



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	THOMAS COCKAYNE		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:

OBJECTION TO SITE ALLOCATION HG1 / KS2 (NORTH OF DINAS POWYS)

I wish to register my strong objection to the inclusion of Site HG1 / KS2 – North of Dinas Powys in the Vale of Glamorgan Replacement Local Development Plan. The allocation is unsuitable, unsustainable, and inconsistent with the RLDP's own strategic objectives.

1. KS2 is not a sustainable or logical extension to Dinas Powys.

The site is physically detached from the existing settlement and would rely on a single vehicular access from Cardiff Road, located at the extreme northern edge of the village. This separation, combined with poor pedestrian and cycling links and the distance from shops, schools, and services, would create an isolated car-dependent development. These deficiencies have been formally raised in representations by Dinas Powys Community Council.

2. Traffic, congestion, and unsustainable commuting patterns.

Dinas Powys lacks accessible local employment opportunities, meaning new residents would be expected to commute predominantly to Cardiff. This would substantially increase traffic and congestion on the village's already constrained road network. This pattern directly contradicts the RLDP's aim of promoting sustainable transport and reducing out-commuting, a concern highlighted in the Community Council's objection.

3. Severe and increasing flood-risk concerns.

Flooding is one of the most serious and well-evidenced issues affecting Dinas Powys, and the KS2 allocation would significantly worsen this risk.

3a. The village already has a major flood history.

Recent reporting shows that Dinas Powys has required substantial investment—£1.5 million—in new flood defences to protect 176 homes and multiple community buildings due to past flood events, particularly related to the Cadoxton River. This clearly demonstrates the area's existing vulnerability.

3b. KS2 sits adjacent to mapped flood-risk areas.

Data reviewed in local reporting indicates blue-shaded flood-risk zones near the proposed development, with other areas classified as "Under Review" by Natural Resources Wales. Building a large estate directly upstream of known risk areas increases the likelihood of downstream flooding.

3c. Replacement of absorbent agricultural land with impermeable surfaces.

KS2 is currently greenfield land with high natural infiltration. Covering these fields with housing, roads, car parks, and hard infrastructure will dramatically increase runoff, a concern directly raised by residents who have warned that "concrete instead of fields" will inevitably worsen flooding.

(continued....)

Please attach additional pages if required.

3d. The wider Cadoxton River catchment is already overwhelmed.

Nearby sites, including Argae Lane and Eastbrook, have been criticised as being partly on flood plains, highlighting the sensitivity of the area's watershed. Increasing development pressure across this shared catchment will compound flood risk across Dinas Powys, a point emphasised by the Community Council.

3e. Local drainage networks are already at or near capacity.

Residents have publicly raised concerns about existing drainage and sewage limitations, noting that current infrastructure struggles even before additional development is added. Increasing impermeable surface area would heighten the risk of both stormwater flooding and foul-water overflow during heavy rainfall.

3f. Allocation of KS2 undermines the RLDP's climate resilience objectives.

The RLDP stresses avoiding development where flood risks cannot be mitigated. Allocating a major housing site in a proven flood-sensitive area—adjacent to known flood-risk zones and within an already pressured drainage catchment—directly contradicts these strategic principles

4. Loss of important green wedge, landscape, and biodiversity areas.

The KS2 site forms part of the Green Wedge separating Dinas Powys, Penarth and Llandough (Policy MG18). Development would permanently erode this valued landscape buffer and destroy habitats of ecological significance. This issue is specifically highlighted in the Community Council's analysis.

5. Conflict with RLDP growth strategy and infrastructure capacity.

The scale and location of KS2 do not align with sustainable growth principles. Infrastructure, transport links, and community services in Dinas Powys cannot support this level of development without causing harm to residents' safety, mobility, and environmental resilience.

Conclusion

For the reasons above—particularly significant flood-risk concerns, poor sustainability, infrastructure inadequacies, and the loss of valued green space—I urge the Council to remove Site HG1 / KS2 from the Deposit RLDP and reconsider its suitability entirely.

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:**

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:

06.03.2026