

THE VALE OF GLAMORGAN COUNCIL

ENVIRONMENT AND REGENERATION SCRUTINY COMMITTEE: 16TH JULY, 2024

REFERENCE FROM CABINET: 11TH JULY, 2024

“C70 VALE OF GLAMORGAN REPLACEMENT LOCAL DEVELOPMENT PLAN (RLDP) 2021-2036 PREFERRED STRATEGY INITIAL CONSULTATION REPORT (CEERS) (SCRUTINY – ENVIRONMENT AND REGENERATION) –

The Leader presented the report on behalf of the Cabinet Member, the purpose of which was to advise Cabinet of the issues raised through representations received during the public consultation exercise undertaken between December 2023 and February 2024 in respect of the Preferred Strategy for the Vale of Glamorgan Replacement Local Development Plan (RLDP) 2021-2036.

The Preferred Strategy for the RLDP had been subject to a ten-week public consultation between December 2023 and February 2024 and the report set out the issues raised as part of that consultation and how the responses had been considered within the report.

The Preferred Strategy set out how much growth would be accommodated in the Vale of Glamorgan from 2021 to 2036 in terms of population, homes and jobs, with growth met in the most sustainable locations which reduced the need to travel, sought to co-locate housing with employment and locations well-served by public transport.

Engagement on the Preferred Strategy took place a number of ways, including online and in-person engagement sessions across the Vale of Glamorgan, as well as sessions with Elected Members, Town and Community Councils and specific stakeholder groups such as the 50+ Forum and Equalities Consultative Forum. In total, over 3,000 representations were made from 857 individuals and organisations. Notably there was a representation from Welsh Government stating that they considered the Preferred Strategy to conform with the National Development Framework: Future Wales, with the scale of growth being at an appropriate level for the Vale of Glamorgan’s position within a national growth area. The spatial distribution of that growth to sustainable locations was considered appropriate and in line with national policy. Comments were made from other stakeholders that the scale of development was too high, and others considered it to be too low.

The RLDP made provision for 8,679 new houses, compared to 10,400 in the current adopted Local Development Plan (LDP). The RLDP level of growth was a median level, with higher and lower gross scenarios being tested. The housing supply was made up of new housing allocations, committed sites and allowance for unallocated windfall sites.

The adopted LDP included housing allocations totalling over 8,000 new dwellings. The RLDP Preferred Strategy showed a more modest allocation of up to 2,750 new homes on new sites, or 32% of the provision, plus a further 2,600 homes on sites in the adopted LDP that had been rolled forward.

Key sites in the RLDP were in parts of the Vale of Glamorgan with the highest levels of affordable housing need and provided real opportunity to deliver homes for those in housing need through Section 106 funding.

Most of the representations made during the consultation period were objections to the key sites identified within the Preferred Strategy, with similar issues raised across the five key sites including the impact of new development on the natural environment and the ability of existing infrastructure to cope with increased demand. The initial consultation report addressed those key points and set out the prepared evidence in support of the Development Plan and addressed the concerns raised.

The consultation allowed for new sites to be submitted as part of a second call for candidate sites, with 14 new sites submitted as part of the process, and 24 new sites with amendments of boundary or use which would now be assessed to determine their suitability for inclusion in the Deposit Plan.

This was a matter for Executive decision.

Cabinet, having considered the report and all the issues and implications contained therein

RESOLVED –

- (1) T H A T the contents of the report be noted.
- (2) T H A T the report be referred to Environment and Regeneration Scrutiny Committee for their consideration. Should the Committee raise no further matters for Cabinet consideration, the report be referred to a meeting of Full Council on 30th September, 2024 for:
 - a) endorsement of the actions set out in the Initial Consultation Report;
 - b) approval of the Replacement Local Development Plan (RLDP) Preferred Strategy as a basis for the ongoing preparation of the Deposit RLDP.

Reasons for decisions

- (1) To outline to Members the issues raised during the 10-week public consultation exercise on the RLDP Preferred Strategy.
- (2) To seek approval for the proposed changes to the Preferred Strategy as set out in the Initial Consultation Report and to allow officers to progress with preparation of the Deposit RLDP in accordance with the Council's approved Delivery Agreement."