



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	David Richards		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: H41 K52

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

SETTLEMENT CHARACTER AND SCALE

The proposal is inconsistent with the scale and character of growth envisaged for Dinas Powys in the adopted Local Development Plan (2011 – 2026), which remains the statutory basis for decision-making. Adding 250 dwellings would create a disproportionate expansion that alters the established form and identity of Eastbrook and Dinas Powys. The emerging RLDP is not yet adopted and carries limited weight, but its emphasis on placemaking and infrastructure capacity reinforces concerns about the suitability of this proposal.

HIGHWAYS IMPACT AND CONGESTION

Cardiff Road is already heavily congested throughout the day, with traffic often stationary or moving very slowly even outside peak periods. As the main access route to the development, it cannot safely or efficiently absorb the additional vehicle movements generated by 250 new homes. The application does not provide credible or deliverable mitigation for these impacts.

DRAINAGE AND SURFACE-WATER MANAGEMENT

Dinas Powys has a documented history of surface-water flooding. Replacing permeable greenfield land with hard surfaces will increase runoff into a drainage network that is already under pressure. The application does not demonstrate that surface-water flows can be safely managed or that existing properties will not face increased flood risk.

FLOOD RISK AND TAN15

The proposal does not demonstrate compliance with TAN15. Given the known flood history of the area, any increase in run-off or alteration of natural drainage patterns poses a material risk. The evidence provided does not show that flood consequences can be acceptably managed over the lifetime of the development.

LOSS OF GREENFIELD LAND AND LANDSCAPE IMPACT

The development would permanently remove greenfield land that contributes to the landscape setting and openness of Eastbrook and Dinas Powys. This land forms part of the settlement's rural edge and visual character. Its loss conflicts with LDP policies that seek to protect landscape quality and support sustainable placemaking.

INFRASTRUCTURE CAPACITY

Local services—including schools, GP surgeries and utilities—are already under strain. The application does not demonstrate that sufficient capacity exists to support the additional population generated by 250 new homes, nor does it provide clear evidence of deliverable mitigation.

SUMMARY

For reasons relating to settlement character, highways capacity, drainage and flood risk, loss of greenfield land and insufficient infrastructure provision, the proposal does not represent sustainable development and should not be approved.

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:**

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:

7th March 2026