



For Office use only

Representor No.

Date Received.....

Date of Acknowledgement

Vale of Glamorgan Replacement Local Development Plan 2021-2036

CANDIDATE SITES REGISTER

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	Prof		Title		
Name	Carole Rakodi		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: CANDIDATE SITES REGISTER

Do you have any comments on the Candidate Sites Register? (If commenting on a specific site, please ensure that you include the site reference for the site to which your comments relate).

Agree/Support

☐

Disagree/Object

☒

Comment

☐

No Comment

☐

Comments:

Comments on candidate site Dinas Powys HG1KS2

I note the preference for Spatial Option 4 but settlements with train stations do not all have potential to absorb the large scale growth implied by the reliance on a limited number of key sites (defined as suitable for 200+ houses).

1. The site proposed in Dinas Powys is supposedly able to accommodate c 400, c 300 and c 250 houses, the number varying between the various consultation documents. The proposal by Persimmon makes it clear that it envisages the current proposed site as the first stage of a larger development capable of accommodating c1,100 dwellings, but the council's strategy beyond the first stage is nowhere clarified.
2. In 2.2.21 it is asserted that this site will have no significant effect on climate change, although the ISA framework commits the Vale of Glamorgan to supporting resilience to the potential effects of climate change, including flooding. The analyses on which the VoG relies have been commissioned by Persimmon. As a result, although attention is given to surface water drainage and the potential for flooding downstream, the analysis mostly refers specifically to the site in which it is interested, only limited attention is given to the risk of flooding downstream, in a residential area which is already prone to flooding, and none to analysing progress with and the further need for natural flood management techniques upstream.
3. A further major concern is the adequacy of road and rail transport to accommodate the additional demand resulting from the proposed development. It is stated that the development of this site will have "no significant effect on transport and movement". However, given the existing volume of traffic using the Cardiff Road, and the frequent occurrence of significant tailbacks even outside peak hours, the assessment commissioned by Persimmon underestimates the likely increase in the volume of traffic using Cardiff Road.
4. While the ISA framework states the aim of identifying and pursuing opportunities to reduce/minimise exposure to air pollution, building additional houses to the N of Dinas Powys will increase the exposure of those living or working near the road and pupils in the primary school to high levels of pollution. These have been exacerbated in recent years by the marked increase in the number of heavy vehicles using the road (there should be a weight restriction).
5. The assessments also exaggerate the potential for active travel:
 - a. Eastbrook train station is not accessible to several categories of potential users
 - b. Cardiff Road beyond the current combined footpath/cycleway is dangerous for cyclists
 - c. the walking distance to key services considered satisfactory in the consultants' reports underestimates walk times, affecting children walking to school as well as adults.
6. Finally, no attention appears to have been given to the capacity of local health and education facilities, already operating at capacity, to accommodate the proposed increase in population.

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:

7/3/2026