Mainly Grade 3b with areas of Grade 2 and 3a to the south of the site.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2.			
Other Designations	Site is less than 50 from Common Land – Cowbridge Common.			
Departmental Comments				
Property	NA – site in private ownership.			
Legal Services	NA – site in private ownership.			
Leisure	NA – site in private ownership.			
Regeneration	NA – site in private ownership.			
General	Site in private ownership. Close proximity to the village of Aberthin. Elevated site. Impact upon the Aberthin Conservation Area. Owner has previously advised that they would be willing for the site to be considered for proposed alternative use.			
Assessment	The site is in private ownership and would need to be secured by the Council at open market value.			

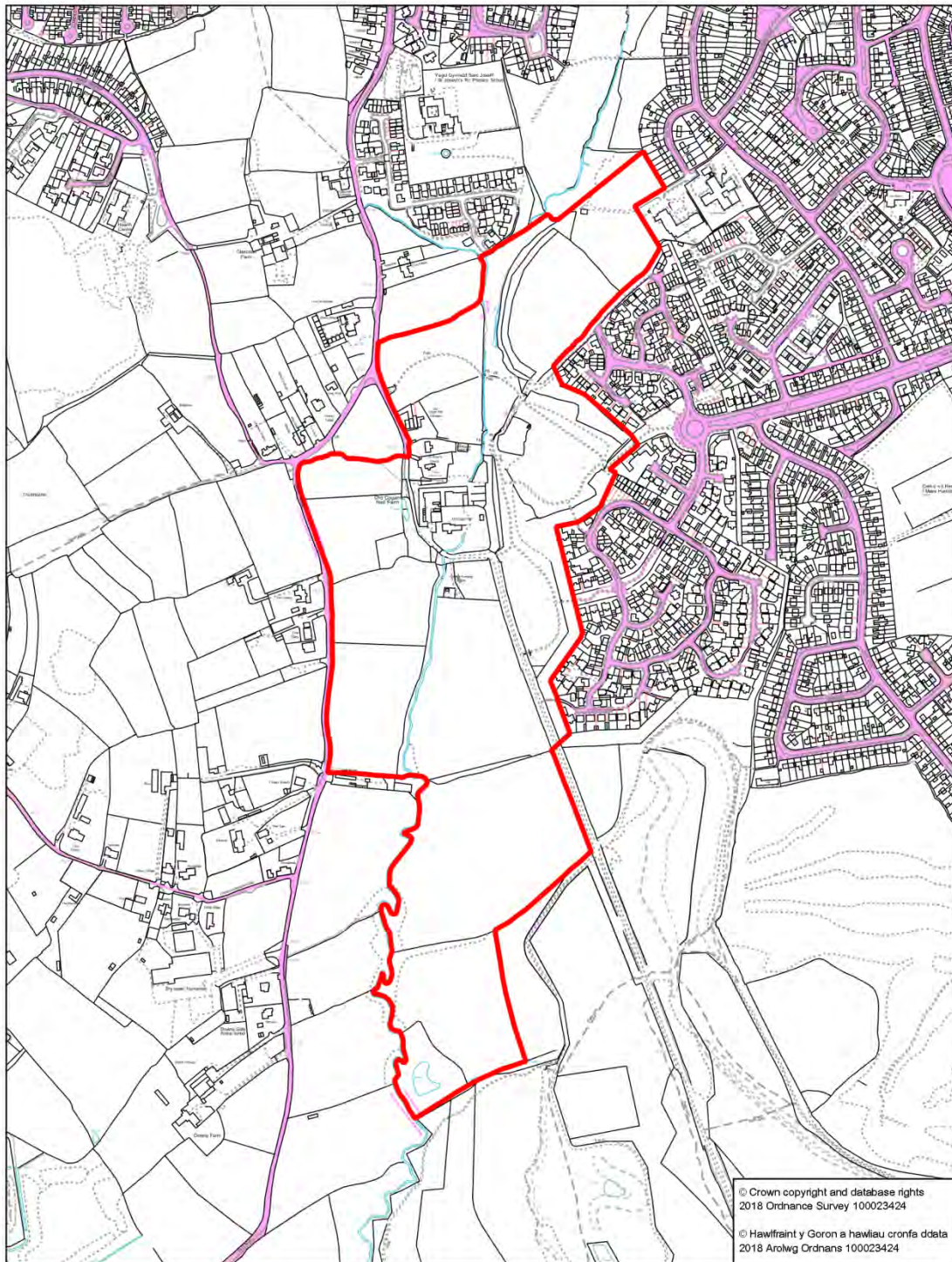
Site No. 2 Caerau Lane.



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Site Name	Caerau Lane	Site ID	2	Level
Site Area (ha)	4.58	Asset No.	33080	
Ward	Wenvoe	Easting	312877	
Current Use	Agriculture	Northing	174661	
Topography	Sloping approximately 15 m from east to west towards highway	Responsible Department	Leisure	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	No.			
Surface Water Flooding	Very small pockets of less category surface water flooding to western and southern boundaries.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	From adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Site within MG17 (6) Cwrt yr Ala Basin SLA.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	No.			
Sites of Importance for Nature Conservation (SINC)	SINC ID 185 Coed y Cymdda approximately 100 m to the east (woodland SINC).			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	Ancient semi natural woodland approximately 100 m to east of the site (see SINC).			
Ancient Monument	No.			
Agricultural Land	Predominantly Grade 2 with small areas of Grade 3b.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 1.			
Other Designations	No.			
Departmental Comments				
Property	No evidence of a freehold title in deed pack; however the land is subject to an agricultural tenancy in any event. There are serious difficulties in obtaining possession of land let on an agricultural tenancy.			
Legal Services	NA.			
Leisure	Area leased for grazing.			
Regeneration	NA.			
General	NA.			
Assessment	Agricultural tenancy agreement prohibits proposed alternative use.			

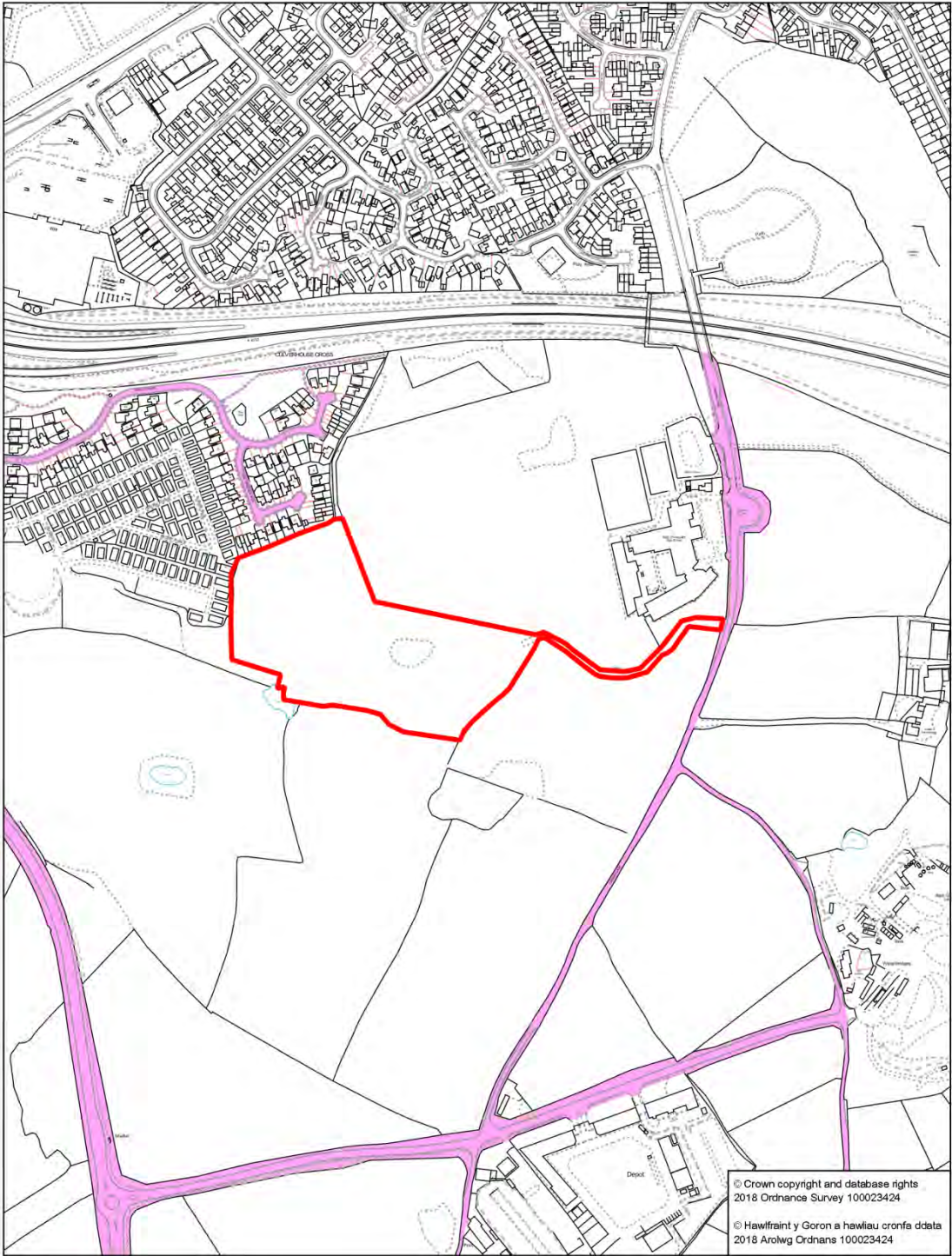
Site No. 3 Cosmeston



Site Name	Cosmeston	Site ID	3	Level
Site Area (ha)	32.36	Asset No.	33645	
Ward	Plymouth	Easting	316896	
Current Use	Tenanted agricultural land and recreational open space	Northing	170135	
Topography	Variable across the site.	Responsible Department	Regeneration	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	Area of Zone C2 flooding along SW boundary of site and extending northwards towards Cogan Hall Farm (limited width) associated with Sully Brook.			
Surface Water Flooding	Significant major, intermediate and less category surface water flooding through centre of site associated with Sully Brook.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	NW boundary contiguous with MG18 (1) green wedge between Penarth and Dinas Powys.			
Access	From adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	No.			
Listed Buildings	St Peter's Church just north of Cogan Hall Farm at centre of site.			
Conservation Area	No.			
Public Right of Way	Restricted Bridleway P1/14/1 through centre of site along Mile End Road. PROW P1/12/3 crosses northern part of site.			
Sites of Importance for Nature Conservation (SINC)	Extensive SINC ID301 Calcareous (Lowland calcareous grassland) at Cosmeston Lakes Country Park.			
Tree Preservation Order (TPO)	Multiple group TPOs primarily along eastern boundary.			
Ancient Woodland	No.			
Ancient Monument	Scheduled Ancient Monument (Cogan deserted Village) in centre/top of site.			
Agricultural Land	Mainly Grade 3b with areas of Grade 4, 5 and Urban along the eastern boundary.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2. Minerals Safeguarding – Sand & Gravel Category 2. Northern part of the site is identified as additional housing allocation in LDP (site MG2 (27) Land adjacent to Oak Court).			
Other Designations	Historic landfill to south centred on old Cosmeston Quarry.			
Departmental Comments				
Property	The site is covered by a covenant not to use the land other than as open space under the Town & Country Planning Act 1990 (as amended). There are many encumbrances, including covenants not to reduce the level of ground more than 1" or to increase it by more than 15". There are rights existing for the benefit of the adjoining land, the passage of services and the right to repair and renew. The land west and south of the Farm is subject to an agricultural tenancy.			
Legal Services	NA.			
Leisure	Leisure area is a Scheduled Ancient Monument (SAM) – deserted Medieval Village.			
Regeneration	Public open space under leisure and the remainder is tenanted farm land, under covenant to become an extension to the Country park.			
General	Northern part of the site is identified as additional housing allocation in LDP (site MG2 (27) Land adjacent to Oak Court).			
Assessment	Existing covenant to maintain use as public open space would seem to preclude the proposed alternative use on the majority of the site to the west and south of Cogan Hall Farm.			



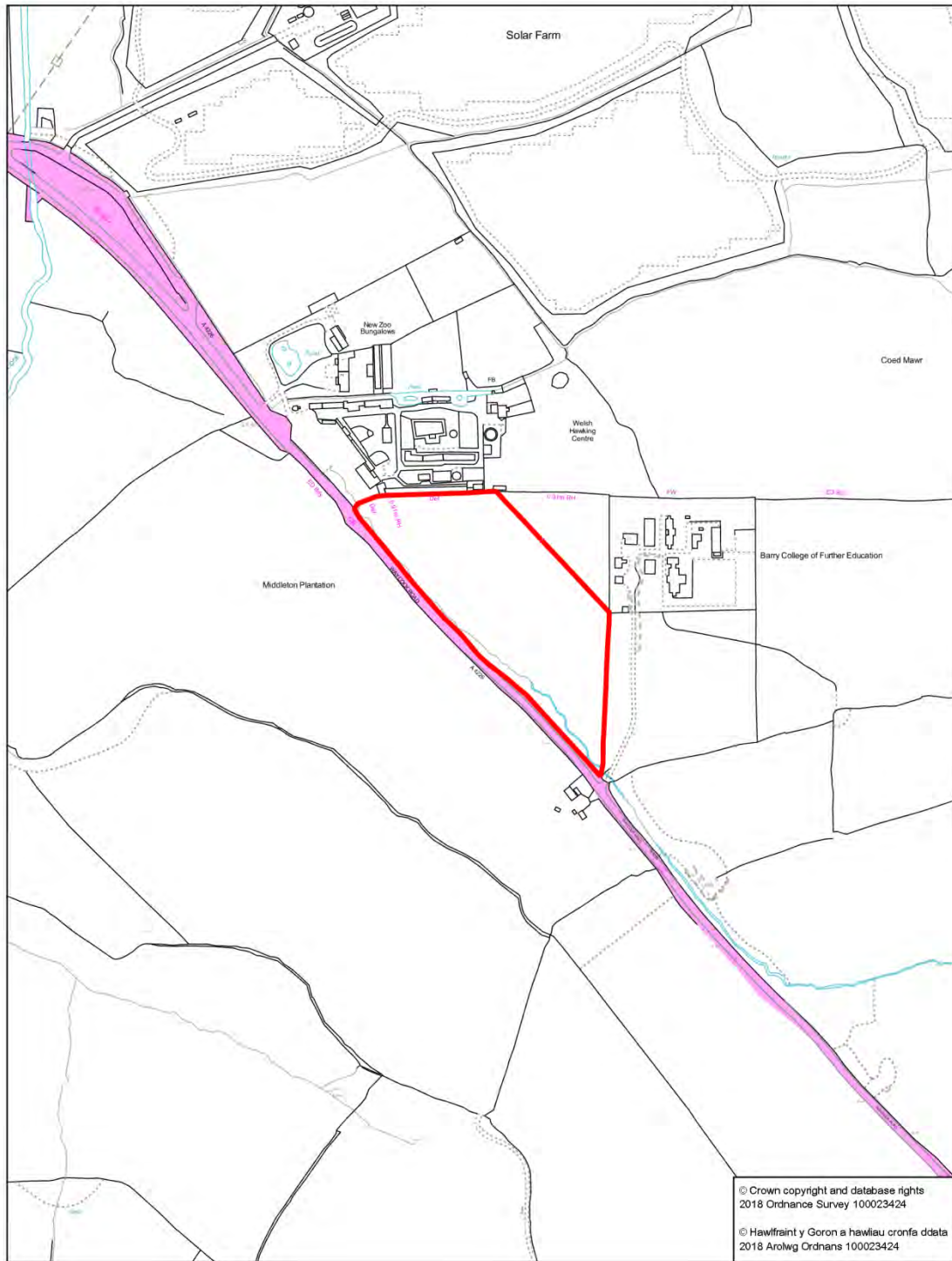
Site No. 4 Culverhouse Cross



Gypsy and Traveller Site Assessment 2018

Site Name	Culverhouse Cross	Site ID	4	Level
Site Area (ha)	3.82	Asset No.	33110	
Ward	Wenvoe	Easting	312474	
Current Use	Replanted millennium woodland	Northing	174531	
Topography	Level	Responsible Department	Leisure	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	No.			
Surface Water Flooding	Small parcel of less category surface water flooding identified on existing access track.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	Site within green wedge MG18 (3) North of Wenvoe.			
Access	From existing access point off Caerau Lane.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	No.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	No.			
Sites of Importance for Nature Conservation (SINC)	No.			
Tree Preservation Order (TPO)	A number of group and individual TPOs along northern boundary of the site.			
Ancient Woodland	No.			
Ancient Monument	No.			
Agricultural Land	Mainly Grade 2 with areas of Grade 3b and urban to the western part of the site			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2.			
Other Designations	No.			
Departmental Comments				
Property	The land is subject to an agricultural tenancy. There are serious difficulties in obtaining possession of land let on an agricultural tenancy.			
Legal Services	NA.			
Leisure	Planted as Millenium Woodland.			
Regeneration	NA.			
General	Site would appear to have been recently planted as a Millenium Woodland.			
Assessment	Agricultural tenancy agreement prohibits proposed alternative use.			

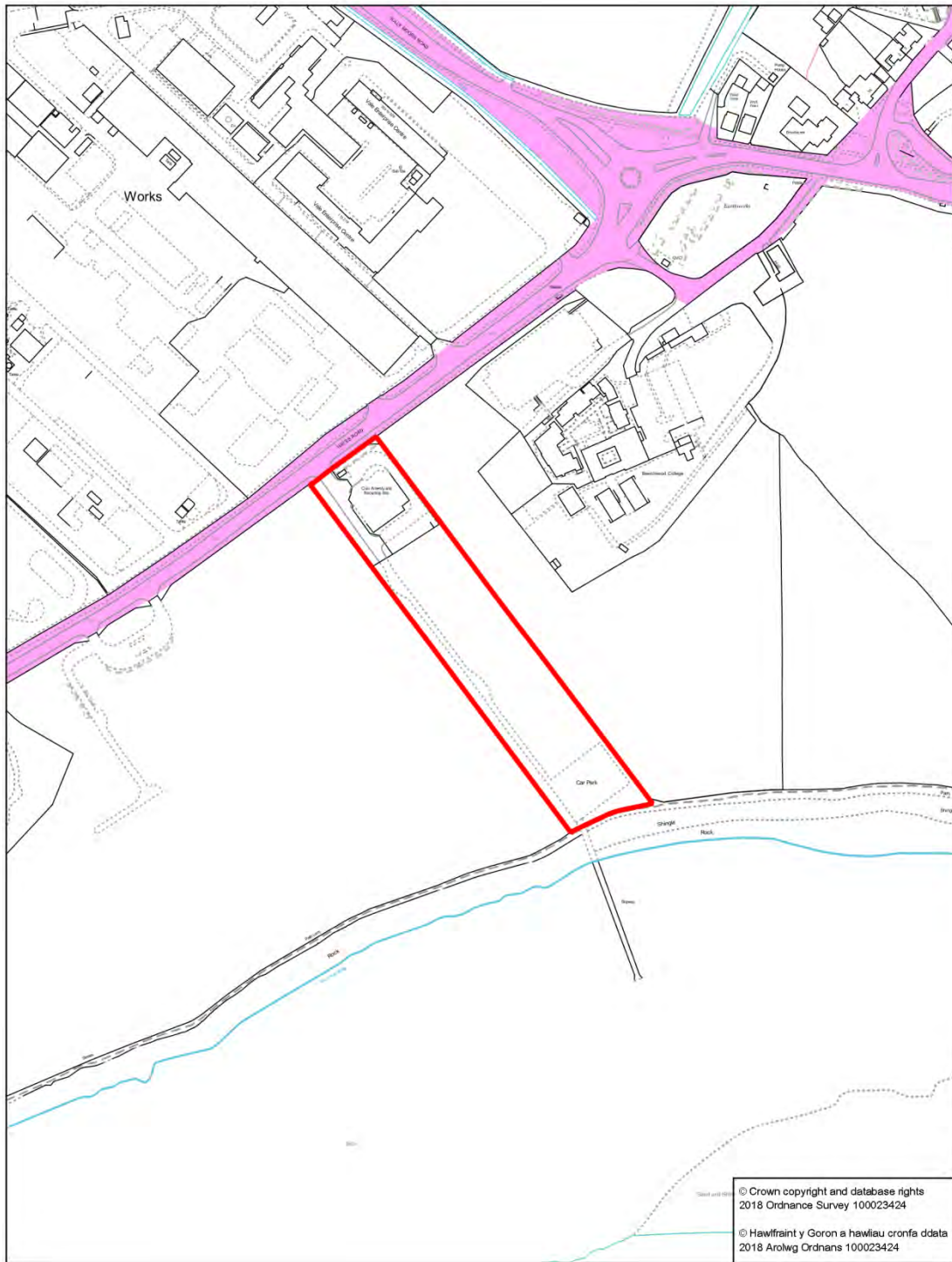
Site No. 5 Five Mile Lane



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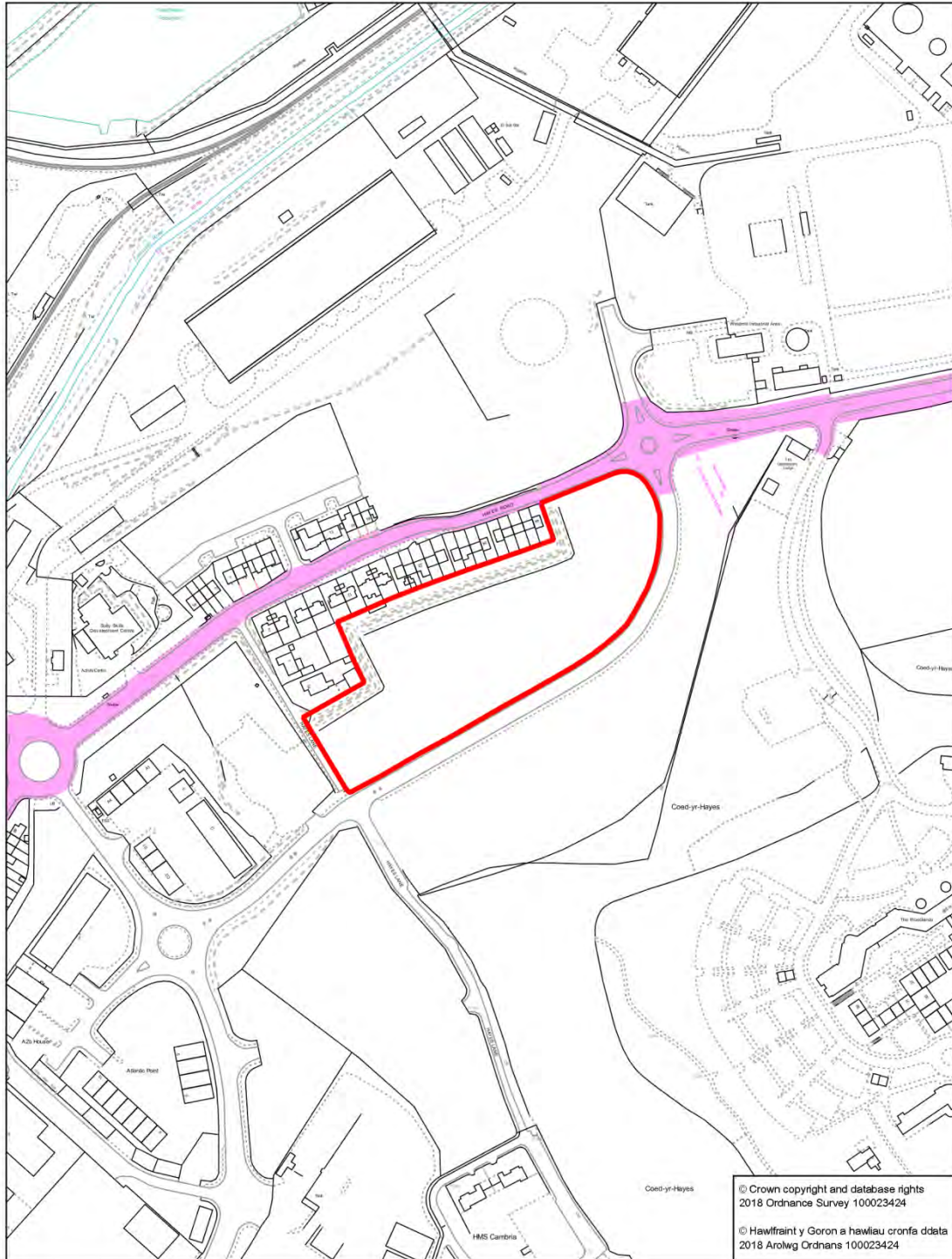
Site Name	Five Mile Lane	Site ID	5	Level
Site Area (ha)	2.09	Asset No.	00241	
Ward	Illtyd	Easting	309242	
Current Use	Woodland	Northing	169042	
Topography	Steeply sloped east to west down to highway	Responsible Department	Leisure	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	No.			
Surface Water Flooding	Surface water flooding along boundary with highway.			
Site of Special Scientific Interest (SSSI)	Site forms part of a much larger SSSI centred on the Barry Woodlands.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	From adopted highway A4226 Five Mile Lane.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Site within MG17 (5) Dyffryn Basin and Ridge Slopes SLA.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	No.			
Sites of Importance for Nature Conservation (SINC)	SINC sites located approximately 100 m to the east of the site.			
Tree Preservation Order (TPO)	Site in close proximity to TPO's centred on Middleton Plantation.			
Ancient Woodland	Site forms a part of a much larger and significant ancient woodland plantation. Barry Woodlands.			
Ancient Monument	No.			
Agricultural Land	Grade 3.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2. Minerals Safeguarding – Sand & Gravel Category 2.			
Other Designations	Severn Estuary Ramsar site protection zone middle limit.			
Departmental Comments				
Property	The property is subject to rights reserved by a Conveyance dated 14 <sup>th</sup> November 1952, namely rights of access and egress, with or without vehicles, to and from the public highway through the drive entrance (as shown on supplied plan) and rights to lay and maintain water services.. The site will be reduced slightly where it abuts the highway as the Five Mile Lane Scheme provides for some widening in the vicinity.			
Legal Services	NA.			
Leisure	SSSI site (ancient woodland).			
Regeneration	Site on the line of the proposed highway improvements to Five Mile Lane.			
General	Sites designation as ancient woodland and SSSI make alternative use highly unlikely.			
Assessment	The designation of the site as a part of the larger Barry Woodland SSSI is considered to prohibit further consideration of the site for the proposed alternative use.			

Site No. 6 Hayes Road, Sully (existing tolerated site).



Site Name	Hayes Road, Sully (existing tolerated site)	Site ID	6	Level
Site Area (ha)	1.3	Asset No.	15691	
Ward	Sully	Easting	314827	
Current Use	Recreational open space and tolerated gypsy and traveller site (old civic amenity site).	Northing	168010	
Topography	Largely level sloping towards Hayes Road.	Responsible Department	Parks & Open Spaces	
Ownership	Vale of Glamorgan Council.	Property Rights	Freehold.	
Site Constraints				
Within Flood Zone	C2 flood zone affecting front of site along Hayes Road.			
Surface Water Flooding	Area of Surface Water Less/Intermediate affecting front of site along Hayes Road.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	From existing highway access on Hayes Road serving old civic amenity site and recreational open space.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	No.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	All Wales Coastal Path runs along coastal edge of site.			
Sites of Importance for Nature Conservation (SINC)	SINC 51-G4 on adjacent site to east.			
Tree Preservation Order (TPO)	TPO covering Beechwood College to the east of site.			
Ancient Woodland	No.			
Ancient Monument	No.			
Agricultural Land	Grade 2.			
Other LDP Designations	Front of site to Hayes Road within outer HSE zone H1077 refers. Adjacent site identified local employment allocation MG9 (7) Hayes Wood, Barry refers). Minerals Safeguarding Zone – Limestone 1. Minerals Safeguarding Zone – Sand and Gravel 2.			
Other Designations	Historic landfill identified on adjacent site to east.			
Departmental Comments				
Property	NA.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	NA.			
General	NA.			
Assessment	The site has previously been discounted through the Vale of Glamorgan Local Development Plan Examination process by an Independent Inspector appointed by the Welsh Government to determine the soundness of the plan because of the partial flood zone on the site affecting access.			

Site No. 7 Hayes Wood Road, Barry (preferred site)

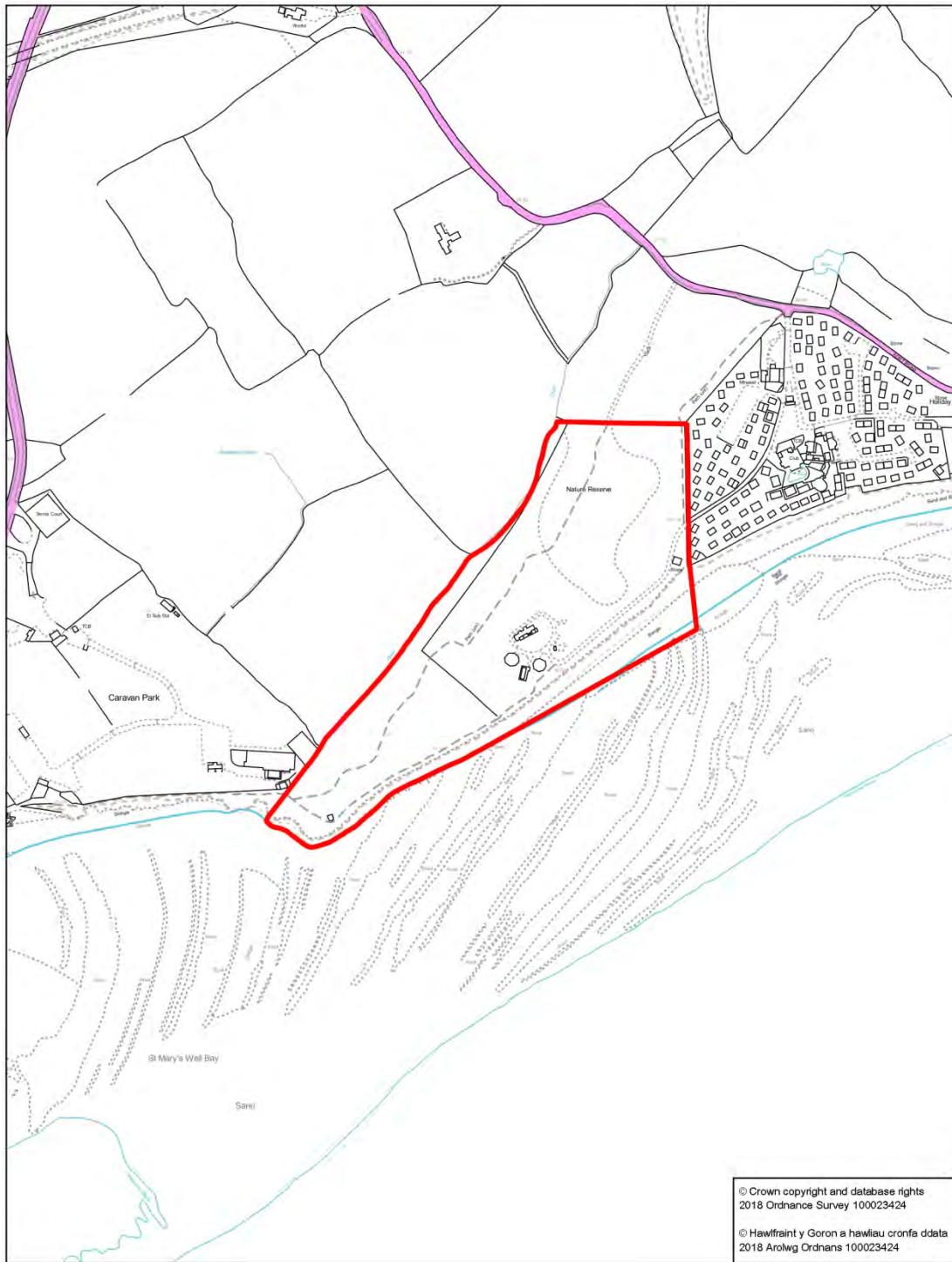


Gypsy and Traveller Site Assessment 2018

Site Name	Hayes Wood Road, Barry (preferred site)	Site ID	7	Level
Site Area (ha)	1.8	Asset No.		
Ward	Castleland	Easting	313758	
Current Use	Vacant land allocated for housing in Vale of Glamorgan LDP	Northing	167701	
Topography	Generally flat.	Responsible Department	N/A	
Ownership	Welsh Government	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	No.			
Surface Water Flooding	No.			
Site of Special Scientific Interest (SSSI)	Hayes Point to Bendricks Rock SSSI to south along coast approximately 450m from site.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	From adopted highway to the north, un-adopted highway runs along southern boundary of site.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	No.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	No.			
Sites of Importance for Nature Conservation (SINC)	No.			
Tree Preservation Order (TPO)	TPO located south of the site, generally contiguous with woodland blocks (see below).			
Ancient Woodland	Large tract of ancient woodland located adjacent to the site to the south at Coed Yr Hayes.			
Ancient Monument	No.			
Agricultural Land	Mainly Grade 2 with areas to the north of the site classified as urban.			
Other LDP Designations	Allocated Housing site MG2 (16) Hayes Wood, The Bendricks (55 dwellings) refers.			
Other Designations	North eastern corner of site falls within the outer HSE Consultation Zone for the Vopak Terminal Windmill Ltd.			
Departmental Comments				
Property	NA.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	NA.			
General	The site is owned by the Welsh Government and is allocated within the Adopted Vale of Glamorgan Local Development Plan for residential development (Policy MG 2 [16] refers). The Welsh Government has indicated to the Council that they are in the position to offer the land to the Council to assist in the delivery of housing. Council resolution to purchase site (minute No. C278 refers).			
Assessment	The site is allocated within the LDP for housing development and therefore is considered a suitable and sustainable location for the proposed alternative use. Additionally, there is potential for the site to be delivered in the short to medium term subject to negotiation of the purchase of the site from the Welsh Government.			



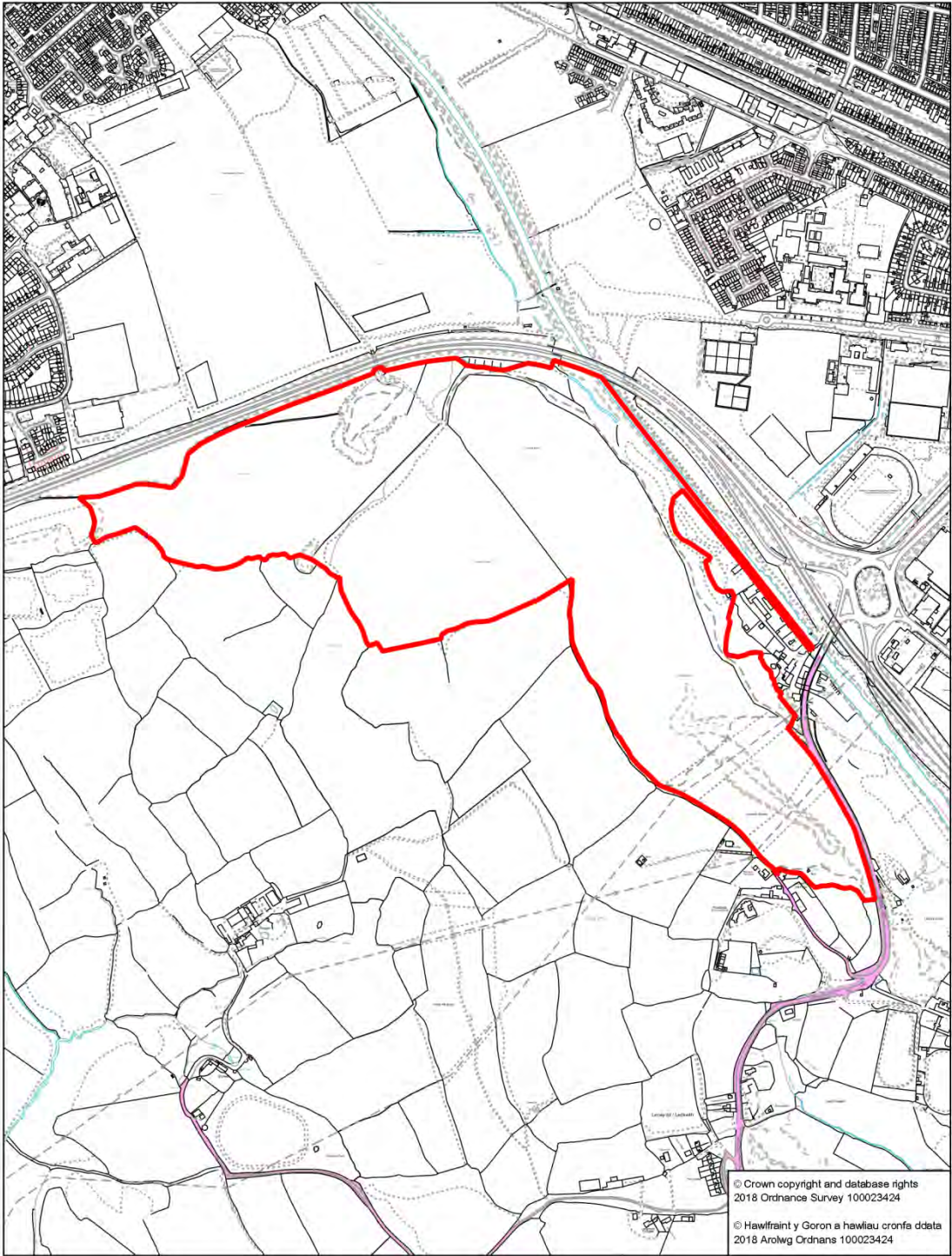
Site No. 8 Lavernock



Gypsy and Traveller Site Assessment 2018

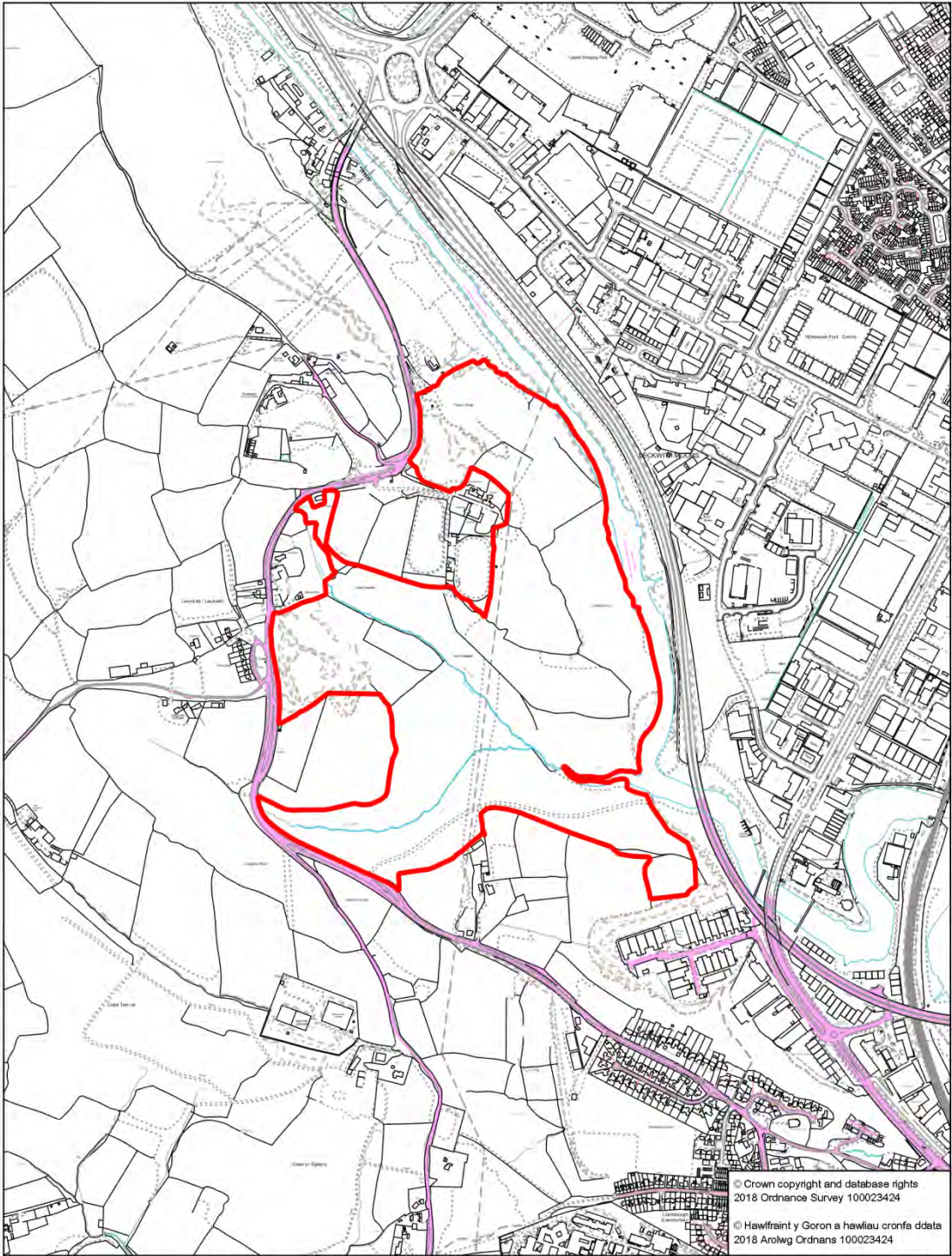
Site Name	Lavernock	Site ID	8	Level
Site Area (ha)	7.54	Asset No.	17821	
Ward	Sully	Easting	317992	
Current Use	Nature reserve	Northing	167931	
Topography	Rising towards the coast	Responsible Department	Regeneration	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	Zone C2 flooding shown along coastal boundary.			
Surface Water Flooding	Surface water flooding along the whole of the northern boundary, limited incursion to site.			
Site of Special Scientific Interest (SSSI)	Whole site forms part of Penarth Coast SSSI.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	Site within MG18 (6) South Penarth to Swanbridge green wedge.			
Access	Poor / difficult.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	No.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	All Wales Coastal Path along coastal boundary. PROW L1/1/1 through centre of the site parallel with coast.			
Sites of Importance for Nature Conservation (SINC)	SINC ID342 Lavernock Point East (Neutral Lowland Meadow) abuts site boundary to the north.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	No.			
Ancient Monument	Scheduled Ancient Monument (anti-aircraft battery) within the site.			
Agricultural Land	Grade 3.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2.			
Other Designations	County Treasure (anti-aircraft battery).			
Departmental Comments				
Property	This land is subject to a restrictive covenant dating back to 1996 made between the Land Authority for Wales (now Welsh Government) and this Authority. There is a requirement not to carry out any development within the meaning of the Town & Country Planning Acts on the property or any part of it without the prior written consent of the Welsh Government to the proposal for any such development, and there is a covenant to grant a lease for a minimum of 25 years to the Glamorgan County Naturalists Trust Limited, and that lease was subsequently granted on 30th June 1999. The covenants and current use of the land as a nature reserve and woodlands means the site is not really a viable option.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	NA.			
General	NA.			
Assessment	Restrictive covenants and current use prohibit proposed alternative use.			

Site No. 9 Leckwith Woods (North)



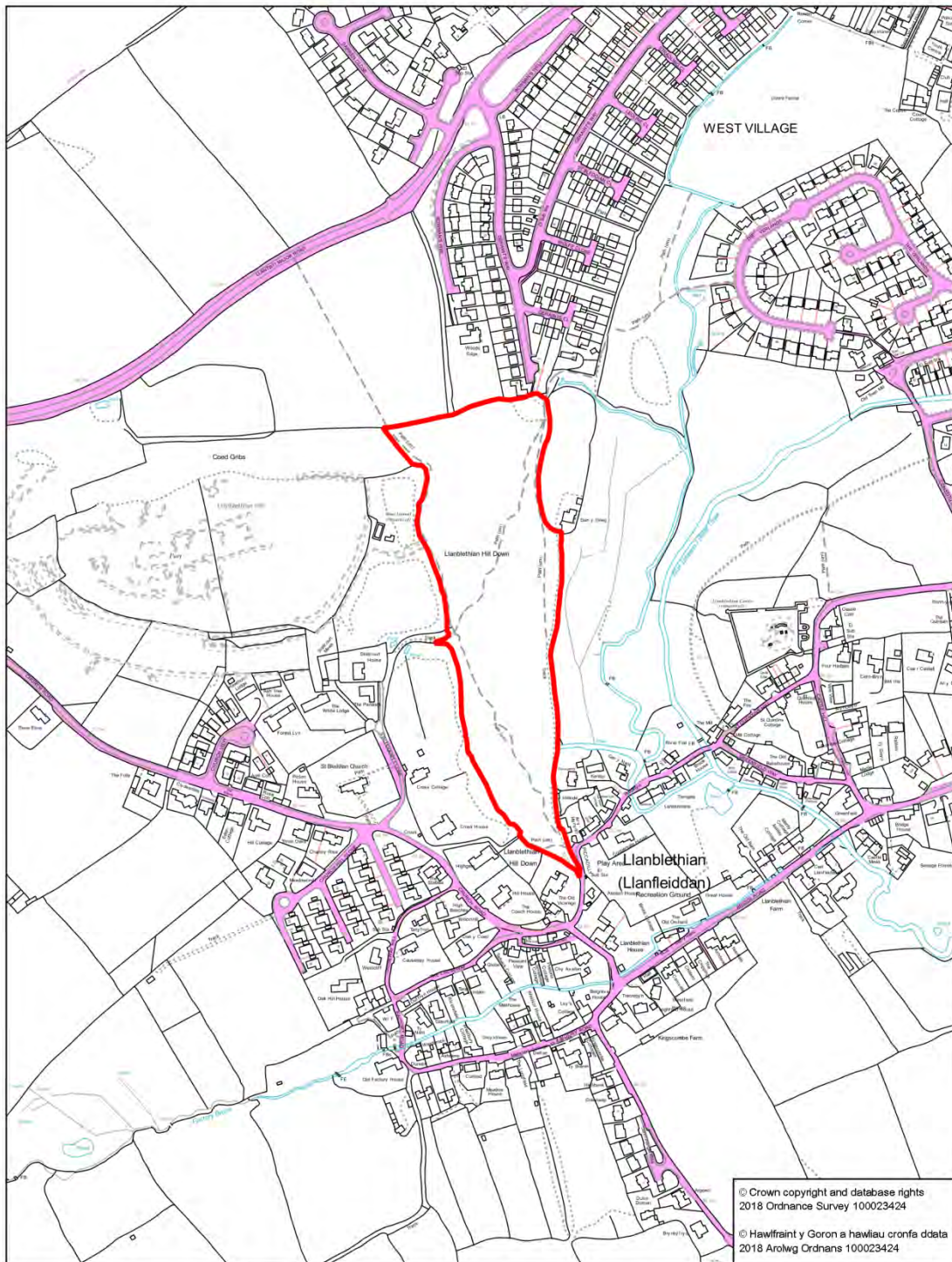
Site Name	Leckwith Woods North	Site ID	9	Level
Site Area (ha)	60.95	Asset No.	33400	
Ward	Dinas Powys	Easting	315137	
Current Use	Managed Woodland	Northing	175613	
Topography	Significant variations across site.	Responsible Department	Regeneration	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	Zones B1 and C1 flooding along northern boundary associated with Ely River.			
Surface Water Flooding	Major, intermediate and less category surface water flooding along northern boundary associated with Ely River. Small areas of less category within site boundary where streams present (limited).			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No. However extreme western edge of site overlapped by dormant quarry buffer zone associated with Ely Brickworks site.			
Green Wedge	No			
Access	From adopted highway but limited to eastern sections of site.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Site within MG17 (6) Cwrt Yr Ala Basin SLA.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	PROW L2/1/1 crosses southern section of site near power cables.			
Sites of Importance for Nature Conservation (SINC)	Whole site forms part of SINC ID360 Leckwith Woods.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	Whole site forms part of extensive ancient woodland block.			
Ancient Monument	No.			
Agricultural Land	No.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2.			
Other Designations	No.			
Departmental Comments				
Property	A Conveyance of 1942 restricts the use of the bulk of the site to playing field, park, recreation or pleasure ground use and for no other purpose whatsoever. Other parts of the land are covered by a covenant that part of the land cannot be used for any noisy, noxious or offensive trade or business or occupation. Accordingly the site would not appear to be suitable.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	The Council is currently exploring the use of parts of Leckwith Woods for tourism/outdoor activities as potential partnerships with the private sector. The location of the land, overlooking Cardiff, its accessibility, and its natural environment make it very attractive for compatible uses which would create potentially significant employment opportunities and boost the local tourism accommodation sector.			
General	Substantial site however significantly constrained by level of access and site topography. However there are some areas where alternative uses could be considered (see regeneration section above). Woodland under active management with woodland grant scheme. Alternative tourism related uses under consideration.			
Assessment	Existing conveyance as detailed above allied to local topography and access would seem to preclude further consideration for alternative use proposed.			

Site No.10 Leckwith Woods (South)



Site Name	Leckwith Woods South	Site ID	10	Level
Site Area (ha)	51.03	Asset No.	29610	
Ward	Dinas Powys	Easting	31671 / 315875	
Current Use	Managed Woodland	Northing	174259 / 174815	
Topography	Significant variations across the site.	Responsible Department	Regeneration	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	Zones B1, C1 flooding in the site and along northern and eastern boundary associated with Ely River as well as elements of C2 flooding along the eastern boundary.			
Surface Water Flooding	Along northern boundary associated with Ely River. Small areas of major, intermediate and less category surface water flooding within site boundary along Cwm Cydfin stream and its tributaries.			
Site of Special Scientific Interest (SSSI)	SE quadrant – Cwm Cydfin SSSI.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	From adopted highway (various locations but likely limited due to topography/highway restrictions).			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Site within MG17 (6) Cwrt Yr Ala Basin SLA.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	No.			
Sites of Importance for Nature Conservation (SINC)	SINC ID 188 Factory Wood whole of site.			
Tree Preservation Order (TPO)	Large sections of woodland TPOs within the site.			
Ancient Woodland	Majority of site forms part of extensive woodland block.			
Ancient Monument	No.			
Agricultural Land	Central area of the site is classified as Grades 3b and 4.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2.			
Other Designations	Historic landfill site in quarry on western edge of site. Area of Common Land around Leckwith village to west.			
Departmental Comments				
Property	A Conveyance of 1942 restricts the use of the bulk of the site to playing field, park, recreation or pleasure ground use and for no other purpose whatsoever. Other parts of the land are covered by a covenant that part of the land cannot be used for any noisy, noxious or offensive trade or business or occupation.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	The Council is currently exploring the use of parts of Leckwith Woods for tourism/outdoor activities. It is very attractive for uses which would create potentially significant employment opportunities and boost the local tourism accommodation sector.			
General	Large site with difficult topography. However there are some areas where alternative uses could be considered (see regeneration section above). Woodland under active management with woodland grant scheme.			
Assessment	Existing conveyance as detailed above allied to local topography and access would seem to preclude further consideration for the alternative use proposed.			

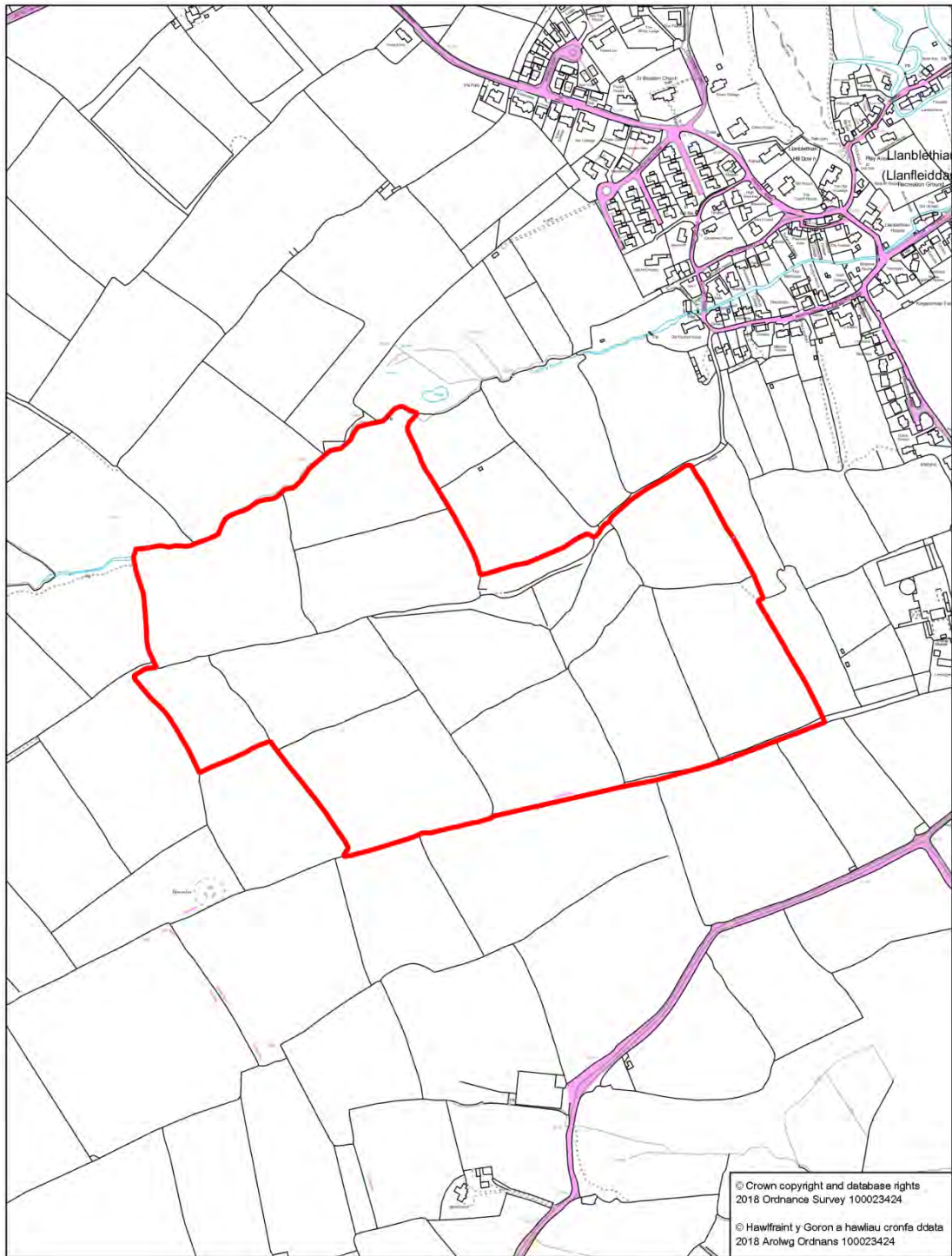
Site No. 11 Llanblethian (North)



Site Name	Llanblethian (North)	Site ID	11	Level
Site Area (ha)	4.6	Asset No.	12721	
Ward	Cowbridge	Easting	298624	
Current Use	Informal open space	Northing	174176	
Topography	Woodland.	Responsible Department	Leisure	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	None directly affecting the site but significant areas of Zone C2 and B to the east associated with the River Thaw.			
Surface Water Flooding	None directly affecting the site but large areas to the east associated with the River Thaw.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	Poor – from adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Site lies within MG17 (2) Upper & Lower Thaw Valley Special Landscape Area.			
Listed Buildings	St Quentin's Castle approximately 200 m to the east of the site.			
Conservation Area	Site wholly within Llanblethian conservation area.			
Public Right of Way	Site crossed by several PROW running roughly north to south (L4/53/T).			
Sites of Importance for Nature Conservation (SINC)	SINC ID 158 Llanblethian Hill Down (Broadleaved woodland) covers the whole of the site and extends west around base of Caer Dynnaf.			
Tree Preservation Order (TPO)	Multiple areas around the site including along the site boundary.			
Ancient Woodland	Parcel of Ancient Semi Natural Woodland to west of site at northern end.			
Ancient Monument	Site in close proximity to two Scheduled Ancient Monuments (Caer Dynnaf to the west and St Quentin Castle to the east).			
Agricultural Land	Urban.			
Other LDP Designations	Northern and southern boundary contiguous with Cowbridge with Llanblethian settlement boundary. Minerals Safeguarding – Limestone Category 1 Minerals Safeguarding – Limestone Category 2 Minerals Safeguarding – Sand & Gravel Category 2			
Other Designations	Site identified as Common Land. County Treasures – mostly same as SAM / Listed buildings.			
Departmental Comments				
Property	The only extant encumbrances would appear to be the various wayleaves listed (report supplied).			
Legal Services	NA.			
Leisure	Identified as common land. This is a heavily wooded site with very poor access. Topography of site along with access problems/difficulties would preclude this site?			
Regeneration	The site should not be considered further due the use being incompatible with common land. Would require WG and Commoners' approval			
General	Majority of site seems to be heavily wooded, with strip of woodland extending westwards towards Llantwit Major Road. The general nature of the site and its proximity to various designations as set out above allied to the poor access would seem to preclude the site from further consideration.			
Assessment	It is considered that the identification of the site as Common Land precludes the proposed alternative use.			



Site No. 12 Llanblethian (South West)



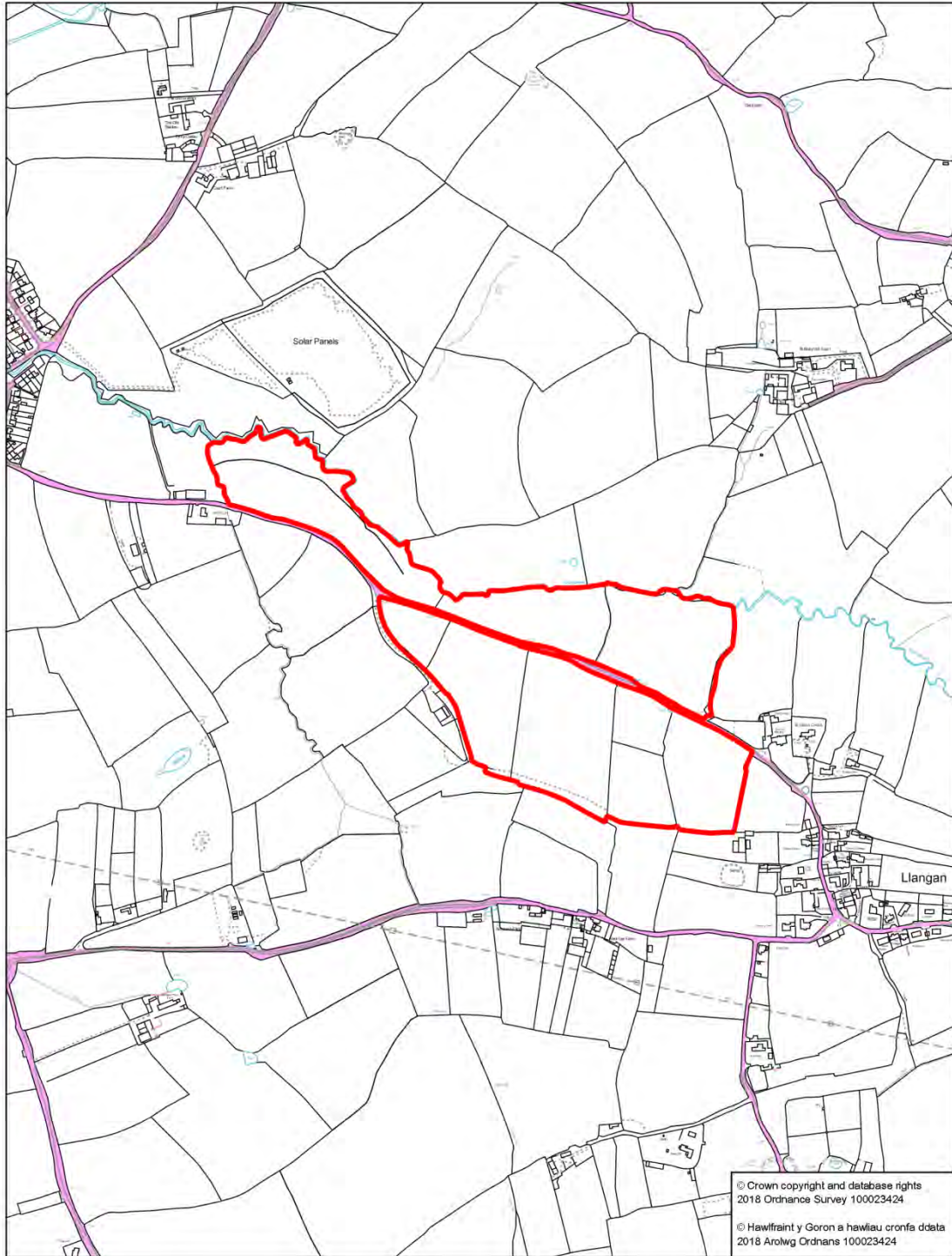
Site Name	Llanblethian (South West)	Site ID	12	Level
Site Area (ha)	25.62	Asset No.	20595	
Ward	Cowbridge	Easting	298275	
Current Use	Agriculture	Northing	173383	
Topography	Site rises steeply from north to south.	Responsible Department	Welsh Church Acts Estate Committee	
Ownership	Welsh Church Acts Estate	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	Zone B flooding along northern boundary associated with Factory Brook.			
Surface Water Flooding	Major, intermediate and less category surface water flooding encroaching along northern boundary of the site associated with Factory Brook.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	Poor, no identifiable means other than farm tracks.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Site lies within MG17 (2) Upper & Lower Thaw Valley Special Landscape Area.			
Listed Buildings	Various listed buildings located within Llanblethian.			
Conservation Area	NE corner of site approximately 50 m from the Llanblethian Conservation area boundary.			
Public Right of Way	Site traversed by 2 No. PROW from SW to NE and numerous other PROW in close proximity.			
Sites of Importance for Nature Conservation (SINC)	SINC ID 159 (Broadleaved Woodland) approximately 1.35 hectares located within the site.			
Tree Preservation Order (TPO)	Small number of TPO trees located in NE corner of site (a number of individual trees and small tree groupings).			
Ancient Woodland	No.			
Ancient Monument	Round Barrow 800 m SE of Marlborough Grange located approximately 150 m to the SW.			
Agricultural Land	Mainly Grade 3b with small areas of Grade 4 and 5.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2. Minerals Safeguarding – Sand & Gravel Category 2.			
Other Designations	No.			
Departmental Comments				
Property	This land is freehold and is in the ownership of the Vale of Glamorgan Council as Trustee for the Welsh Church Act Fund. Permission from the beneficiary would need to be sought to develop the land. The entirety of the land is subject to a lease for 25 years from 12 <sup>th</sup> December 2006.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	NA.			
General	Various issues with utilising the site for the use proposed, including poor access and various designations.			
Assessment	Ownership is vested in the Welsh Church Acts Estate and would need to be purchased at market value/best value and agreed by the Trusts Board. The land is also subject to a lease. Poor/limited access to the site and isolated location of the site would preclude the suitability of the site for the proposed use.			

Site No. 13 Llangan (East)



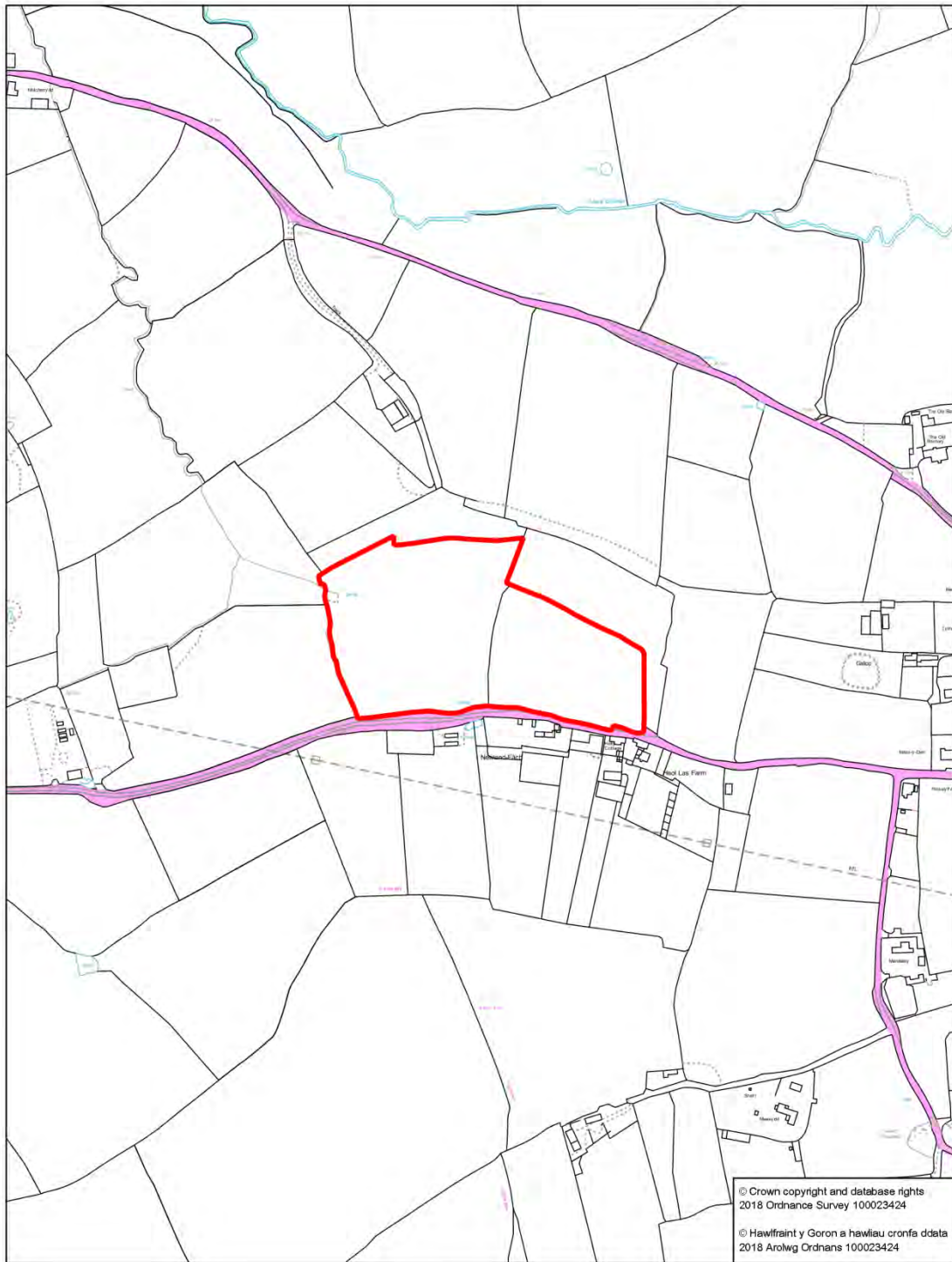
Site Name	Llangan (East)	Site ID	13	Level
Site Area (ha)	0.76	Asset No.	23718	
Ward	Llandow / Ewenny	Easting	296379	
Current Use	Gypsy and Traveller Site	Northing	177692	
Topography	Generally level sloping across the site from the SE corner.	Responsible Department	Housing	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	No.			
Surface Water Flooding	Intermediate and less category surface water flooding immediately to the north of the site with small area within site boundary. Larger areas of surface water flooding approximately 100 m to the west.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	From adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Site lies within MG17 (2) Upper & Lower Thaw Valley Special Landscape Area.			
Listed Buildings	Within Llangan approximately 500 m to the west.			
Conservation Area	Llangan conservation area approximately 500 m to the west.			
Public Right of Way	Bridleway L9/16/1 100 m to the south of the site ending at adopted highway.			
Sites of Importance for Nature Conservation (SINC)	SINC ID 37 (Purple Moor Grass & Rush Pasture) approximately 450 m to the NW of the site.			
Tree Preservation Order (TPO)	TPO 161 – 1995 covers the whole of the site (11 Oak and 5 Ash).			
Ancient Woodland	No.			
Ancient Monument	No.			
Agricultural Land	Grade 5.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2. The site is allocated within the Adopted Vale of Glamorgan Local Development Plan for the provision of 2 gypsy traveller pitches (Policy MG5).			
Other Designations	No.			
Departmental Comments				
Property	The tenure is freehold. There are no noted encumbrances or leases or licences granted.			
Legal Services	NA			
Leisure	NA.			
Regeneration	NA.			
General	The site has a long standing history for use as a gypsy and traveller site and has been allocated within the adopted Vale of Glamorgan LDP.			
Assessment	The site is allocated within the Adopted Vale of Glamorgan Local Development Plan for the provision of 2 gypsy traveller pitches (Policy MG5). However it would not be feasible to extend this site to accommodate the identified need. Furthermore, the site is currently occupied by a gypsy family and guidance recommends gypsies and travellers from different cultural backgrounds be accommodated on different sites if viable.			

Site No. 14 Llangan (North West)



Site Name	Llangan (North West)	Site ID	14	Level
Site Area (ha)	19.26	Asset No.	21015 / 21017 / 21019	
Ward	Llandow / Ewenny	Easting	295312	
Current Use	Agriculture	Northing	178018	
Topography	Varied across the site.	Responsible Department	Welsh Church Acts Estate Committee	
Ownership	Welsh Church Acts Estate	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	Small areas on the northern boundary of the site affected by Zone B and C2 flooding associated with the Nant Canna.			
Surface Water Flooding	Extensive areas of intermediate and less category surface water flooding along the northern boundary/element of the site associated with the Nant Canna as well as small areas of major category surface water flooding. These encroach into the site at several locations.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No			
Access	From existing adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Site lies within MG17 (2) Upper & Lower Thaw Valley Special Landscape Area.			
Listed Buildings	Listed buildings in close proximity to eastern boundary of site (Old Rectory / Church of St Canna / Churchyard Cross at Church of St Canna).			
Conservation Area	Eastern edge of site contiguous with Llangan conservation area.			
Public Right of Way	PROW L9/5/1 crosses the site in the SE corner.			
Sites of Importance for Nature Conservation (SINC)	SINC ID 36 & 37 (Purple Moor Grass & Rush Pasture) approximately 200 m to the SW and 100 m to east of the site respectively.			
Tree Preservation Order (TPO)	No			
Ancient Woodland	No.			
Ancient Monument	No.			
Agricultural Land	Predominately Grade 5 with Grade 3b to the north west area of the site.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2 Minerals Safeguarding – Sand & Gravel category 2.			
Departmental Comments				
Property	The land is owned by the Welsh Church Act Fund and would have to be purchased.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	NA.			
General	Various constraints identified allied to ownership issues.			
Assessment	Ownership is vested in the Welsh Church Acts Estate and would need to be purchased at market value/best value and agreed by the Trusts Board. Poor/limited access to the site, and isolated location of the site in combination with potential flood risk on northern part would preclude the suitability of the site for the proposed use.			

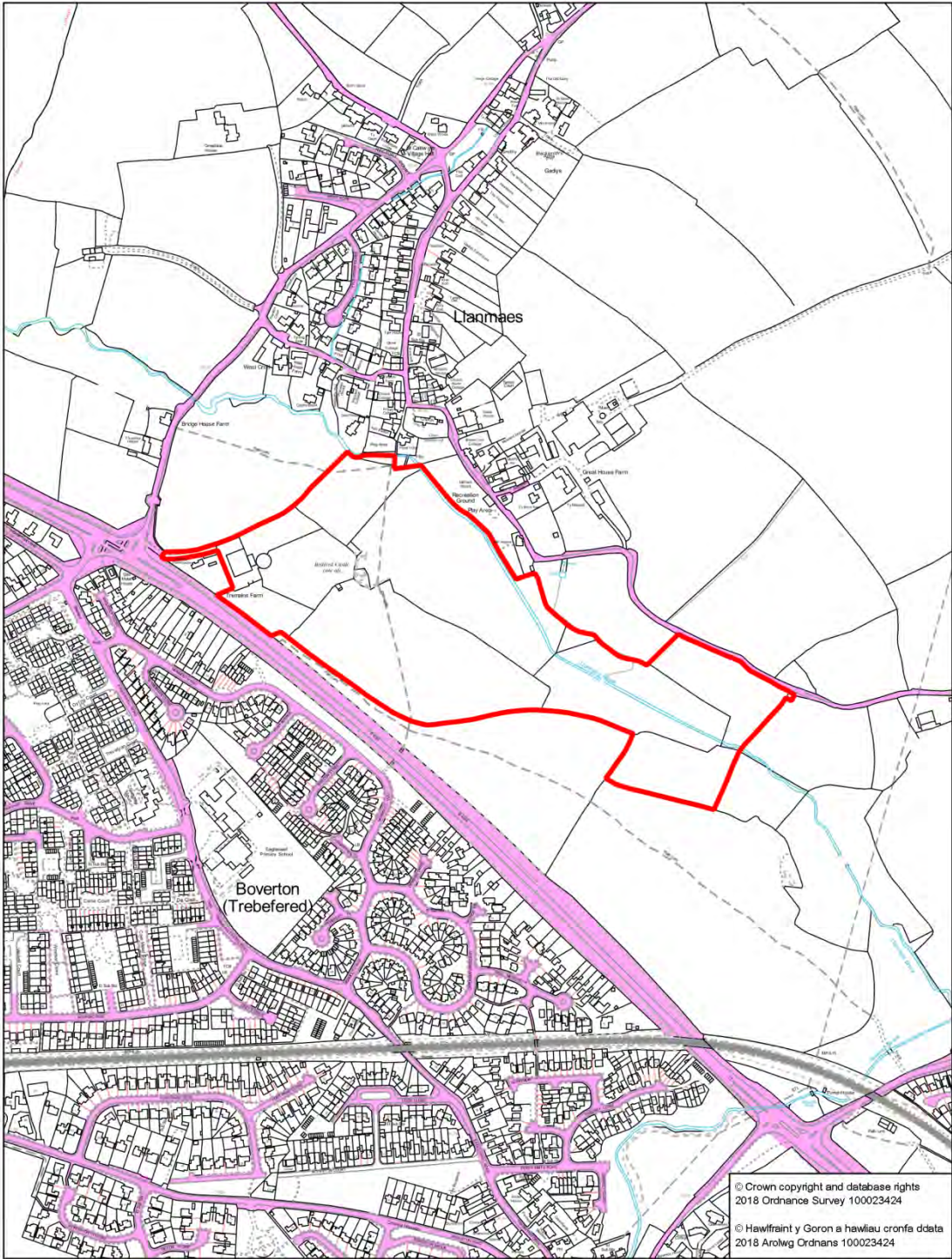
Site No. 15 Llangan (West)



Site Name	Llangan (West)	Site ID	15	Level
Site Area (ha)	4.33	Asset No.	21018	
Ward	Llandow / Ewenny	Easting	295196	
Current Use	Agriculture	Northing	177649	
Topography	Sloping between 30 – 40 m across site from west to east.	Responsible Department	Welsh Church Acts Estate Committee	
Ownership	Welsh Church Acts Estate	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	No.			
Surface Water Flooding	Localised patches of surface water (less / intermediate) across the site.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	From adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Site lies within MG17 (2) Upper & Lower Thaw Valley Special Landscape Area.			
Listed Buildings	Within Llangan approximately 350 m to the east (Telephone Call Box & Mount Pleasant Farmhouse and barn).			
Conservation Area	Llangan conservation area approximately 200 m to the east.			
Public Right of Way	PROW L9/4/1 crosses the western section of the site.			
Sites of Importance for Nature Conservation (SINC)	SINC ID 36 (Purple Moor Grass & Rush Pasture) abuts site in NW corner.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	No.			
Ancient Monument	No.			
Agricultural Land	Predominantly Grade 5 with Grade 3b to the south east of the site.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2.			
Other Designations	No.			
Departmental Comments				
Property	The land is owned by the Welsh Church Acts Fund. The land would appear to have been let since 1978 on an agricultural (smallholding) tenancy. There are wayleaves for cables, poles and staves affecting the land.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	NA.			
General	Welsh Church Acts ownership and tenancy agreements preclude alternative use.			
Assessment	Existing tenancy arrangements would preclude further consideration for alternative use proposed.			

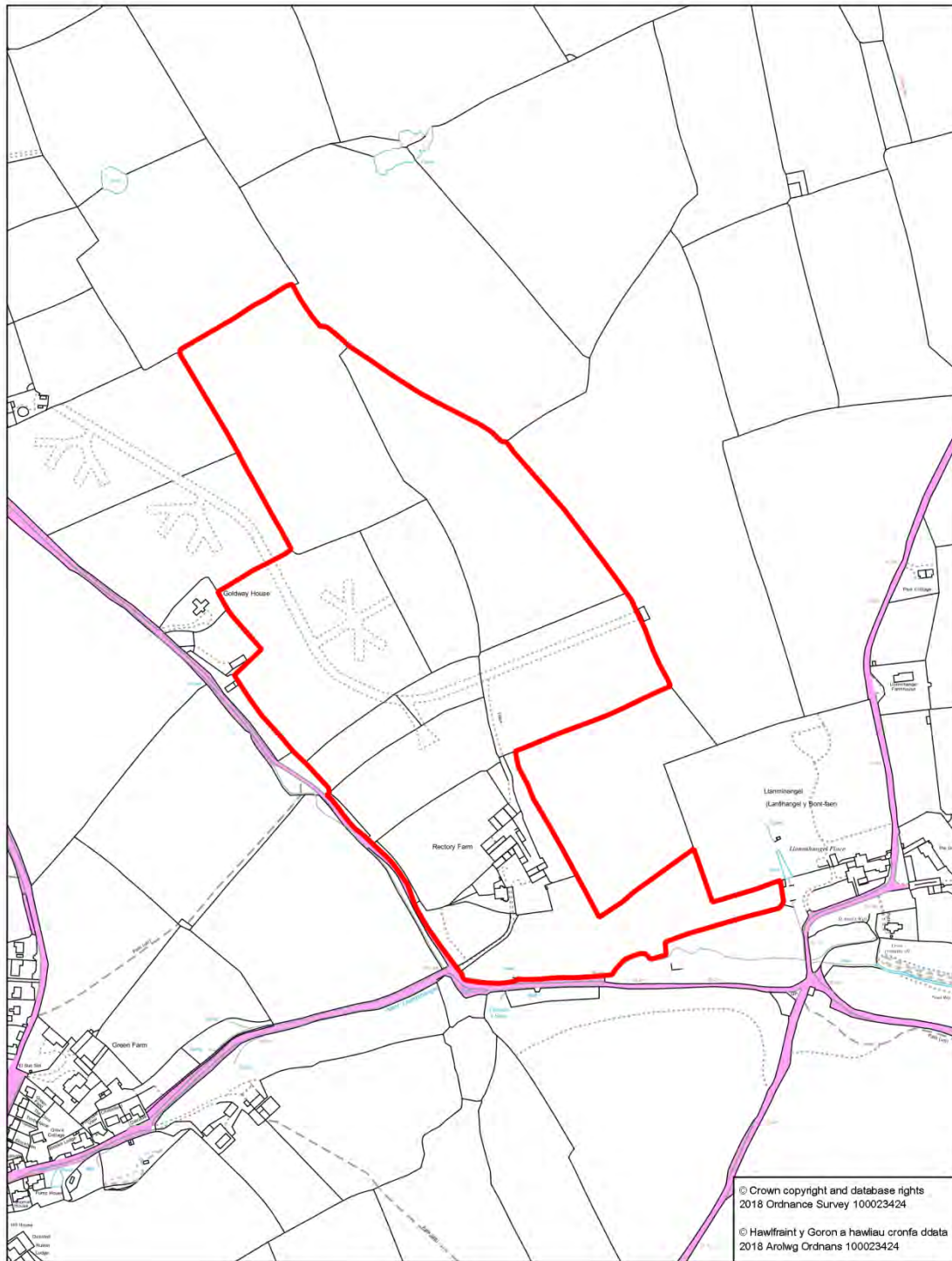


Site No.16 Llanmaes



Site Name	Llanmaes	Site ID	16	Level
Site Area (ha)	11.94	Asset No.	23835	
Ward	Llantwit Major	Easting	298132	
Current Use	Agriculture.	Northing	169235	
Topography	Site drops down from B4265 to Llanmaes Brook.	Responsible Department	Estates	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	Band of C2 / B flooding associated with Llanmaes Brook follows northern boundary of site and dissects lower part.			
Surface Water Flooding	Extensive band of mainly intermediate and less category surface water flooding associated with Llanmaes Brook follows northern boundary of site and dissects lower part. Some small sections of major category surface water flooding also present within the site.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	Poor from adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	No.			
Listed Buildings	Listed building approximately 60 m to north.			
Conservation Area	Northern boundary of site contiguous with Llanmaes conservation area boundary.			
Public Right of Way	Several PROW cross northern part of site (L16/40/1 – L16/38/1 – L16/39/1).			
Sites of Importance for Nature Conservation (SINC)	No.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	No.			
Ancient Monument	Scheduled Ancient Monument (Bedford Castle) located at centre of site.			
Agricultural Land	Grade 3b			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2. Minerals Safeguarding – Sand & Gravel Category 2.			
Other Designations	County Treasures located to the north of the site. Small area of Llanmaes Village Green encroaches into the site on the northern boundary (VG27).			
Departmental Comments				
Property	This is subject to a farm business tenancy which will expire in 2018. If no notice is given then the farm business tenancy will continue after the term date as a statutory freehold tenancy from year to year.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	Enterprise Zone is the most important employment allocation in the Vale and this site would be the backdrop to Aston Martin's access route.			
General	SE boundary possibly affected by line of new Northern Access Road (Application 2016/00121/PRE refers). Fixed term business tenancy – 12 months' notice required to terminate the agreement. Could still be viable on this basis given the lead in times that would be required for any proposal to establish a gypsy and traveller site in this location. Other constraints however (flooding and SAM) allied to tenancy and NAR would seem to discount this site from further consideration.			
Assessment	The fixed term farm business tenancy together with the flooding and SAM significantly constrain the use of the site.			

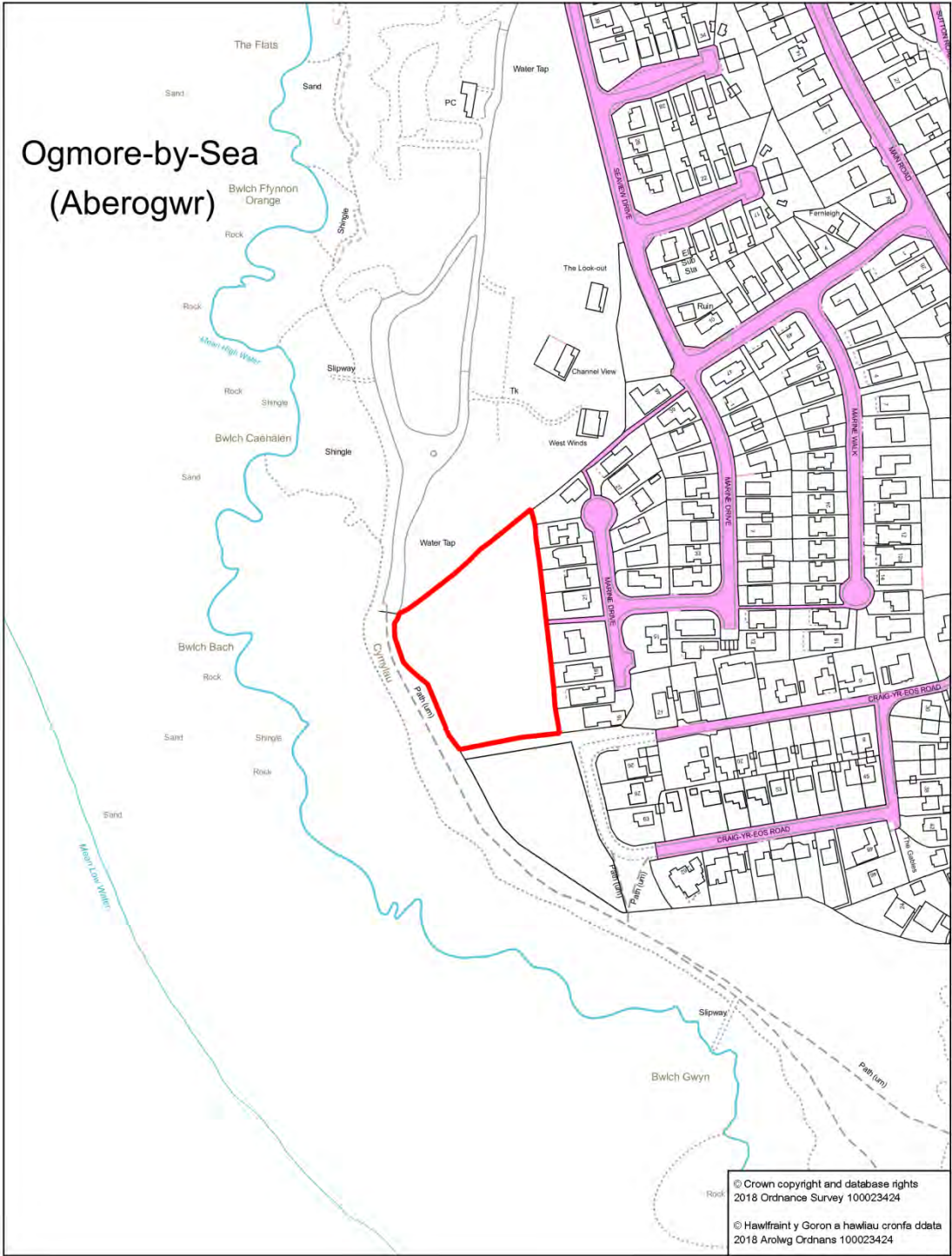
Site No. 17 Llanmihangel



Gypsy and Traveller Site Assessment 2018

Site Name	Llanmihangel	Site ID	17	Level
Site Area (ha)	19.09	Asset No.	20895	
Ward	Llandow / Ewenny	Easting	297726	
Current Use	Agriculture	Northing	172178	
Topography	Rising from SE to NW approximately 70 – 90 m.	Responsible Department	Welsh Church Acts Estate Committee	
Ownership	Welsh Church Acts Estate	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	Narrow band of Zone C2 flooding along the southern boundary of the site associated with Nant Llanmihangel.			
Surface Water Flooding	Narrow band of major, intermediate and less category surface water flooding along the southern boundary of the site associated with Nant Llanmihangel. Small area of less category surface water flooding to western area of site.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	From adopted highway to south and west (note C2 flooding to south).			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Site within MG17 (2) Upper and Lower Thaw Valley SLA.			
Listed Buildings	Rectory Farmhouse within site and additional listed buildings within village of Llanmihangel to the east.			
Conservation Area	Southern part of site lies within Llanmihangel conservation area.			
Public Right of Way	PROW L13/1/1 crosses the site roughly NE to SW.			
Sites of Importance for Nature Conservation (SINC)	None directly affecting the site but SINCs approximately 450 m to east and west.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	Ancient woodlands immediately to south and east of site.			
Ancient Monument	No.			
Agricultural Land	Grade 3b.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2.			
Other Designations	Large part of site lies within the essential setting of the historic park and gardens associated with Plas Llanmihangel. County Treasures (mainly mirror listed buildings).			
Departmental Comments				
Property	This is Welsh Church Act Fund land, i.e. not in the ownership of the Council and any proposal would require the land to be purchased from the Welsh Church Act Fund. The land is also let on an agricultural tenancy.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	NA.			
General	Ownership and agricultural tenancy prohibit proposed alternative use. Numerous identified constraints.			
Assessment	Ownership and agricultural tenancy prohibit proposed alternative use.			

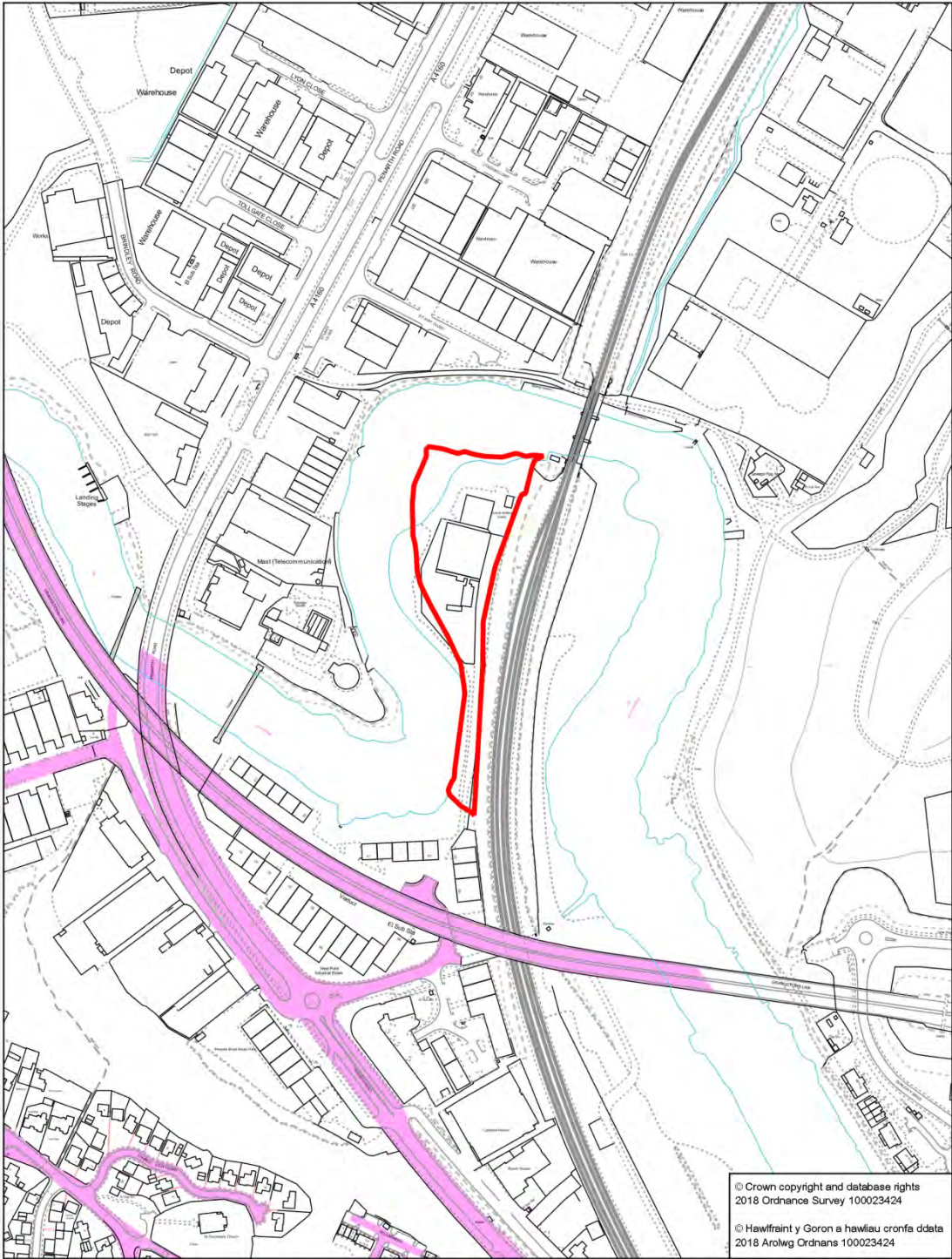
Site No. 18 Ogmore by Sea



Gypsy and Traveller Site Assessment 2018

Site Name	Ogmore-By-Sea	Site ID	18	Level
Site Area (ha)	0.87	Asset No.	31740	
Ward	St Brides Major	Easting	286207	
Current Use	Informal coastal open space	Northing	175084	
Topography	Sloping west to east approximately 10m to 16m across site.	Responsible Department	Leisure	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	None.			
Surface Water Flooding	Small area of Surface Water Less in centre of site.			
Site of Special Scientific Interest (SSSI)	Site adjacent to Southerdown Coast SSSI (Ref: 33WLY).			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	Possible via Craig-ye-Eos Road.			
Glamorgan Heritage Coast	Site lies within designated GHC area.			
Special Landscape Area	No.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	S3A/38/2 along coast forming part of Wales Coastal Path.			
Sites of Importance for Nature Conservation (SINC)	Area of semi improved grassland approximately 100m to south east at Slon Lane.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	No.			
Ancient Monument	No.			
Agricultural Land	Grade 5.			
Other LDP Designations	Minerals Safeguarding - Limestone Category 1 Minerals Safeguarding - Sand & Gravel Category 1			
Other Designations	Site bounded to north and west by common land.			
Departmental Comments				
Property	There is a covenant binding this site for use only as open space benefiting the Welsh Government; as the covenant dates back only to 1980 I consider that to be fully enforceable.			
Legal Services	NA.			
Leisure	Welsh Government covenant binding site as open space.			
Regeneration	This site lies in the Glamorgan Heritage Coast and forms a green backdrop to the Wales Coast Path which runs along the boundary. Considerable investment has been made in both features as central to the Council's regeneration/tourism activities.			
General	Sites location within GHC and existing covenants preclude alternative use.			
Assessment	No further consideration required. Legal covenant prohibits alternative use.			

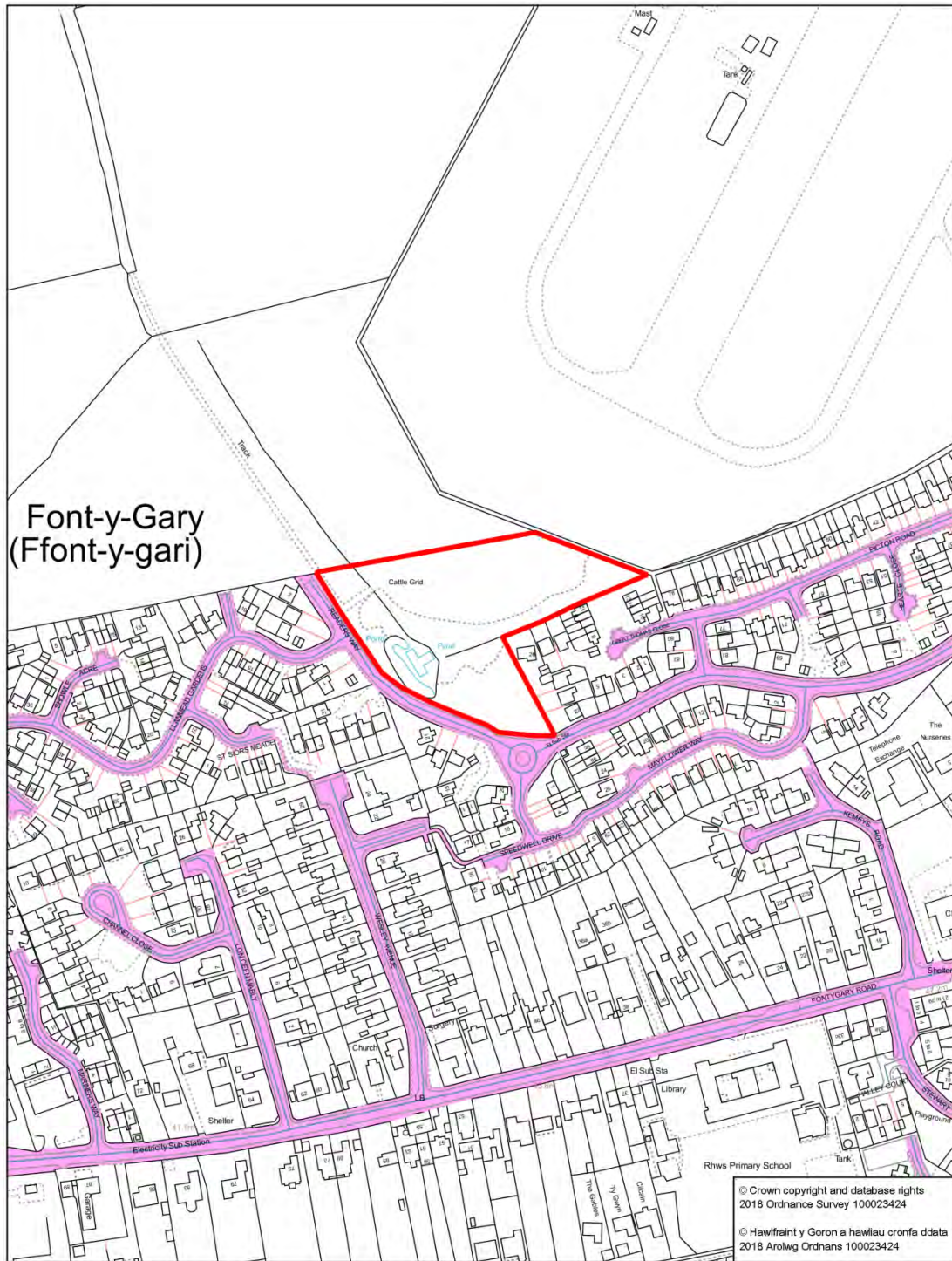
Site No. 19 Penarth Road



Site Name	Penarth Road	Site ID	19	Level
Site Area (ha)	1.21	Asset No.	22250	
Ward	Llandough	Easting	317019	
Current Use	Animal Shelter	Northing	173744	
Topography	Level	Responsible Department	Regulatory Services	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	Site largely inundated by Zone C2 flooding (small area on eastern side affected by Zone B) from Ely River			
Surface Water Flooding	Large extent of intermediate and less category surface water flooding associated with Ely River surrounding the site and located within the northern section of the site. A small parcel of less category surface water flooding is also situated to the centre of the site.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	Via existing access along unadopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	No.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	No.			
Sites of Importance for Nature Conservation (SINC)	No.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	No.			
Ancient Monument	No.			
Agricultural Land	Urban.			
Other LDP Designations	No.			
Other Designations	Small area to north of site within outer HSE zone for H0181 Cardiff.			
Departmental Comments				
Property	The land is subject to a lease of 125 years from 1st April 2008. There is also a covenant not to do or suffer to be done in, on or upon the land any act or thing which might be noisy or noxious, offensive or become a nuisance.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	NA.			
General	Existing use and lease arrangements preclude alternative use.			
Assessment	Current lease and use as RSPCA shelter and active business and flooding issues would seem to preclude proposed alternative use.			



Site No. 20 Readers Way, Rhose

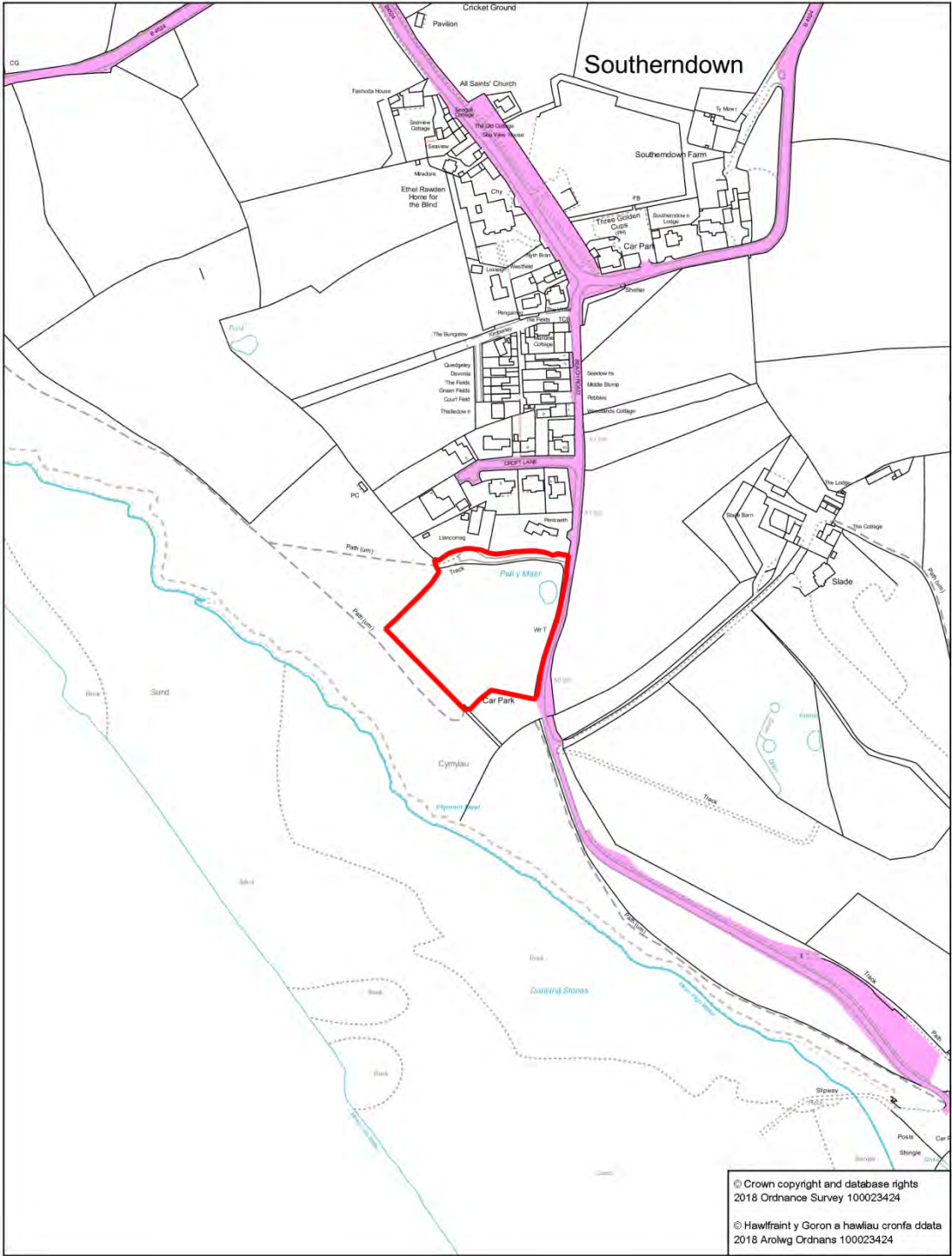


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Gypsy and Traveller Site Assessment 2018

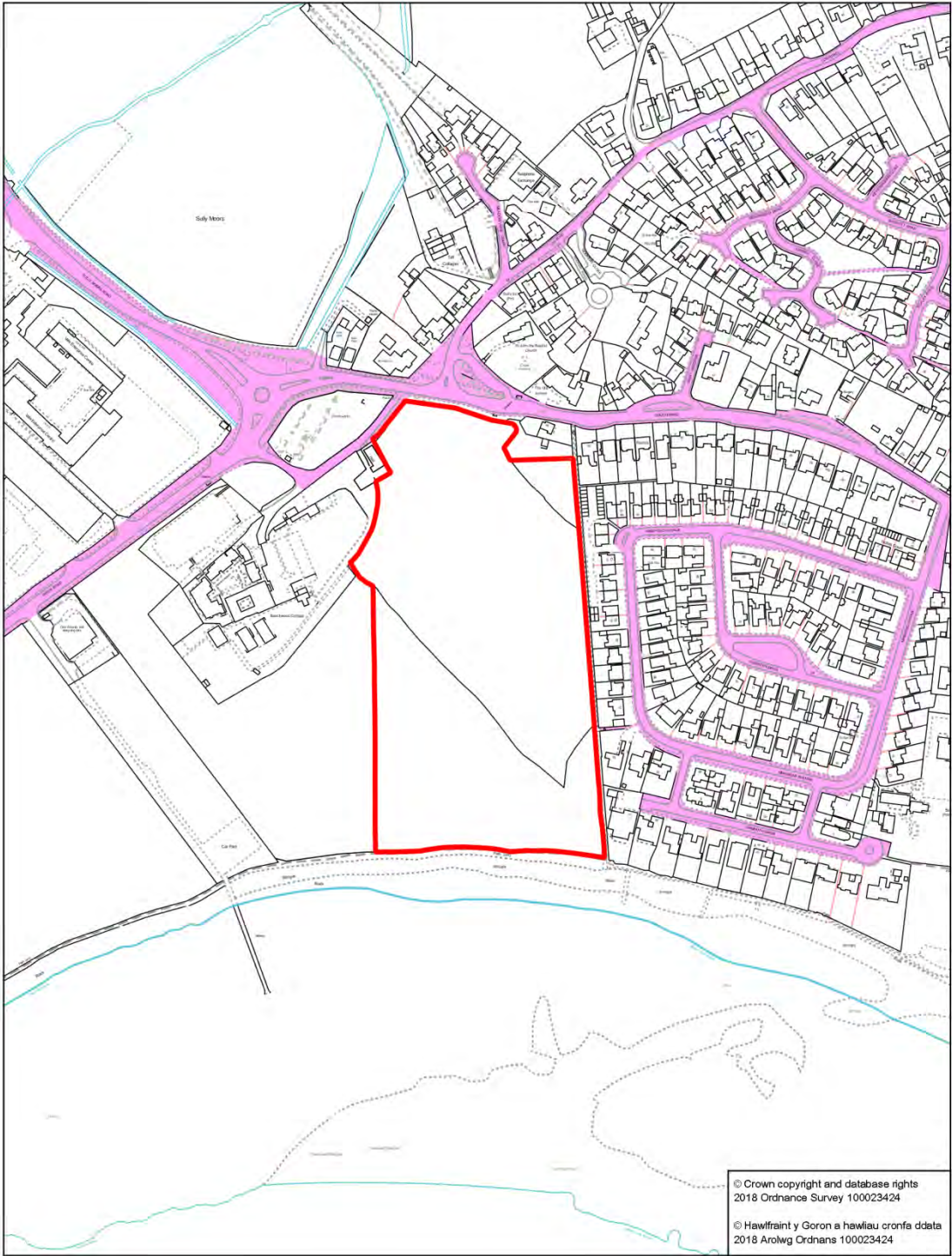
Site Name	Readers Way, Rhoose	Site ID	20	Level
Site Area (ha)	1.19	Asset No.	34210	
Ward	Rhoose	Easting	305907	
Current Use	Informal open space and habitat	Northing	166627	
Topography	Generally level	Responsible Department	Leisure	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	No.			
Surface Water Flooding	No.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	Northern boundary contiguous with MG18 (2) Green Wedge between Aberthaw and Rhoose.			
Access	From existing adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	No.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	PROW P4/21/1 along western boundary.			
Sites of Importance for Nature Conservation (SINC)	SINC ID 41 Readers Way Pond within site boundary supporting great crested newts a European protected species.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	No.			
Ancient Monument	No.			
Agricultural Land	Grade 2 on plans but site accommodates informal open space.			
Other LDP Designations	Site within Rhoose settlement boundary.			
Other Designations	No.			
Departmental Comments				
Property	There is a covenant against using this land as anything other than open space. This is of relatively recent duration and again I cannot see this is a potential candidate site.			
Legal Services	NA.			
Leisure	The pond supports great crested newts, plus there is a covenant in place.			
Regeneration	The pond was created to take up excess water from the surrounding development and has been known to overtop and flood neighbouring land.			
General	Legal covenant and presence of European protected species precludes further consideration.			
Assessment	No further consideration required. Legal covenant prohibits alternative use.			

Site No. 21 Southerdown



Site Name	Southerndown	Site ID	21	Level
Site Area (ha)	1.24	Asset No.	34070	
Ward	St Brides Major	Easting	288164	
Current Use	Informal coastal open space (part of site used as car park).	Northing	173164	
Topography	Primarily flat approximately 1.5 - 2 metre rise across whole site.	Responsible Department	Regeneration	
Ownership	Vale of Glamorgan council	Property Rights	Common Land Registry Scheme	
Site Constraints				
Within Flood Zone	No.			
Surface Water Flooding	No.			
Site of Special Scientific Interest (SSSI)	Site on cliff top adjacent to Southerndown Coast SSSI (Ref: 33WLY)			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	From adopted highway along Beach Road.			
Glamorgan Heritage Coast	Site lies within designated GHC area.			
Special Landscape Area	No.			
Listed Buildings	Slade Farmhouse approximately 200 m to the east of the site.			
Conservation Area	No.			
Public Right of Way	Footpath / bridleway S3A/40/2 forms part of Wales Coastal Path to western edge of site.			
Sites of Importance for Nature Conservation (SINC)	No.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	Area of ancient woodland approximately 200 m to east of site.			
Ancient Monument	Scheduled Ancient Monument (Dunraven Hill Fort GM350) approximately 750 m to SE.			
Agricultural Land	Grade 2.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2.			
Other Designations	Site is identified as Common Land. Site in close proximity (60m) of Dunraven Park – essential setting of historic park and garden. Dunraven Special Area of Conservation approximately 750 m to SE (same boundary as hill fort).			
Departmental Comments				
Property				
Legal Services	NA.			
Leisure	NA.			
Regeneration	This site lies in the Glamorgan Heritage Coast and forms a green backdrop to the Wales Coast Path which runs along the boundary. Considerable investment has been made in both features as central to the Council's regeneration/tourism activities			
General	Sites inclusion as common land precludes alternative use.			
Assessment	It is considered that the identification of the site as Common Land precludes the proposed alternative use.			

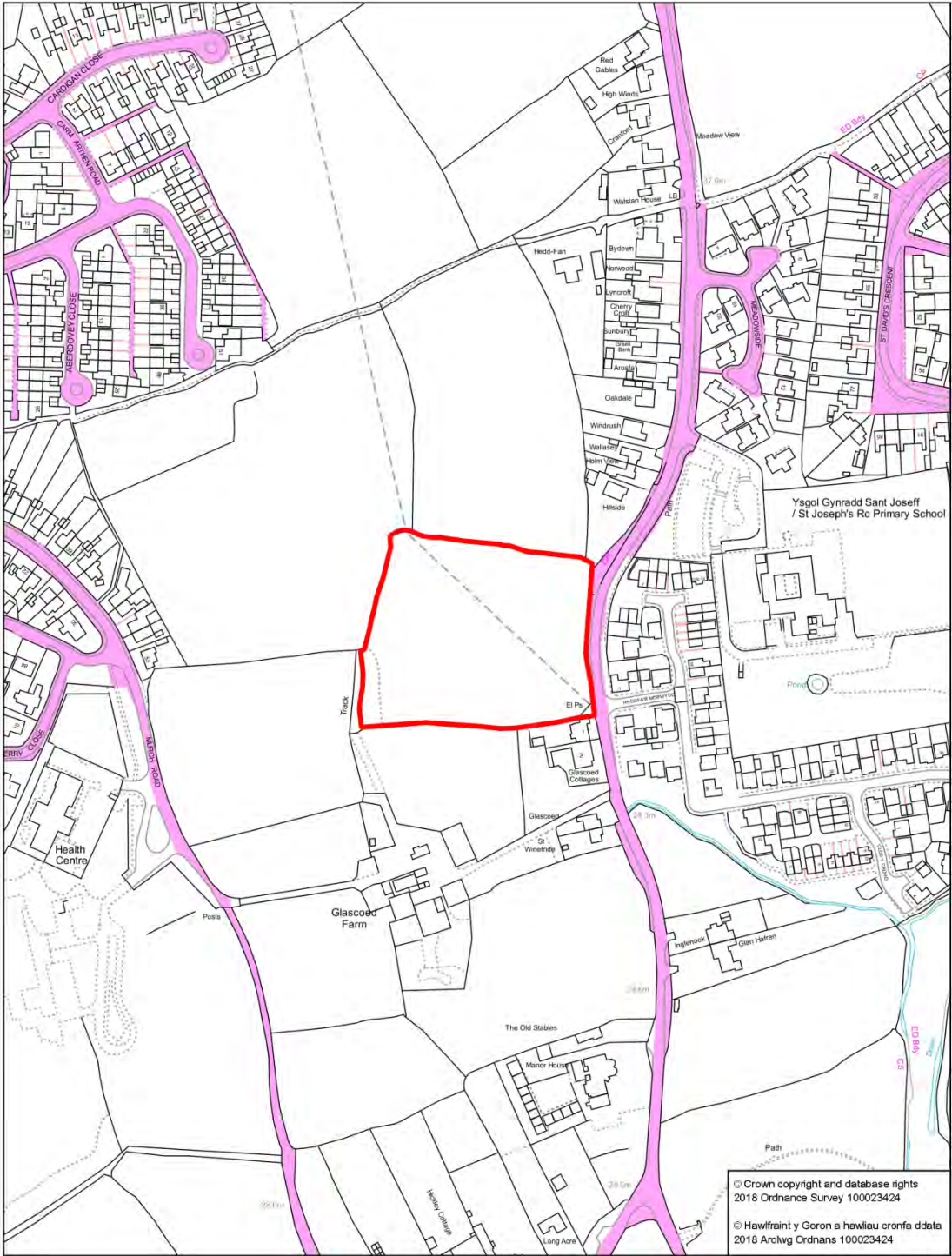
Site No. 22 Sully (West)



Gypsy and Traveller Site Assessment 2018

Site Name	Sully (West)	Site ID	22	Level
Site Area (ha)	5.75	Asset No.	20655	
Ward	Sully	Easting	315088	
Current Use	Cricket Ground	Northing	168095	
Topography	Level	Responsible Department	Welsh Church Acts Estate Committee	
Ownership		Property Rights	Not specified	
Site Constraints				
Within Flood Zone	Zone C2 flooding to south of site along coastal edge.			
Surface Water Flooding	Two parcels of less category surface water flooding within the site running roughly east/west from western boundary and north from the southern boundary (both roughly central).			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	From adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	No.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	All Wales Coastal Path along southern boundary of the site. PROW S13/15/1 along eastern boundary of the site.			
Sites of Importance for Nature Conservation (SINC)	No.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	No.			
Ancient Monument	No.			
Agricultural Land	Mainly Grade 2 with urban areas to the boundaries.			
Other LDP Designations	Eastern boundary contiguous with Sully settlement boundary. Small element of Minerals Safeguarding – Sand & Gravel Category 2.			
Other Designations	Site in close proximity to outer HSE zone for H1077. Historic landfill on employment site approximately 200 m to the west.			
Departmental Comments				
Property	This is Welsh Church Act land and would have to be purchased from the Fund. Land previously leased to Sully Centurions Cricket Club. Lease now surrendered.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	The site is a green backdrop to the Wales Coast Path, which is an important element of the Council's tourism activities.			
General	The site is in close proximity to previous site allocation included within the deposit LDP which is currently occupied on a tolerated basis by a group of new age travellers that form the bulk of the Council's identified gypsy and traveller need.			
Assessment	Lease surrendered in 2017. Ownership is vested in the Welsh Church Acts Estate and would need to be purchased at market value/best value and agreed by the Trusts Board.			

Site No. 23 Sully Road, Penarth

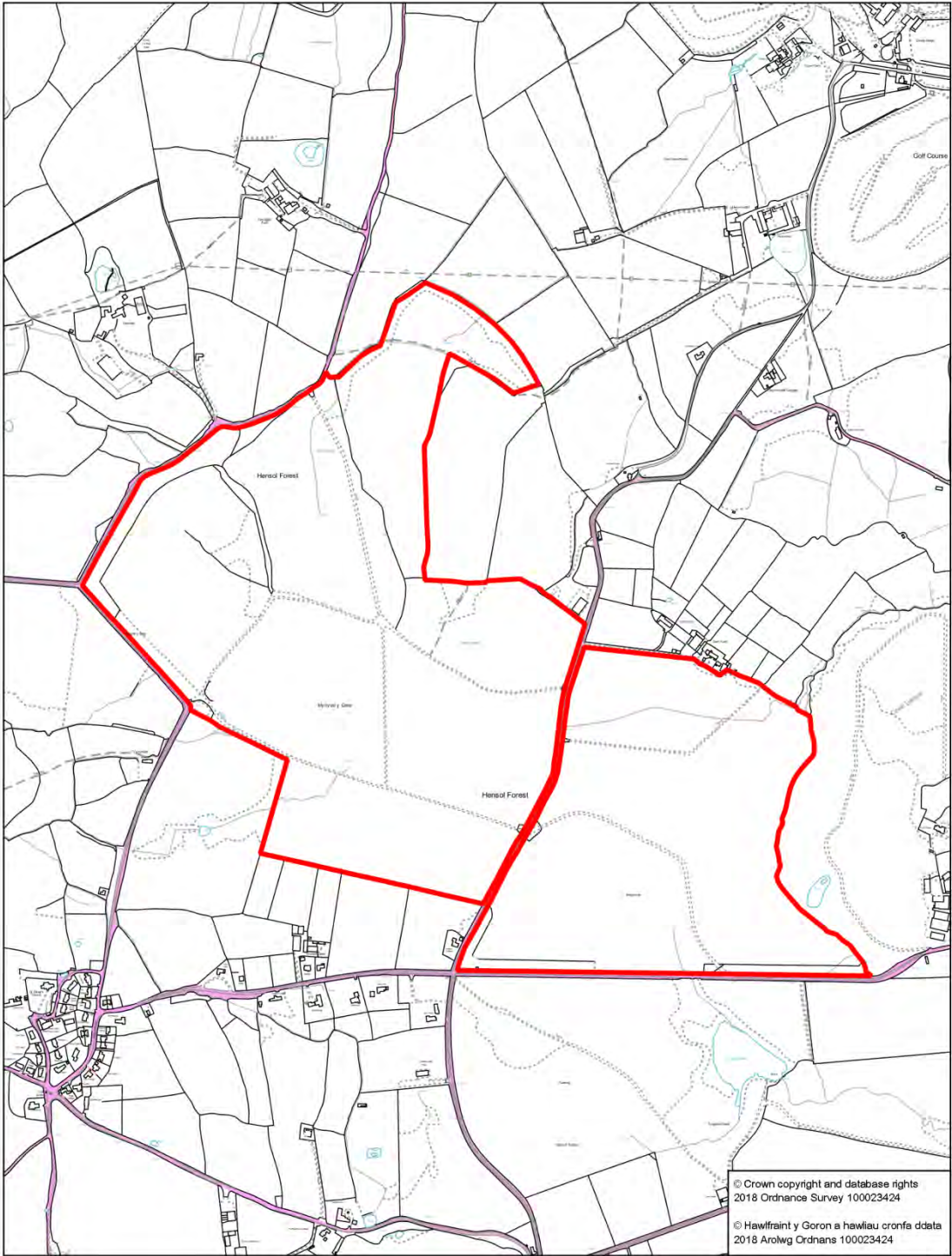


Gypsy and Traveller Site Assessment 2018

Site Name	Sully Road, Penarth	Site ID	23	Level
Site Area (ha)	1.41	Asset No.	20745	
Ward	Dinas Powys	Easting	316694	
Current Use	Agriculture / Horsiculture	Northing	171035	
Topography	Level	Responsible Department	Welsh Church Acts	
Ownership		Property Rights	Freehold	
Site Constraints				
Within Flood Zone	No.			
Surface Water Flooding	No.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	Site within MG18 (1) green wedge between Dinas Powys and Penarth.			
Access	From adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	No.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	No.			
Sites of Importance for Nature Conservation (SINC)	No.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	No.			
Ancient Monument	No.			
Agricultural Land	Grade 3b.			
Other LDP Designations	No.			
Other Designations	No.			
Departmental Comments				
Property	This is Welsh Church Act land and would have to be purchased from the Fund. There is a plan showing a wayleave granted in 2015 in favour of Western Power and also the dotted line on the plan indicates a route of an overhead line dating back to a wayleave from 1941. The tenure is freehold.			
Legal Services	NA.			
Leisure	NA.			
Regeneration	NA.			
General	Close proximity to St Joseph's Church in Wales primary School. Likely issues with current ownership in pursuing alternative use.			
Assessment	Ownership is vested in the Welsh Church Acts Estate and would need to be purchased at market value/best value and agreed by the Trusts' Board.			



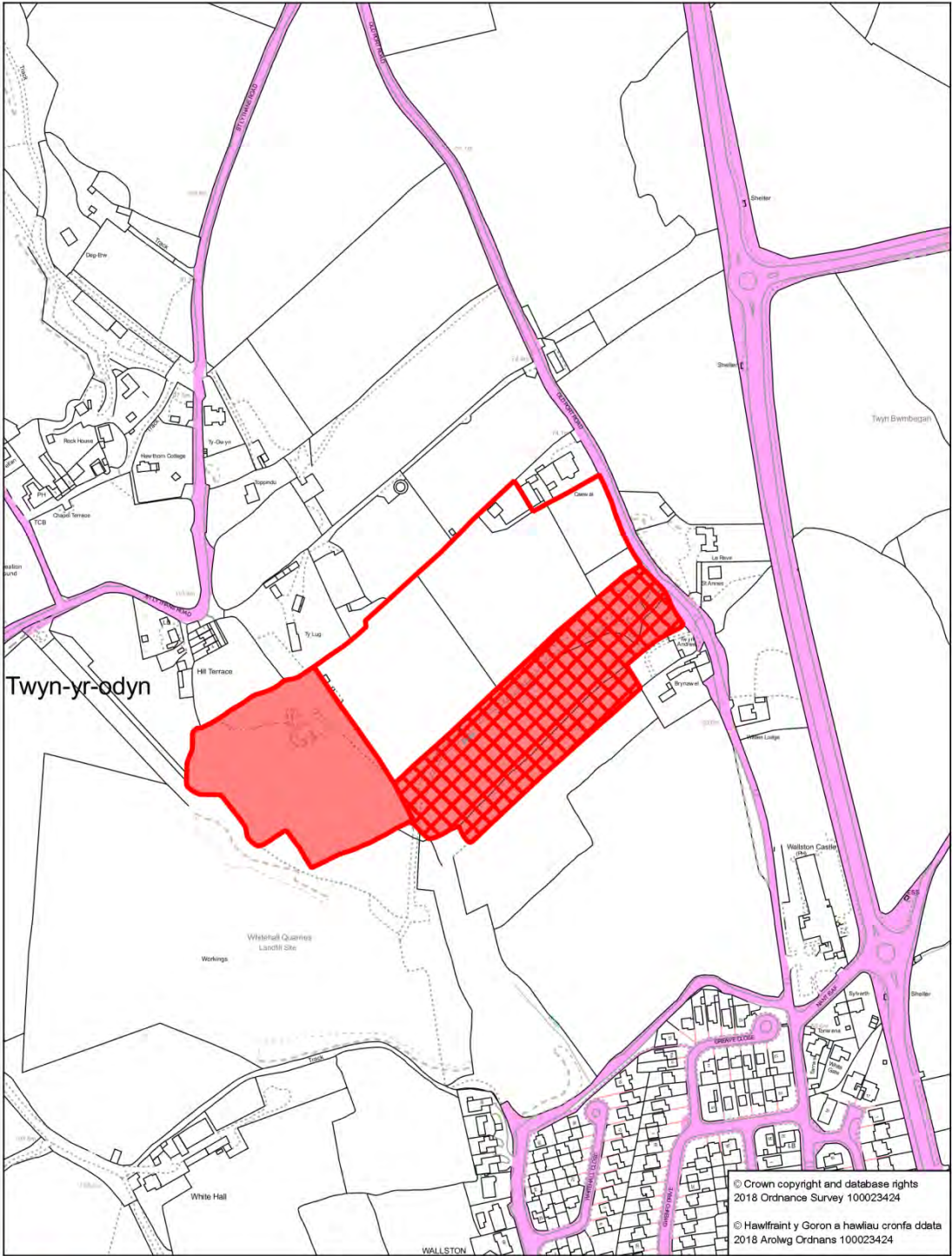
Site No. 24 Welsh St.Donats





Gypsy and Traveller Site Assessment 2018

Site Name	Welsh St. Donats	Site ID	24	Level
Site Area (ha)	98.91 (combined)	Asset No.	23775	
Ward	Peterston super Ely	Easting	303361	
Current Use	Woodland	Northing	177052	
Topography	Varied across site.	Responsible Department	Estates	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	No.			
Surface Water Flooding	Sporadic and varied areas of surface water flooding throughout whole site. Predominately intermediate and less category surface water flooding with a small area of major category surface water flooding located to the southern section of the site.			
Site of Special Scientific Interest (SSSI)	Pysgodlyn Mawr SSSI immediately to south of eastern part of site. Pond important for dragonflies and associated ecology.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	No.			
Access	From adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Whole site within MG17 (3) Ely valley and Ridge Slopes SLA.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	Numerous throughout the site and adjoining land.			
Sites of Importance for Nature Conservation (SINC)	Numerous SINC sites around the site but none within site boundary.			
Tree Preservation Order (TPO)	No.			
Ancient Woodland	Large section of northern part of site and land adjacent to eastern boundary shown as ancient woodland (plantation / replanted woodland).			
Ancient Monument	No.			
Agricultural Land	No.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 2.			
Other Designations	Historic Parks & Gardens setting for Hensol castle approximately 350 m to the north of the site.			
Departmental Comments				
Property	This land is let on a 999 year lease to the Forestry Commission (now Natural Resources Wales).			
Legal Services	NA.			
Leisure	NA.			
Regeneration	NA.			
General	Various identified constraints but existing lease precludes alternative use.			
Assessment	Lease of the land to NRW precludes alternative use.			

Site No. 25 Wenvoe



-  Land leased to CEMEX
-  Land leased to Wenvoe Wildlife Group

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Gypsy and Traveller Site Assessment 2018

Site Name	Wenvoe	Site ID	25	Level
Site Area (ha)	6.36	Asset No.	14521 / 14522	
Ward	Wenvoe	Easting	311892	
Current Use	Agriculture and quarry access track	Northing	173681	
Topography	Rising steeply from east to west.	Responsible Department	Leisure	
Ownership	Vale of Glamorgan Council	Property Rights	Freehold	
Site Constraints				
Within Flood Zone	No.			
Surface Water Flooding	No.			
Site of Special Scientific Interest (SSSI)	No.			
Quarry / Quarry Buffer Zone	No.			
Green Wedge	Site within green wedge MG18 (3) North of Wenvoe.			
Access	From adopted highway.			
Glamorgan Heritage Coast	No.			
Special Landscape Area	Site within MG17 (5) Dyffryn Basin and Ridge Slopes SLA.			
Listed Buildings	No.			
Conservation Area	No.			
Public Right of Way	PROW 2/31/1 running length of site east to west.			
Sites of Importance for Nature Conservation (SINC)	SINC ID 183 Wenvoe Orchid Field.			
Tree Preservation Order (TPO)	Woodland TPO adjacent to site in SW corner.			
Ancient Woodland	No.			
Ancient Monument	No.			
Agricultural Land	Mainly Grades 3a and 3b with a small amount of Grade 2 and 4 located to the periphery of site.			
Other LDP Designations	Minerals Safeguarding – Limestone Category 1.			
Other Designations	Two areas of historic landfill approximately 100 – 200 m to the north of the site. Area of Common Land approximately 150 m to north of the site.			
Departmental Comments				
Property	Only a limited area is available. Some of the land is let to Cemex and some is leased to the Wenvoe Wildlife Group (see plan).			
Legal Services	NA.			
Leisure	Area leased to Wenvoe Wildlife Group. Areas to the north are leased for grazing.			
Regeneration	NA.			
General	Further consideration of the larger three field parcels may still be warranted but see Leisure comment above with regard to short term lease for grazing.			
Assessment	Approximately 50% of site is unavailable due to existing leasehold arrangements i.e. area to west leased to Wenvoe Wildlife Group to manage and maintain the land (10 year lease commenced on 03/05/2013 expires 03/05/2026). The two narrow southern strips are leased to CEMEX for access to the quarry (15 year lease runs from 02/08/2013 and expires 02/08/2028). The remaining 3 field parcels along the northern edge would seem to be unaffected by ecological or legal issues but are located within a green wedge and a special landscape area. Although the former designation may not preclude the proposed use it is considered to be a sensitive location in landscape terms. It is also currently leased for grazing.			

**Appendix 2: Sustainability Appraisal of Potential Sites after Stage 3**

(Sites are listed and appear in alphabetical order and not in any order of preference)

1. Aberthin
7. Hayes Wood Road, Barry (preferred site)
16. Llanmaes
22. Sully (West)
23. Sully Road, Penarth
25. Wenvoe

## SA Assessment Criteria: Site No. 1 Aberthin.

## SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability.	++
Development at the site will have some positive impact on sustainability.	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development at the site would have both positive and negative impact on sustainability.	+/-
Development at the site will have a slight negative impact on sustainability.	-
Development at the site will have a very negative impact on sustainability.	--
The impact of an issue cannot be predicted at this stage.	?

Sustainability Objective	Appraisal guidance notes:	Assessment Criteria	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	<p>The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).</p> <p>Whole or part of the site has been promoted for affordable housing.</p> <p>The site is located in an area of housing need as identified in the Housing Market Assessment Study.</p>	The provision of a Gypsy and Traveller site would support the objectives of the Council's Housing Strategy 2015–2020 and meet the need identified within the Vale of Glamorgan 2016 Gypsy and Traveller Accommodation Assessment (GTAA).	++
<b>2. To maintain, promote and enhance the range of local facilities</b>	<p>The site is promoted for community, leisure and recreational facilities.</p> <p>The proposal would not lead to a loss of a community facility.</p> <p>The site has the potential to provide community facilities.</p>	<p>The site is not being investigated for these uses.</p> <p>The proposal to develop the site for use by Gypsies and Travellers would have no direct impact upon the provision of local community facilities.</p>	0

<b>3. To maintain and improve access for all</b>	<p>Existing services and facilities are easily accessible from the site by walking, cycling or public transport.</p>	<p>The site is located to the south of the village of Aberthin and is accessible from Aberthin Lane, a narrow single track highway that offers no segregated pedestrian footways. The nearest bus stop is approximately 200 metres from the site and bus services provide access to Cowbridge the main local service centre, Llantwit Major, Talbot Green and Cardiff.</p> <p>However, while sustainable modes of transport are available it is likely that the services and facilities required on a daily basis would be accessed via private modes of transport.</p>	-
<b>4. Reduce the causes of deprivation</b>	<p>The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.</p>	<p>Cowbridge is not a ward ranked in the lower Indices of Multiple Deprivation. However the provision of a permanent Gypsy and Traveller site could assist in enabling future residents of the site to access employment, housing, health, and education facilities.</p>	+
<b>5. To maintain, protect and enhance community spirit</b>	<p>The site would not lead to a coalescence of settlements.</p> <p>The site would not result in a loss in recreational land or a community facility.</p>	<p>Development of the site would not lead to coalescence and would not result in loss of recreational land or any other community facility.</p>	0
<b>6. To minimise the causes and manage the effects of climate change</b>	<p>The site would not increase the need to travel and or increase travel distances.</p> <p>The site is not located within an area prone to flood risk or would have a negative effect on the quality of water resources.</p> <p>The site is capable of incorporating renewable energy sources or energy conservation measures.</p>	<p>Given the scale of the proposed development, the primary impact upon the causes of climate change would be from future resident's propensity to travel. In this regard, the site is located between the market town of Cowbridge and the village of Aberthin. While local bus services operate along Aberthin Road and provide access to local services and facilities, it is likely that private transport would primarily be used to access those services and facilities required on a daily basis.</p> <p>The site is not affected by flooding.</p> <p>Site design would likely incorporate small scale renewable energy initiatives to serve the site infrastructure e.g. micro</p>	-

		power generation.	
<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	Permanent occupation of the site by Gypsies and Travellers would generate additional domestic waste.	-
<b>8. To use land effectively and efficiently</b>	The site is a brownfield site and / or involves the beneficial re-use of existing buildings.  The site is capable of accommodating high density development	Development of the site (or a part of) as proposed would result in the loss of Grade 3C agricultural land.  Development density will be informed by the Welsh Governments design guidance Designing Gypsy and Traveller Sites Guidance 2015.	-
<b>9. To protect and enhance the built environment and natural environment</b>	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest.  The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	The site is located close to the boundary of the Aberthin Conservation Area and the development of the site could have the potential to adversely impact upon this designation.  The site is situated within the Upper & Lower Thaw Valley Special Landscape Area one of the key policy and management issues of which is the restriction of development in highly visible areas.  The site is bounded and traversed by mature hedgerows that link with a small woodland block located towards the centre of the site. These provide significant habitats and combined provide the opportunity for species movement within and beyond the site.	-
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	Existing design guidance produced by the Welsh Government for Gypsy and Traveller sites (Designing Gypsy and Traveller Sites Guidance 2015) would inform any future site development and ensure that best practise guidelines are followed.	?
<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, listed buildings, conservation area).	The site is located to the south of the village Aberthin close to the boundary of the Aberthin Conservation Area. Development as proposed could have an adverse impact upon the conservation area or its wider landscape setting.	-



and heritage		The site is situated within the Upper & lower Thaw Valley Special Landscape Area which is of high value visually, culturally and geologically.	
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by public transport and accessible by walking and cycling.  Services and facilities are easily accessible by a range of transport modes including walking and cycling.	The site is located to the south of the village of Aberthin and is accessible from Aberthin Lane, a narrow single track highway that offers no segregated pedestrian footways. The nearest bus stop is approximately 200 metres away from the lowest part of the site and bus services provide access to Cowbridge the main local service centre, Llantwit Major, Talbot Green and Cardiff. However, it is likely that private transport would primarily be used to access those services and facilities required on a daily basis.	-
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development  The site would not result in a loss of employment land that has been identified as having a continued economic role.	The development of a Gypsy and Traveller site would not provide direct employment opportunities however many members of the gypsy and traveller community run businesses from their home base and the establishment of a permanent site could enable beneficial employment by the future residents.  Development of the site would not result in the loss of employment land.	0
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within a centre, edge of centre or an out of town location.	The development proposed will not impact upon the viability of the Vale's town, district or local centres.	0
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	The proposal would not contribute to the promotion or development of tourism within the Vale of Glamorgan.	0

Effect Summary Table

++	+	0	+/-	-	--	?
1	1	5	0	7	0	1

SA Summary Comments

The assessment realises a largely negative assessment based primarily on the impact that development of the site would have on the loss of agricultural land, the possible impact on the Aberthin conservation area and other environmental designations within the locality. Negative assessments are also generated in relation to the limited availability of sustainable travel modes and the general likelihood that the majority of trips to and from the site would be undertaken by private vehicle. While some positive benefits are generated, these relate to the benefits that development as proposed would most likely provide future residents of the site and will be subject to successful design procedures and scheme implementation.

## SA Assessment Criteria: Site No. 2 Hayes Wood Road, Barry.

## SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development at the site would have both positive and negative impact on sustainability	+/-
Development at the site will have a slight negative impact on sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal guidance notes:	Assessment Criteria	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	<p>The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).</p> <p>Whole or part of the site has been promoted for affordable housing.</p> <p>The site is located in an area of housing need as identified in the Housing Market Assessment Study</p>	The provision of a Gypsy and Traveller site would support the objectives of the Council's Housing Strategy 2015–2020 and meet the need identified within the 2016 Vale of Glamorgan Gypsy and Traveller Accommodation Assessment.	++
<b>2. To maintain, promote and enhance the range of local facilities</b>	<p>The site is promoted for community, leisure and recreational facilities.</p> <p>The proposal would not lead to a loss of a community facility.</p> <p>The site has the potential to provide community facilities.</p>	<p>The site is not being investigated for these uses.</p> <p>The proposal to develop the site for use by Gypsies and Travellers would have no direct impact upon the provision of local community facilities.</p>	0

<b>3. To maintain and improve access for all</b>	<p>Existing services and facilities are easily accessible from the site by walking, cycling or public transport.</p>	<p>Located on the outskirts of Barry, the site provides access to sustainable transport options. The nearest bus stops are some 275 metres away from the site and are served by two local bus services (88 &amp; 94) which operate services to Barry, Penarth and Cardiff.</p> <p>The site is located on the southern edge of the Dow Corning Chemical Complex adjacent to existing residential properties and employment uses at Atlantic Trading Estate. There are some local facilities accessible by walking or cycling including play area, cafes and beaches.</p>	<p style="text-align: center;">+</p>
<b>4. Reduce the causes of deprivation</b>	<p>The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.</p>	<p>The provision of a permanent Gypsy and Traveller site could assist in enabling future residents of the site to access employment, housing, health, and education facilities.</p>	<p style="text-align: center;">+</p>
<b>5. To maintain, protect and enhance community spirit</b>	<p>The site would not lead to a coalescence of settlements.</p> <p>The site would not result in a loss in recreational land or a community facility.</p>	<p>Development of the site would not lead to coalescence and would not result in loss of recreational land or any other community facility.</p>	<p style="text-align: center;">0</p>
<b>6. To minimise the causes and manage the effects of climate change</b>	<p>The site would not increase the need to travel and or increase travel distances</p> <p>The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources</p> <p>The site is capable of incorporating renewable energy sources or energy conservation measures</p>	<p>Given the scale of the proposed development, the primary impact upon the causes of climate change would be from future resident's propensity to travel. In this regard, the site has access to sustainable transport options and local facilities that would initiate shorter trips by walking or cycling.</p> <p>A small area of surface water flooding crosses the site.</p> <p>Site design would likely incorporate small scale renewable energy initiatives to serve the site infrastructure e.g. micro power generation.</p>	<p style="text-align: center;">+/-</p>

<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	Permanent occupation of the site by Gypsies and Travellers would generate additional domestic waste.	-
<b>8. To use land effectively and efficiently</b>	<p>The site is a brownfield site and / or involves the beneficial re-use of existing buildings.</p> <p>The site is capable of accommodating high density development</p>	<p>The site is a vacant brownfield site.</p> <p>Development density will be informed by the Welsh Governments design guidance Designing Gypsy and Traveller Sites Guidance 2015.</p>	+
<b>9. To protect and enhance the built environment and natural environment</b>	<p>The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest.</p> <p>The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.</p>	<p>The site is in close proximity to the Grade 2* listed building of Sully Hospital although it is not considered that development as proposed would adversely impact upon this designation.</p> <p>The site is currently under routine maintenance and it is unlikely to be of any significant nature conservation value, however appropriate ecological surveys would be undertaken prior to development.</p> <p>There is a significant area of ancient woodland located close to the site to the southeast that affords significant local amenity and habitat potential.</p>	0
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	Existing design guidance produced by the Welsh Government for Gypsy and Traveller sites (Designing Gypsy and Traveller Sites Guidance 2015) would inform any future site development and ensure that best practise guidelines are followed.	?
<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, listed buildings, conservation area).	<p>The site is located close to the Bendricks Rock Site of Special Scientific Interest however as a geological SSSI the development of the site is unlikely to have a major impact upon this designation.</p> <p>The site is in close proximity to the Grade 2* listed Sully Hospital Building and grounds although it is not considered that the proposed use would adversely impact upon this designation.</p>	0

		A large block on ancient woodland is located adjacent to the site to the south/east.	
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	<p>The site is well served by public transport and accessible by walking and cycling.</p> <p>Services and facilities are easily accessible by a range of transport modes including walking and cycling.</p>	<p>Located on the outskirts of Barry, the site provides access to sustainable transport. The nearest bus stops are some 275 metres away from the site and are served by two local bus services (88 &amp; 94) which operate a limited service to Barry, Penarth and Cardiff.</p> <p>The site is located on the southern edge of the Dow Corning Chemical Complex adjacent to existing residential properties and employment uses at Atlantic Trading Estate. There are some local facilities accessible by walking or cycling including play area, cafes and beaches.</p>	+
<b>13. To provide for a diverse and wide range of local job opportunities</b>	<p>The proposal is for new employment development</p> <p>The site would not result in a loss of employment land that has been identified as having a continued economic role.</p>	<p>The development of a Gypsy and Traveller site would not provide direct employment opportunities however many members of the gypsy and traveller community run businesses from their home base and the establishment of a permanent site could enable beneficial employment by the future residents.</p> <p>Development of the site would not result in the loss of employment land.</p>	0
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within a centre, edge of centre or an out of town location.	The development proposed will not impact upon the viability of the Vale's town, district or local centres.	0
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	The proposal would not contribute to the promotion or development of tourism within the Vale of Glamorgan.	0

Effect Summary Table

++	+	0	+/-	-	--	?
1	4	7	1	1	0	1

SA Summary Comments

Overall the assessment provides a positive evaluation against the sustainability objectives with mostly positive or neutral assessments against the sustainability criteria. Negative assessments relate to the residential use of the site generating additional domestic waste which is the case for all sites. The site is an existing residential allocation in the adopted Vale of Glamorgan Local Development Plan and the use as a gypsy and traveller site would therefore be acceptable in policy terms. While a number of designations are in close proximity to the site, it is considered unlikely that the proposed development of the site, to accommodate gypsies and travellers, would adversely impact upon these with the possible exception of increased informal recreation within the ancient woodland which could be controlled if required.

**SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL**

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development at the site would have both positive and negative impact on sustainability	+/-
Development at the site will have a slight negative impact on sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal guidance notes:	Assessment Criteria	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	<p>The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).</p> <p>Whole or part of the site has been promoted for affordable housing.</p> <p>The site is located in an area of housing need as identified in the Housing Market Assessment Study</p>	The provision of a Gypsy and Traveller site would support the objectives of the Council's Housing Strategy 2015–2020 and meet the need identified within the 2016 Vale of Glamorgan Gypsy and Traveller Accommodation Assessment.	++



<p><b>2. To maintain, promote and enhance the range of local facilities</b></p>	<p>The site is promoted for community, leisure and recreational facilities.</p> <p>The proposal would not lead to a loss of a community facility.</p> <p>The site has the potential to provide community facilities.</p>	<p>The site is not being investigated for these uses.</p> <p>The proposal to develop the site for use by Gypsies and Travellers would have no direct impact upon the provision of local community facilities.</p>	<p>0</p>
<p><b>3. To maintain and improve access for all</b></p>	<p>Existing services and facilities are easily accessible from the site by walking, cycling or public transport.</p>	<p>The site is located on the outskirts of Llantwit Major south of the village of Llanmaes. Llantwit Major was identified in the LDP sustainable settlements review as a main settlement i.e. one that is well served by public transport and contains a wide range of facilities which serves the wider area as well as local need. Although close to Llantwit Major, the site is segregated from the town by the Llantwit Major bypass which presents a significant physical barrier to pedestrians and cyclist although crossing facilities are present at the main junctions.</p> <p>Regular bus services and rail services operate within and around Llantwit Major and connect with Bridgend, Cardiff, Barry and Talbot Green. The nearest bus stop to the site is located approximately 250 m away however this is across the bypass.</p>	<p>+</p>
<p><b>4. Reduce the causes of deprivation</b></p>	<p>The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.</p>	<p>The provision of a permanent Gypsy and Traveller site could assist in enabling future residents of the site to access employment, housing, health, and education facilities.</p>	<p>+</p>
<p><b>5. To maintain, protect and enhance community spirit</b></p>	<p>The site would not lead to a coalescence of settlements.</p> <p>The site would not result in a loss in recreational land or a community facility.</p>	<p>Development of the site would not lead to coalescence and would not result in loss of recreational land or any other community facility.</p>	<p>0</p>

<p><b>6. To minimise the causes and manage the effects of climate change</b></p>	<p>The site would not increase the need to travel and or increase travel distances</p> <p>The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources</p> <p>The site is capable of incorporating renewable energy sources or energy conservation measures</p>	<p>Given the scale of the proposed development, the primary impact upon the causes of climate change would be from future resident's propensity to travel. In this regard, the site is located in open countryside to north of Llantwit Major and sustainable transport services are available.</p> <p>A significant proportion of the eastern part of the site is affected by Zone C2 flooding and a band of surface water flooding has been identified contiguous with the northern boundary of the site. Notwithstanding this, ongoing works to develop the Northern Access Road could impact on these areas.</p> <p>Site design would likely incorporate small scale renewable energy initiatives to serve the site infrastructure e.g. micro power generation.</p>	+/-
<p><b>7. To minimise waste</b></p>	<p>The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).</p>	<p>Permanent occupation of the site by Gypsies and Travellers would generate additional domestic waste.</p>	-
<p><b>8. To use land effectively and efficiently</b></p>	<p>The site is a brownfield site and / or involves the beneficial re-use of existing buildings.</p> <p>The site is capable of accommodating high density development</p>	<p>The site is located in open countryside and has been identified as Grade 3B agricultural land.</p> <p>Development density will be informed by the Welsh Governments design guidance Designing Gypsy and Traveller Sites Guidance 2015.</p>	--
<p><b>9. To protect and enhance the built environment and natural environment</b></p>	<p>The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest.</p> <p>The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.</p>	<p>The northern boundary of the site is contiguous with the boundary of the Llanmaes conservation area.</p> <p>No ecological or landscape designations have been identified within or in close proximity to the site.</p>	-
<p><b>10. To provide a high quality environment within</b></p>	<p>The development has the potential to support high quality public realm.</p>	<p>Existing design guidance produced by the Welsh Government for Gypsy and Traveller sites (Designing Gypsy and Traveller</p>	?

all new developments		Sites Guidance 2015) would inform any future site development and ensure that best practise guidelines are followed.	
<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, listed buildings, conservation area).	The northern boundary of the site is contiguous with the boundary of the Llanmaes conservation area.  A Scheduled Ancient Monument is located within the centre of the site.	--
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	The site is well served by public transport and accessible by walking and cycling.  Services and facilities are easily accessible by a range of transport modes including walking and cycling.	The site is located on the outskirts of Llantwit Major south of the village of Llanmaes. Llantwit Major was identified in the LDP sustainable settlements review as a main settlement i.e. one that is well served by public transport and contains a wide range of facilities which serves the wider area as well as local need. Although close to Llantwit Major, the site is segregated from the town by the Llantwit Major bypass which presents a significant physical barrier to pedestrians and cyclist although crossing facilities are present at the main junctions.  Regular bus services and rail services operate within and around Llantwit Major and connect with Bridgend, Cardiff, Barry and Talbot Green. The nearest bus stop to the site is located approximately 250 m away however this is across the bypass.	+
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development  The site would not result in a loss of employment land that has been identified as having a continued economic role.	The development of a Gypsy and Traveller site would not provide direct employment opportunities however many members of the gypsy and traveller community run businesses from their home base and the establishment of a permanent site could enable beneficial employment by the future residents.  Development of the site would not result in the loss of employment land.	0

<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within a centre, edge of centre or an out of town location.	The development proposed will not impact upon the viability of the Vale's town, district or local centres.	<b>0</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	The proposal would not contribute to the promotion or development of tourism within the Vale of Glamorgan.	<b>0</b>

### Effect Summary Table

<b>++</b>	<b>+</b>	<b>0</b>	<b>+/-</b>	<b>-</b>	<b>--</b>	<b>?</b>
1	3	5	1	2	2	1

### SA Summary Comments

The appraisal realises a generally balanced assessment which illustrates both negative and positive sustainable impacts. Positive impacts are however, largely derived from the assumption that future residents of the site will utilise sustainable modes of transport which are available within Llantwit Major. These perceived benefits will largely depend upon personal lifestyle choices expressed by the individuals located at the site. Negative effects are realised by the possible impacts on future development on the Llanmaes conservation area, scheduled ancient monument and the loss of agricultural land.

## SA Assessment Criteria: Site No. 22 Sully Road, Penarth.

## SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development at the site would have both positive and negative impact on sustainability	+/-
Development at the site will have a slight negative impact on sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal guidance notes:	Assessment Criteria	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	<p>The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).</p> <p>Whole or part of the site has been promoted for affordable housing.</p> <p>The site is located in an area of housing need as identified in the Housing Market Assessment Study</p>	The provision of a Gypsy and Traveller site would support the objectives of the Council's Housing Strategy 2015–2020 and meet the need identified within the 2008 Cardiff and Vale of Glamorgan Survey and Assessment of Gypsy and Traveller Accommodation.	++

<b>2. To maintain, promote and enhance the range of local facilities</b>	<p>The site is promoted for community, leisure and recreational facilities.</p> <p>The proposal would not lead to a loss of a community facility.</p> <p>The site has the potential to provide community facilities.</p>	<p>The site is not being investigated for these uses.</p> <p>The proposal to develop the site for use by Gypsies and Travellers would have no direct impact upon the provision of local community facilities.</p>	<b>0</b>
<b>3. To maintain and improve access for all</b>	<p>Existing services and facilities are easily accessible from the site by walking, cycling or public transport.</p>	<p>The site is located on the western outskirts of Penarth between Penarth and the village of Dinas Powys. Both settlements are within walking / cycling distance and offer a range of services and facilities and local bus and rail services.</p>	<b>+</b>
<b>4. Reduce the causes of deprivation</b>	<p>The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.</p>	<p>The provision of a permanent Gypsy and Traveller site could assist in enabling future residents of the site to access employment, housing, health, and education facilities.</p>	<b>+</b>
<b>5. To maintain, protect and enhance community spirit</b>	<p>The site would not lead to a coalescence of settlements.</p> <p>The site would not result in a loss in recreational land or a community facility.</p>	<p>The site is within the green wedge between Dinas Powys and Penarth and the development of the site could lead to coalescence between these settlements. The site would not result in a loss in recreational land or a community facility.</p>	<b>-</b>
<b>6. To minimise the causes and manage the effects of climate change</b>	<p>The site would not increase the need to travel and or increase travel distances</p> <p>The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources</p> <p>The site is capable of incorporating renewable energy sources or energy conservation measures</p>	<p>The site is located on the western outskirts of Penarth between Penarth and the village of Dinas Powys. Both settlements are within walking / cycling distance and offer a range of services and facilities and local bus and rail services.</p> <p>A small band of surface water flooding crosses the south eastern corner of the site.</p> <p>Site design could incorporate small scale renewable initiatives to serve the site infrastructure e.g. micro power generation.</p>	<b>0</b>

<b>7. To minimise waste</b>	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	Permanent occupation of the site by Gypsies and Travellers would generate additional domestic waste.	-
<b>8. To use land effectively and efficiently</b>	<p>The site is a brownfield site and / or involves the beneficial re-use of existing buildings.</p> <p>The site is capable of accommodating high density development</p>	<p>The site is located in open countryside and has been identified as Grade 3b agricultural land. Development of the site (or a part of) as proposed would result in the loss of the Grade 3b agricultural land.</p> <p>Development density will be informed by the Welsh Governments design guidance Designing Gypsy and Traveller Sites Guidance 2015.</p>	-
<b>9. To protect and enhance the built environment and natural environment</b>	<p>The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest.</p> <p>The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.</p>	<p>No archaeological or historic designations have been identified within the vicinity of the site.</p> <p>The site is located within Dinas Powys, Penarth and Llandough Green Wedge (Policy MG 18(1) refers) but is unaffected by any additional ecological or conservation designations. While the Green Wedge designation would not necessarily prevent development of this type, care would be required to ensure that visual impact is minimised.</p>	-
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	Existing design guidance produced by the Welsh Government for Gypsy and Traveller sites (Designing Gypsy and Traveller Sites Guidance 2015) would inform any future site development and ensure that best practise guidelines are followed.	?
<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, listed buildings, conservation area).	No ecological, archaeological or historic designations have been identified in the vicinity of the site.	0

<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	<p>The site is well served by public transport and accessible by walking and cycling.</p> <p>Services and facilities are easily accessible by a range of transport modes including walking and cycling.</p>	<p>The site is located on the western outskirts of Penarth between Penarth and the village of Dinas Powys. Both settlements are within walking / cycling distance and offer a range of services and facilities and local bus and rail services.</p>	<b>+</b>
<b>13. To provide for a diverse and wide range of local job opportunities</b>	<p>The proposal is for new employment development</p> <p>The site would not result in a loss of employment land that has been identified as having a continued economic role.</p>	<p>The development of a Gypsy and Traveller site would not provide direct employment opportunities however many members of the gypsy and traveller community run businesses from their home base and the establishment of a permanent site could enable beneficial employment by the future residents.</p> <p>Development of the site would not result in the loss of employment land.</p>	<b>0</b>
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	<p>The site is located either within a centre, edge of centre or an out of town location.</p>	<p>The development proposed will not impact upon the viability of the Vale's town, district or local centres.</p>	<b>0</b>
<b>15. To promote appropriate tourism</b>	<p>The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.</p>	<p>The proposal would not contribute to the promotion or development of tourism within the Vale of Glamorgan.</p>	<b>0</b>



Effect Summary Table

++	+	0	+/-	-	--	?
1	3	6	0	4	0	1

SA Summary Comments

The appraisal realises a generally balanced assessment which illustrates both negative and positive sustainable impacts. The appraisal recognises the location of the site relative to Penarth and Dinas Powys would enable access to a range of services and facilities. Negative assessments result from the loss of agricultural land and green wedge which would result from development. Positive effects also stem from the benefits that would be derived by future residents of the site.

SA Assessment Criteria: Site No. 23 Sully (West).

**SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL**

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development at the site would have both positive and negative impact on sustainability	+/-
Development at the site will have a slight negative impact on sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal guidance notes:	Assessment Criteria	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	<p>The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).</p> <p>Whole or part of the site has been promoted for affordable housing.</p> <p>The site is located in an area of housing need as identified in the Housing Market Assessment Study</p>	The provision of a Gypsy and Traveller site would support the objectives of the Council's Housing Strategy 2015–2020 and meet the need identified within the 2016 Vale of Glamorgan Gypsy and Traveller Accommodation Assessment.	++

<b>2. To maintain, promote and enhance the range of local facilities</b>	<p>The site is promoted for community, leisure and recreational facilities.</p> <p>The proposal would not lead to a loss of a community facility.</p> <p>The site has the potential to provide community facilities.</p>	<p>The site is not being investigated for these uses.</p> <p>The proposal to develop the site for use by Gypsies and Travellers would have no direct impact upon the provision of local community facilities.</p>	<p>0</p>
<b>3. To maintain and improve access for all</b>	<p>Existing services and facilities are easily accessible from the site by walking, cycling or public transport.</p>	<p>The site is located on the western periphery of Sully with a principle frontage to South Road. The nearest bus stop is adjacent to the site on South Road and secondary stops are located close to the site on Hayes Road. Regular bus services operate between Barry, Penarth and Cardiff.</p> <p>Sully was identified within the LDP sustainable settlements review as a primary settlement i.e. larger rural settlements which have a reasonable range of accessible services and facilities which generally meet local needs and the village offers a range of basic services and facilities which are available via sustainable means.</p>	<p>++</p>
<b>4. Reduce the causes of deprivation</b>	<p>The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.</p>	<p>The provision of a permanent Gypsy and Traveller site could assist in enabling future residents of the site to access employment, housing, health, and education facilities.</p>	<p>+</p>
<b>5. To maintain, protect and enhance community spirit</b>	<p>The site would not lead to a coalescence of settlements.</p> <p>The site would not result in a loss in recreational land or a community facility.</p>	<p>Development of the site would not lead to coalescence and would not result in loss of recreational land or any other community facility.</p>	<p>0</p>

<p><b>6. To minimise the causes and manage the effects of climate change</b></p>	<p>The site would not increase the need to travel and or increase travel distances</p> <p>The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources</p> <p>The site is capable of incorporating renewable energy sources or energy conservation measures</p>	<p>Given the scale of the proposed development, the primary impact upon the causes of climate change would be from future resident's propensity to travel. In this regard, the site is located on the western periphery of Sully with a principle frontage to South Road. The nearest bus stop is adjacent to the site on South Road and secondary stops are located close to the site on Hayes Road. Regular bus services operate between Barry, Penarth and Cardiff.</p> <p>Sully was identified within the LDP sustainable settlements review as a primary settlement i.e. larger rural settlements which have a reasonable range of accessible services and facilities which generally meet local needs and the village offers a range of basic services and facilities which are available via sustainable means.</p> <p>Small bands of surface water flooding have been identified within the site.</p> <p>Site design could incorporate small scale renewable initiatives to serve the site infrastructure e.g. micro power generation.</p>	<p>++</p>
<p><b>7. To minimise waste</b></p>	<p>The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).</p>	<p>Permanent occupation of the site by Gypsies and Travellers would generate additional domestic waste.</p>	<p>-</p>
<p><b>8. To use land effectively and efficiently</b></p>	<p>The site is a brownfield site and / or involves the beneficial re-use of existing buildings.</p> <p>The site is capable of accommodating high density development</p>	<p>The majority of the site has been identified as Grade 2 agricultural land however a small strip along the eastern boundary has been categorised an urban from the ALC classification.</p> <p>Development density will be informed by the Welsh Governments design guidance Designing Gypsy and Traveller Sites Guidance 2015.</p>	<p>--</p>
<p><b>9. To protect and enhance the built environment and natural environment</b></p>	<p>The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest.</p>	<p>No historic, ecological or archaeological designations have been identified within the vicinity of the site which would be affected by development proposals. Similarly there are no local</p>	<p>0</p>

	The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	<p>landscape designations which would be affected. A number of TPOs have been identified within Beechwood College however it is unlikely that development as proposed would impact upon these designations.</p> <p>Notwithstanding the above, the site is in a prominent coastal location and any future development should have regard to the local landscape sensitivities.</p>	
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	Existing design guidance produced by the Welsh Government for Gypsy and Traveller sites (Designing Gypsy and Traveller Sites Guidance 2015) would inform any future site development and ensure that best practise guidelines are followed.	?
<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, listed buildings, conservation area).	<p>No historic, ecological or archaeological designations have been identified within the vicinity of the site which would be affected by development proposals. Similarly there are no local landscape designations which would be affected. A number of TPOs have been identified within Beechwood College however it is unlikely that development as proposed would impact upon these designations.</p> <p>Notwithstanding the above, the site is in a prominent coastal location and any future development should have regard to the local landscape sensitivities. In addition, the All Wales Coastal Path traverses the site and the design of any future development should seek to incorporate this facility.</p>	0
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	<p>The site is well served by public transport and accessible by walking and cycling.</p> <p>Services and facilities are easily accessible by a range of transport modes including walking and cycling.</p>	<p>The site is located on the western periphery of Sully with a principle frontage to South Road. The nearest bus stop is adjacent to the site on South Road and secondary stops are located close to the site on Hayes Road. Regular bus services operate between Barry, Penarth and Cardiff.</p> <p>Sully was identified within the LDP sustainable settlements</p>	++

		<p>review as a primary settlement i.e. larger rural settlements which have a reasonable range of accessible services and facilities which generally meet local needs and the village offers a range of basic services and facilities which are available via sustainable means. Similarly Barry as a main settlement offers substantial services and facilities which are generally accessible via sustainable means.</p> <p>In addition, local cycleway provision is available within the locality which provides access to Sully and Barry Waterfront.</p>	
<b>13. To provide for a diverse and wide range of local job opportunities</b>	<p>The proposal is for new employment development</p> <p>The site would not result in a loss of employment land that has been identified as having a continued economic role.</p>	<p>The development of a Gypsy and Traveller site would not provide direct employment opportunities however many members of the gypsy and traveller community run businesses from their home base and the establishment of a permanent site could enable beneficial employment by the future residents.</p> <p>Development of the site would not result in the loss of employment land.</p>	<b>0</b>
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	<p>The site is located either within a centre, edge of centre or an out of town location.</p>	<p>The development proposed will not impact upon the viability of the Vale's town, district or local centres.</p>	<b>0</b>
<b>15. To promote appropriate tourism</b>	<p>The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.</p>	<p>The proposal would not contribute to the promotion or development of tourism within the Vale of Glamorgan.</p>	<b>0</b>

Effect Summary Table

++	+	0	+/-	-	--	?
4	1	7	0	1	1	1

SA Summary Comments

The appraisal realises a largely positive assessment against the sustainability indicators driven mainly by the proximity of the site to sustainable transport modes and the absence of any significant ecological, historic or landscape constraints. Negative assessments are derived from the loss of good quality agricultural land.

## SA Assessment Criteria: Site No. 25 Wenvoe.

## SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development at the site would have both positive and negative impact on sustainability	+/-
Development at the site will have a slight negative impact on sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal guidance notes:	Assessment Criteria	Effect
<b>1. To provide the opportunity for people to meet their housing needs</b>	<p>The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).</p> <p>Whole or part of the site has been promoted for affordable housing.</p> <p>The site is located in an area of housing need as identified in the Housing Market Assessment Study</p>	The provision of a Gypsy and Traveller site would support the objectives of the Council's Housing Strategy 2015–2020 and meet the need identified within the 2016 Vale of Glamorgan Gypsy and Traveller Accommodation Assessment.	++
<b>2. To maintain, promote and enhance the range of local facilities</b>	<p>The site is promoted for community, leisure and recreational facilities.</p> <p>The proposal would not lead to a loss of a community facility.</p> <p>The site has the potential to provide community facilities.</p>	<p>The site is not being investigated for these uses.</p> <p>The proposal to develop the site for use by Gypsies and Travellers would have no direct impact upon the provision of local community facilities.</p>	0



<b>3. To maintain and improve access for all</b>	<p>Existing services and facilities are easily accessible from the site by walking, cycling or public transport.</p>	<p>The site is located approximately 1 kilometre to the north of the village of Wenvoe (centre) which has been identified in the LDP sustainable settlements review as a primary settlement i.e. one which offers a reasonable range of accessible services and facilities which generally meet local needs.</p> <p>Immediate access to/from the site is via the narrow and busy single track lane of Old Port Road. Local bus services operate along the A4050 Port Road and the nearest bus stop is located approximately 500 m from the site although immediate site access remains via Old Port Road. Bus services provide access to Barry and the wider Vale of Glamorgan, Culverhouse Cross and Cardiff city centre. Segregated cycle lanes are available along the A4050 Port Road. Notwithstanding the above it is considered that the majority of trips to/from the site to access services and facilities required on a daily basis would primarily use private transport.</p>	-
<b>4. Reduce the causes of deprivation</b>	<p>The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.</p>	<p>The provision of a permanent Gypsy and Traveller site could assist in enabling future residents of the site to access employment, housing, health, and education facilities.</p>	+
<b>5. To maintain, protect and enhance community spirit</b>	<p>The site would not lead to a coalescence of settlements.</p> <p>The site would not result in a loss in recreational land or a community facility.</p>	<p>The site is within green wedge north of Wenvoe and the development of the site could lead to coalescence between Wenvoe and Culverhouse Cross. Development of the site would not result in loss of recreational land or any other community facility.</p>	-

<p><b>6. To minimise the causes and manage the effects of climate change</b></p>	<p>The site would not increase the need to travel and or increase travel distances</p> <p>The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources</p> <p>The site is capable of incorporating renewable energy sources or energy conservation measures</p>	<p>Given the scale of the proposed development, the primary impact upon the causes of climate change would be from future resident's propensity to travel. In this regard, the site is located in open countryside to north of the village of Wenvoe without immediate access via the narrow and busy single track lane of Old Port Road. Local bus services operate along the A4050 Port Road and the nearest bus stop is located approximately 500 m from the site although immediate site access remains via Old Port Road.</p> <p>The site is unaffected by flooding.</p> <p>Site design would likely incorporate small scale renewable energy initiatives to serve the site infrastructure e.g. micro power generation.</p>	-
<p><b>7. To minimise waste</b></p>	<p>The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).</p>	<p>Permanent occupation of the site by Gypsies and Travellers would generate additional domestic waste.</p>	-
<p><b>8. To use land effectively and efficiently</b></p>	<p>The site is a brownfield site and / or involves the beneficial re-use of existing buildings.</p> <p>The site is capable of accommodating high density development</p>	<p>The site is located in open countryside and has been identified as a mix of Grade 3a and b agricultural land. Development of the site (or a part of) as proposed would result in the loss of Grade 3a/b agricultural land.</p> <p>Development density will be informed by the Welsh Governments design guidance Designing Gypsy and Traveller Sites Guidance 2015.</p>	--
<p><b>9. To protect and enhance the built environment and natural environment</b></p>	<p>The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest.</p> <p>The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.</p>	<p>The site is in close proximity to the land leased to the Wenvoe Wildlife Group and large sections of the site have been identified as SINC (Wenvoe Orchid Field) although significant land is likely to be available to accommodate the proposed development care would be required in design and implementation in order to avoid undue harm to ecological features nearby.</p> <p>The site lies within the Dyffryn Basin and Ridge Slopes Special</p>	-

		<p>Landscape Area which would not necessarily prevent development of this type, care would be required to ensure that visual impact is minimised.</p> <p>TPOs have been identified close to the site however development as proposed is unlikely to impact on these designations.</p>	
<b>10. To provide a high quality environment within all new developments</b>	The development has the potential to support high quality public realm.	Existing design guidance produced by the Welsh Government for Gypsy and Traveller sites (Designing Gypsy and Traveller Sites Guidance 2015) would inform any future site development and ensure that best practise guidelines are followed.	?
<b>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</b>	The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, listed buildings, conservation area).	No such designations have been identified on or within the vicinity of the site.	0
<b>12. To reduce the need to travel and enable the use of more sustainable modes of transport</b>	<p>The site is well served by public transport and accessible by walking and cycling.</p> <p>Services and facilities are easily accessible by a range of transport modes including walking and cycling.</p>	<p>The site is located approximately 1 kilometre to the north of the village of Wenvoe (centre) which has been identified in the LDP sustainable settlements review as a primary settlement i.e. one which offers a reasonable range of accessible services and facilities which generally meet local needs.</p> <p>Immediate access to/from the site is via the narrow and busy single track lane of Old Port Road. Local bus services operate along the A4050 Port Road and the nearest bus stop is located approximately 500 m from the site although immediate site access remains via Old Port Road. Bus services provide access to Barry and the wider Vale of Glamorgan, Culverhouse Cross and Cardiff city centre.</p> <p>Segregated cycle lanes are available along the A4050 Port Road.</p>	-

		Notwithstanding the above it is considered that the majority of trips to/from the site to access services and facilities required on a daily basis would primarily use private transport.	
<b>13. To provide for a diverse and wide range of local job opportunities</b>	The proposal is for new employment development  The site would not result in a loss of employment land that has been identified as having a continued economic role.	The development of a Gypsy and Traveller site would not provide direct employment opportunities however many members of the gypsy and traveller community run businesses from their home base and the establishment of a permanent site could enable beneficial employment by the future residents.  Development of the site would not result in the loss of employment land.	<b>0</b>
<b>14. To maintain and enhance the viability of the Vale's town, district and local centres</b>	The site is located either within a centre, edge of centre or an out of town location.	The development proposed will not impact upon the viability of the Vale's town, district or local centres.	<b>0</b>
<b>15. To promote appropriate tourism</b>	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	The proposal would not contribute to the promotion or development of tourism within the Vale of Glamorgan.	<b>0</b>

### Effect Summary Table

<b>++</b>	<b>+</b>	<b>0</b>	<b>+/-</b>	<b>-</b>	<b>--</b>	<b>?</b>
<b>1</b>	<b>1</b>	<b>5</b>	<b>0</b>	<b>6</b>	<b>1</b>	<b>1</b>

### SA Summary Comments

The appraisal realises a largely negative assessment primarily generated from the impact that any development at the site would have on local ecological and landscape designations. Negative effects are also considered likely as a result of the perceived need to travel to access regular services and facilities although these impacts will largely depend upon the lifestyles of future residents and their willingness or otherwise to adopt more sustainable modes of travel given that opportunities are available locally.





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