



VALE of GLAMORGAN



BRO MORGANNWG

Deposit Replacement
Local Development Plan
(RLDP) – Planning Policies
for Housing and Ageing
Well

50+ Forum
18th February 2026

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Introduction

This session will cover

- What the Replacement Local Development Plan (RLDP) is and how it has been developed
- How policies in the RLDP can contribute to the Age Friendly Vale Strategy and Action Plan – specific focus on the housing policies
- How you can make representations on the RLDP Deposit Plan

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What is the RLDP?

- The RLDP sets out where and how future development should happen, including land for housing, employment, infrastructure, and environmental protection.
- It includes planning policies and site allocations that guide decisions on planning applications.
- Once adopted, it will replace the Local Development Plan 2011-2026
- It is supported by a robust evidence base and informed by engagement at key stages in the process

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RLDP Key Engagement to date

RLDP Key stages	
Overview of the RLDP process	October 2021
Issues, Vision and Objectives	Autumn 2022
Growth and Spatial Options	Winter 2022/23
Health Impact Assessment of Preferred Strategy	June 2023
Preferred Strategy and Strategic Policies	Summer/Autumn 2023
Public Consultation on Preferred Strategy, Integrated Sustainability Report and Habitats Regulations Assessment	December 2023 - February 2024
Initial Consultation Report	September 2024
Housing Growth in Barry consultation	June - July 2025
Health Impact Assessment of Deposit RLDP	September 2025
Public Consultation on Deposit Plan	January – March 2026

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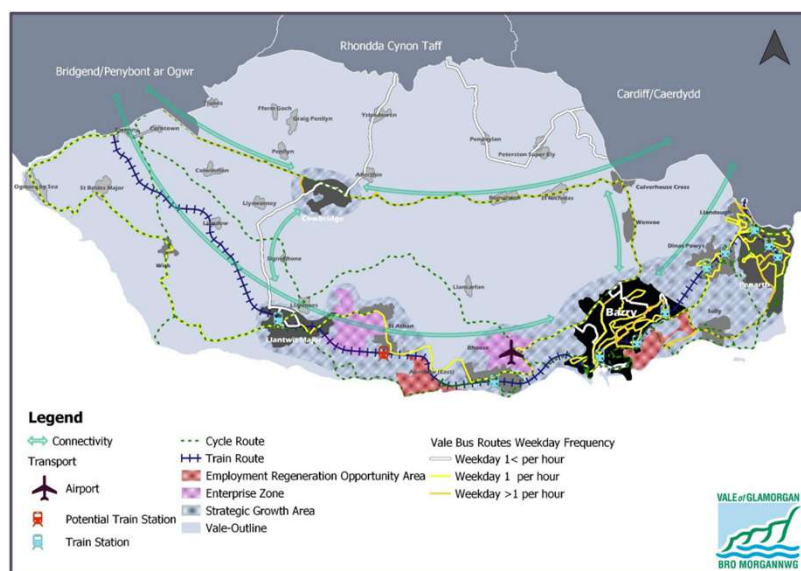
RLDP Sustainable Growth Strategy

The RLDP Sustainable Growth Strategy comprises six key elements as follows:

1. Delivering a sustainable level of housing and employment growth supported by appropriate infrastructure to accord with the Vale's position within the Cardiff Capital Region
2. Aligning locations for new housing, employment, services and facilities to reduce the need to travel
3. Focusing development in locations that are well served by existing and proposed rail stations as part of the South Wales Metro and in areas with good bus links;
4. Allowing for small scale affordable housing led development in minor rural settlements at a scale proportionate to the size of settlement.
5. Supporting the role of Cardiff airport as a strategic gateway for international connectivity
6. Allowing for regeneration opportunities, including at Aberthaw and Barry Docks

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Key Diagram



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Housing Provision

- The RLDP sets a moderate level of growth – 526 units per annum or 7,890 units over the plan period, with provision being made for 8,660 including a required flexibility allowance. This growth level has been endorsed by Full Council.
- Due to existing commitments, completions since the start of the plan period and windfall assumptions, there is only a need for 3,520 units to be allocated:
 - Key sites – 2,278 units (Barry, St Athan, Dinas Powys, Rhoose)
 - Other new housing allocations – 161 units (Barry, St Athan)
 - Rolled forward sites – 959 units (Penarth, Llantwit Major, Llandough, Sully)
 - Affordable housing led sites – 122 units (Colwinston, Wick, Fferm Goch and Aberthin)

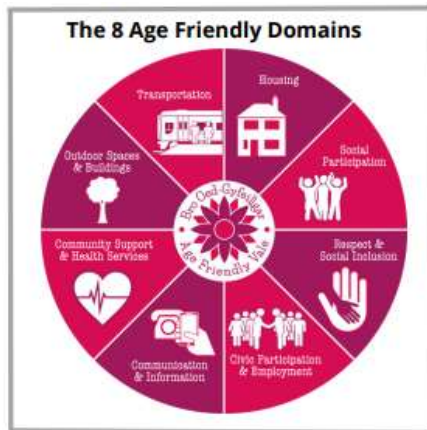
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Site Selection

- Majority of growth focused in the Strategic Growth Area in locations that reduce the need to travel – services and facilities in close proximity and areas served by public transport
- Preference for brownfield sites over greenfield sites but limited brownfield sites remain – necessary to look at settlement extensions and balance a range of criteria
- Consideration of infrastructure capacity – engagement with relevant stakeholders on health, schools, utilities and strategic highway capacity

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Age Friendly Vale Charter



	People have opportunities to influence decisions that affect all aspects of their life.
	People have a sense of purpose, feel respected and are actively engaged in their communities.
	People are supported to access and maintain work and volunteering opportunities.
	People are supported to stay healthy and independent through access to appropriate services.
	People are well informed about the support and opportunities available to them through a range of different types of communication.
	People have access to suitable forms of transport across the Vale.
	People have access to safe outdoor spaces and buildings with suitable facilities.
	People feel safe and comfortable inside their homes.

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People feel safe and comfortable inside their homes.

Ensure that older people have access to a range of housing options to meet their needs and aspirations supporting them to live independently

- A key objective of the RLDP is 'Homes for All' - *Housing supply needs to be able to respond to the authority's growing population but must also be appropriate in terms of type, tenure and location. In addition, there must be an adequate provision of affordable, older persons and specialist housing in order to cater to those in need*
- Policy HG4 Rural Affordable Housing Led Sites
- Policies SP7 and SP8 – Affordable housing provision
- Policy HG6 – Provision of Specialist Accommodation

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People feel safe and comfortable inside their homes.

Policy CC1 – Residential Operational Net Zero Carbon Development

- It is recognised that fuel poverty is a challenge facing older people
- In response to this, and also linked to the climate emergency, the RLDP will be requiring all new homes to be net zero in operation
- This means that homes must have the high standards of insulation, be airtight, have high performance windows and efficient heating and ventilation systems
- They will also need to generate their own energy, usually through solar panels.
- By introducing this standard, fuel bills are expected to be 44% less than new homes just built to current building regulations standards, and significantly less than older inefficient housing stock

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People feel safe and comfortable inside their homes.

Provide support to ensure older people are able to effectively repair, adapt and maintain their homes.

- Some adaptations to homes may require planning permission (e.g. some extensions, granny annexes etc or if the home is a listed building or in a conservation area).
- The RLDP provides the planning policy framework against which planning applications are assessed.
- There is also Supplementary Planning Guidance on Residential and Householder Development to provide guidance on what is/isn't acceptable
- The Planning Department offers a duty line for residents to ask any questions about the process

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People are supported to stay healthy and independent through access to appropriate services.

- Health Impact Assessment carried out on the Plan – considers impacts on all groups, including older people.
- SP5 Creating Healthy and Inclusive Places and Spaces
- Major planning applications required to be accompanied by Health Impact Assessments
- SP4 Placemaking - Locating development appropriately where homes, local services and facilities are accessible and well connected and Prioritising the determinants of health and well-being during the design process

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People have access to safe outdoor spaces and buildings with suitable facilities.

- CI1 Open Space Provision – broader approach to open space following Health Impact Assessment workshop
- SP4 Placemaking - Creating a diverse mix of uses and multi-functional spaces; Contributing to a vibrant, safe and inclusive public realm
- SP6 Creating Healthy and Inclusive Places and Spaces
- SP13 Community Infrastructure and Planning Obligations
- SP19 Green Infrastructure – appreciates the mental and physical wellbeing benefits of the natural environment and seeks to ensure that new developments facilitate spaces for this.

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People have access to suitable forms of transport across the Vale.

- Focusing new development in places well served by public transport is a key part of the Sustainable Growth Strategy
- Active travel routes required to link new sites to other areas
- Section 106 obligations will be secured from new development, including contributions towards sustainable transport – this helps fund ‘Green Links’ and improvements to active travel networks, bus stops etc
- Policy SP7 Sustainable Transport

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People have opportunities to influence decisions that affect all aspects of their life.

- 6-week public consultation between 28th January 2026 and 11th March 2026
- Responses must be received in writing – on the consultation portal, or via email, letter or representation form
- Anyone can comment on any part of the Deposit Plan or supporting documents
- Documents available online, in the Council offices or at Council run libraries.

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