

## **Appendix B – Local Planning Policies**

## Local Planning Policy

- 1.1 The following policy / guidance documents prepared at the local level from the Vale of Glamorgan local development plan which was adopted 28<sup>th</sup> June 2017 which covers the timeframe 2011-2026 and is of relevance to the determination of this planning application.

### LDP Policy

Name of Policy	Policy Description
Policy SP1 – Delivering the Strategy	The strategy will seek to improve the living and working environment, promote enjoyment of the countryside and coast and manage important environmental assets.
Policy SP7 – Transportation	Sustainable transport improvements that serve the economic, social and environmental needs of the Vale of Glamorgan and promote the objectives of the South East Wales Regional Transport Plan and the Local Transport Plan will be favoured.
Policy SP9 – Minerals	The local and regional need for the provision of a continuous supply of minerals
Policy MG17 – Special Landscape Areas	<p>The following areas are designated as special landscape areas:</p> <ol style="list-style-type: none"> <li>1. Castle Upon Alun;</li> <li>2. Upper &amp; Lower Thaw Valley;</li> <li>3. Ely Valley &amp; ridge slopes;</li> <li>4. Nant Llancarfan;</li> <li>5. Dyffryn basin &amp; ridge slopes;</li> <li>6. Cwrt-yr-Ala basin.</li> </ol> <p>Within the special landscape areas identified above, development proposals will be permitted where it is demonstrated they would cause no unacceptable harm to the important landscape character of the area.</p>
Policy MG22 – Development in Minerals Safeguarding Areas	<p>Known mineral resources of sandstone, sand and gravel and limestone are safeguarded as shown on the proposals map. New development will only be permitted in an area of known mineral resource where it has first been demonstrated that:</p> <ol style="list-style-type: none"> <li>1. Any reserves of minerals can be economically extracted prior to the commencement of the development;</li> </ol>

	<p>2. Or extraction would have an unacceptable impact on environmental or amenity considerations; or</p> <p>3. The development would have no significant impact on the possible working of the resource by reason of its nature or size; or</p> <p>4. The resource in question is of poor quality / quantity</p>
<p>Policy MD1 – Location of New Development</p>	<p>New development on unallocated sites should:</p> <ol style="list-style-type: none"> <li>1. Have no unacceptable impact on the countryside;</li> <li>2. Reinforce the role and function of the key settlement of Barry, the service centre settlements, primary settlements or minor rural settlements as key providers of commercial, community and healthcare facilities;</li> <li>3. Where appropriate promote new enterprises, tourism, leisure and community facilities in the Vale of Glamorgan;</li> <li>4. In the case of residential development, support the delivery of affordable housing in areas of identified need;</li> <li>5. Have access to or promote the use of sustainable modes of transport;</li> <li>6. Benefit from existing infrastructure provision or where necessary make provision for new infrastructure without any unacceptable effect on the natural or built environment;</li> <li>7. Where possible promote sustainable construction and make beneficial use of previously developed land and buildings;</li> <li>8. Provide a positive context for the management of the water environment by avoiding areas of flood risk in accordance with the sequential approach set out in national policy and safeguard water resources; and</li> <li>9. Have no unacceptable impact on the best and most versatile agricultural land.</li> </ol>
<p>Policy MD2 – Design of New Development</p>	<p>In order to create high quality, healthy, sustainable and locally distinct places development proposals should:</p> <ol style="list-style-type: none"> <li>1. Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and</li> </ol>

	<p>protects existing features of townscape or landscape interest;</p> <p>2. Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density;</p> <p>3. Where appropriate, provide new or enhanced areas of public realm particularly in key locations such as town centres, major routes and junctions;</p> <p>4. Promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour. In the case of retail centres, developments should provide active street frontages to create attractive and safe urban environments;</p> <p>5. Provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users;</p> <p>6. Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree;</p> <p>7. Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities;</p> <p>8. Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;</p> <p>9. Provide public open space, private amenity space and car parking in accordance with the council's standards;</p> <p>10. Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests;</p> <p>11. Provide adequate facilities and space for the collection, composting and recycling of waste materials and explore opportunities to incorporate re-used or recyclable materials or products into new buildings or structures; and</p> <p>12. Mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition, and include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.</p>
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Policy MD7 – Environmental Protection	<p>Development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment.</p> <p>Where impacts are identified the Council will require applicants to demonstrate that appropriate measures can be taken to minimise the impact identified to an acceptable level. Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes.</p>
Policy MD9 – Promoting Biodiversity	<p>New development proposals will be required to conserve and where appropriate enhance biodiversity interests unless it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The need for the development clearly outweighs the biodiversity value of the site; and</li> <li>2. The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes.</li> </ol>

### Supplementary Planning Guidance

The key Supplementary Planning Guidance (SPG) which are of relevance to the proposals are summarised below:

Policy	Summary
Economic Development, Employment Land and Premises (2023)	This SPG offers advice about how development proposals will be considered in the Vale of Glamorgan to ensure they deliver the economic benefits envisaged, whilst mitigating their impacts on the environment and local communities.
Biodiversity and Development (2018)	The Supplementary Planning Guidance (SPG) has been prepared to provide guidance and on how biodiversity in the Vale of Glamorgan will be conserved and enhanced throughout the planning and development process.
Minerals Safeguarding (2018)	This Supplementary Planning Guidance (SPG) has been produced to assist with the consideration of planning applications within Minerals Safeguarding Areas (MSAs) for hard rock, and sand and gravel within the Vale of Glamorgan.
Design in the Landscape (2006)	This Supplementary Planning Guidance (SPG) has been prepared by the Planning and Transportation Division of the Vale of Glamorgan Council to provide practical advice and guidance on how design issues affecting the landscape are best addressed in new development proposals within the Vale of Glamorgan.