



For Office use only

Representor No.

Date Received.....

Date of Acknowledgement

Vale of Glamorgan Replacement Local Development Plan 2021-2036

DEPOSIT PLAN CONSULTATION

Public Consultation Representation Form

The Council is seeking your views on the Replacement Local Development Plan (RLDP) **Deposit Plan**. The Deposit Plan is the next formal stage in the development plan preparation process and expands on the Preferred Strategy which the Council consulted on in December 2023 – February 2024.

The Deposit Plan is the full draft version of the RLDP, detailing the **overall strategy, development policies, land designations** (e.g. conservation) and **specific land allocations** for development (including new housing and employment sites) over the 15-year period 2021-2036.

The public consultation will run for 6 weeks between **Wednesday 28th January 2026 and Wednesday 11th March 2026**. Representations received after this time will not be considered.

Full details of the consultation are available on the Council's website at: www.valeofglamorgan.gov.uk/ldp or by scanning the QR code above.

The Council encourages representations on the Deposit Plan to be made via our **online consultation portal** available at <https://valeofglamorgan.oc2.uk/> however representations submitted using this form will also be accepted.

Representations are welcomed in both Welsh and English and this representation form is available in other formats on request e.g. Welsh, large print.

1: Contact Details

Your / Your Client's Details			Agent's Details (if relevant) *		
Title	Mrs		Title		
Name	Rebecca Rossiter		Name		
Organisation (If applicable)			Organisation (If applicable)		
Address			Address		
Postcode			Postcode		
Email			Email		
Telephone No.			Telephone No.		
Communication preference: (Please tick)	Email	☒	Communication preference: (Please tick)	Email	☐
	Letter	☐		Letter	☐
Language preference: (Please tick)	English	☐	Language preference: (Please tick)	English	☐
	Welsh	☐		Welsh	☐

*If you are acting as an Agent, please also provide details of person/organisation you are representing (**Note:** you will need to supply a separate form for each person/organisation you are representing).

2: Your Views

QUESTION 1:

What are your thoughts on the Deposit RLDP (e.g. policies, site allocations)?

Please state which site reference, policy or paragraph number your comments refer to. If you are commenting on more than one site, policy or paragraph, please use a separate sheet for each one.

SITE REFERENCE/POLICY/PARAGRAPH NUMBER:

Agree/Support	☐	Disagree/Object	☒	Comment	☐	No Comment	☐
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Comments:

Planning reference: HG1 KS2

I would like to express my complete objection to the proposed development.

Firstly, it is evident on the proposal map that there is intention for pedestrian access to be encouraged via Georges Row. The path you have highlighted is private land. It is an access route for residents to park their vehicles and access garages. A number of large vehicles, such as campervans and work vans, use that lane. Encouraging pedestrians to use it will put people at risk of harm from those moving vehicles. You have suggested that the route will be used by residents who do not wish to walk along a traffic-laden road, and yet have later stated in your proposal that the new development will not have any impact on traffic levels. If this is the case, residents can walk along Cardiff Road as, by your predictions, traffic will not be an issue. Georges Row residents will be seeking legal advice as to how to block access from non-resident pedestrians if that route suggestion remains in the plan.

You have failed to include the development of an additional GP surgery to support the health needs of residents. Dinas Powys Medical Centre currently serves around 9,000 residents, plus taking on the whole cohort from a Penarth surgery, as well as residents from Wenvoe and Llandough. The GP services are over-subscribed. Adding residents from this proposed housing development will further stretch the services and leave residents without access to vital healthcare.

The proposed development contradicts the intentions of the Well-being of Future Generations Act (2015).

Resilient goal: The proposed development will be destroying a healthy ecosystem and significantly reducing biodiversity of the area. The development will then inhibit the area's ability to adapt to climate change. Building on that land will increase surface water and flooding risk for the whole village and surrounding areas. The land is currently referred to locally as 'The Swamp' as it already cannot absorb the volume of rainwater that we now experience due to climate change. The development will significantly impact this further and will increase flooding. Removing the trees and vegetation on that land to build will be removing vital carbon sinks for the area.

Healthier goal: The proposed development will bring significant amounts of pollution, both in the construction phase and the effect of then having 300+ more vehicles on the road because of the new residents. The suggestion that the proximity to the train station will mean that new residents do not use cars is unrealistic and impractical. Traffic is going to increase exponentially, therefore contributing to higher emissions and a more stressful outdoor experience for everyone. Deliberate destruction of green space will negatively impact the mental and physical health of residents. The land you have proposed is a popular rambling route. The development will be actively removing the opportunity for people to enjoy Welsh countryside and you will be denying them the health benefits of this.

Please attach additional pages if required.

QUESTION 2: WELSH LANGUAGE

We would like to know your views on the effects that proposals in the Deposit Plan would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. Do you think that there will be any impacts, either positive or negative? Please explain

Yes



No



Don't know



No Comment

**Comments:**

Referring back to the Wellbeing of Future Generations act (2015), the proposed development will contradict the act's intention to improve and encourage Welsh language use in the area.

The development is pinned on the impossible assumption that new residents will rely on public transport, walking and cycling rather than cars to travel. There are no Welsh language schools within walking or cycling distance of the proposed development site. The closest would be Ysgol Pen y Garth, which arguably could be accessed by foot or bicycle. However, you would be encouraging parents to walk very young children across a major road and along precarious, unlit country lanes with no dedicated pedestrian walkway where vehicles travel at speed. Putting children and families at such high risk is morally wrong. The only option to access Welsh medium education in the Vale is to drive.

Therefore, there is no incentive to live in a development that's key 'selling point' is its proximity to public transport. Welsh speaking families would then be actively discouraged from wanting to live in the development, and thus Dinas Powys would be denied the opportunity to increase its Welsh-speaking representation. This directly contradicts the Wellbeing of Future generations act (2015).

Please attach additional pages if required.

IMPORTANT INFORMATION

Thank you for your comments. Following the consultation, the Council will consider the responses and prepare a report of consultation, which will form part of the evidence for the Replacement Local Development Plan.

Completed Representation Forms and any supporting information should be returned to the LDP Team:

BY EMAIL – ldp@valeofglamorgan.gov.uk

ONLINE – By completing the electronic form at <https://valeofglamorgan.oc2.uk/>

BY POST – Planning Policy Team, Vale of Glamorgan Council, Civic Offices, Holton Rd, Barry, CF63 4RU

If you require any further information or have any questions, please contact the LDP Team on 01446 704681 or e mail ldp@valeofglamorgan.gov.uk

Submissions are welcome in either Welsh or English and this representation form is available in other formats on request e.g. Welsh, large print.

How we will use your information

On 25th May 2018 the General Data Protection Regulation (GDPR) came into force, placing new restrictions on how organisations can hold and use your personal data and defining your rights with regard to that data. Any personal information disclosed to us will be processed in accordance with our Privacy Notice. A paper copy of the Council's Privacy Notice can be provided upon request or can be viewed at: https://www.valeofglamorgan.gov.uk/en/our_council/Website-Privacy-Notice.aspx

Data Protection Notice – Please note that all comments received cannot be treated as confidential and once duly reported and considered, will be available for public inspection. We will also hold your contact details on our Replacement LDP Consultation Database for the duration of the RLDP preparation process which will keep you informed of future updates. If you would like to be removed from the database at any time and no longer wish to receive correspondence from the Council on the RLDP, then this can be requested in writing. However, any information provided will be stored safely and retained in accordance with Vale of Glamorgan Council's data retention policy unless it needs to be retained under another lawful basis.

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN

23:55 ON WEDNESDAY 11th MARCH 2026

REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Signed:



Date:

27.2.26