



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	Mr		Title		
Name	Yu Sing Leung		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:

HG1 KS2

Agree/Support

☐

Disagree/Object

☐

Comment

☒

No Comment

☐

Comments:

Objection to HG1 KS2 Eastbrook, Dinas Powys

I have lived in Dinas Powys for over 40 years and as an established resident I wish to register my strongest objection to the proposed allocation HG1 KS2 Eastbrook in the Replacement Local Development Plan (RLDP).

This is not simply a planning matter it is about the long term well being of a community, and the future character of the village. The allocation is unsafe, unjustified, environmentally damaging, and would permanently destroy a green space that is central to our physical and mental well being. It is also inconsistent with key Welsh and UK legislation, including Planning Policy Wales (PPW11), Technical Advice Note 15 (TAN 15), the Well being of Future Generations (Wales) Act 2015, the Environment (Wales) Act 2016, the Active Travel (Wales) Act 2013, the Equality Act 2010, Future Wales: The National Plan 2040, and the new Environment (Principles, Governance and Biodiversity Targets) (Wales) Bill passed on 24 February 2026.

Once this green wedge is built on, it is lost forever. No amount of landscaping or token open space can replace the sense of calm, identity, and connection to nature that these fields provide. Removing this strategic green wedge undermines PPW11 and Future Wales policies on settlement identity, green infrastructure and the protection of open space, and conflicts with the Well being of Future Generations Act duty to improve the social, environmental and cultural well being of Wales over the long term.

The roads around Eastbrook are already congested and fragile. The Council has not provided the required traffic modelling, junction capacity testing, or a deliverable second/emergency access. Without this, the site is not safe or deliverable. This approach conflicts with PPW11 and Future Wales, which require transport impacts and resilience to be properly assessed at plan making stage, and with the Active Travel (Wales) Act 2013, which prioritises walking and cycling over car dependent development. The lack of step free access at Eastbrook Station also raises concerns under the Equality Act 2010, as increased reliance on an inaccessible station disadvantages disabled people and those with mobility impairments.

Flooding is another major concern. The fields are often waterlogged, and the RLDP has not shown that the site can be made flood safe. There is no modelling of downstream impacts, no cumulative assessment, no demonstration that SuDS can be accommodated, and no evidence of drainage network capacity. Allocating land without proving it can be safely developed is irresponsible and contrary to TAN 15 and PPW11, which require flood risk to be addressed at the plan stage and not deferred to later applications.

see continuation sheet

Please attach additional pages if required.

Continuation

The Eastbrook fields also have clear biodiversity value as semi natural green space and wildlife habitat. The RLDP provides no robust ecological evidence and no credible path to biodiversity net benefit. This conflicts with the Environment (Wales) Act 2016, which places a duty on public authorities to seek to maintain and enhance biodiversity and promote the resilience of ecosystems. It is now even more clearly unacceptable in light of the Environment (Principles, Governance and Biodiversity Targets) (Wales) Bill, passed by the Senedd on 24 February 2026, which establishes legally binding biodiversity targets and a new Office of Environmental Governance Wales to hold public bodies to account. That landmark legislation is explicitly

Proceeding with the allocation of HG1 KS2 Eastbrook—destroying a functioning green wedge and wildlife habitat without clear evidence of biodiversity enhancement—directly contradicts the spirit and intent of this new law and the wider duties under the Environment (Wales) Act 2016. Our schools, GP surgeries, and emergency services are already overstretched. Adding hundreds of new residents without committed, funded infrastructure will make life harder for everyone who already lives here. This undermines the “A More Equal Wales” and “A Healthier Wales” goals of the Well being of Future Generations Act, and fails the RLDP tests of soundness on effectiveness and deliverability. For all these reasons — the permanent loss of green space, the harm to community well being, the unresolved safety issues, the flood risk, the failure to protect and enhance biodiversity in the context of the new Environment (Principles, Governance and Biodiversity Targets) (Wales) Bill, and the lack of supporting infrastructure — I strongly object to the allocation of HG1 KS2 Eastbrook. This is the wrong site, it conflicts with Welsh and national legislation and policy, and the consequences would be irreversible. Please remove HG1 KS2 Eastbrook from the RLDP.

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	☒
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Comments:

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: 3.3.36