

Dear LDP officer

Today it came to my attention that The Vale Council has officially launched the consultation on the Deposit Replacement Local Development Plan (RLDP) which covers the period 2021-2036. Below you will find an extract of one of the numerous documents that have been made available to the public for comment.

Overview and Timescale

The Replacement Local Development Plan (RLDP) will help shape the Vale of Glamorgan for the next 15 years (from 2021 to 2036). It will help us decide what developments will and will not be permitted at different locations, and highlight areas that we need to protect.

Stages of the RLDP

There are lots of stages involved in the preparation of the RLDP:

Stage 1: Delivery Agreement - Complete
Stage 2: Pre-Deposit Preparation and Participation - Complete
Stage 3: Deposit - In Progress (Consultation January - March 2026)
Stage 4: Submission - October / November 2026
Stage 5: Independent Examination - December 2026 / February 2027
Stage 6: Inspectors Report - March / July 2027
Stage 7: Adoption - August / September 2027

Reading the Overview and Timescale I am prompted to make the following comments.

- 1 The Adoption of the RLDP is set for September 2027. The Plan cannot therefore represent the period 2021 to 2036.
- 2 I find it difficult to comprehend that this Plan will be relevant for only 9 years after which the tax payers of The Vale will have to fund another RLDP. This can hardly be called planning.
- 3 It beggars belief that the RLDP is helping to “decide what developments will and will not be permitted at different locations and highlight areas that we need to protect.” What on earth does the current LDP do if it does not decide what developments will and will not be permitted at different locations and highlight areas that we need to protect?

Will those development applications which are currently pending, for one reason or another, now be delayed beyond September 2027?

Yours faithfully,

Ian C Davies