



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	Dr		Title		
Name	Mohammed Mirza		Name		
Organisation (If applicable)			Organisation (If applicable)		
Address	[Redacted]		Address		
Postcode	[Redacted]		Postcode		
Email	[Redacted]		Email		
Telephone No.	[Redacted]		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:

Objection to the Allocation of 250 Dwellings at Cardiff Road, Dinas Powys.

This submission objects to the proposed allocation on the grounds that the evidence relating to transport, air quality, sustainable travel, flood risk and primary healthcare capacity is incomplete, outdated and insufficient to satisfy the statutory tests of soundness, as laid out in the Four Statutory Tests of Soundness (Wales). These are widely referred to as C1-C4. Particular attention should be devoted to tests C2 and C3, when gathering presentable evidence in mitigation. The current Plan does not demonstrate that the development on this scale can be accommodated sustainably and not just meet the C1-C4 tests but should exceed as a matter of fact and good governance.

Transport Capacity and Cumulative Impact

The existing highway network traversing through Dinas Powys, in particular Cardiff Road (which is the main vehicular route through the village for all traffic from Barry and other outlying areas travelling to Cardiff itself), St Andrews Road, the A4055 and associated junctions and interactions, already experience severe peak-time congestion. No settlement specific junction modelling has been provided, peak hour assessments or baseline traffic data confirming that the existing network retains sufficient capacity or that cumulative predictive impacts have been assessed in accordance with the national policy.

Lack of Deliverables and Enforceable Mitigation

The plan fails to clearly identify any costed or enforceable mitigation measures for Dinas Powys. There is no certainty regarding the interventions required, their phasing-in, funding or which delivery mechanisms will be utilised. In the absence of secured and timely mitigation, the Plan fails to adequately address the four statutory tests C1-C4 (Wales).

Air quality and Public Health

No location-specific or cumulative air quality modelling has been undertaken for Dinas Powys. The plan does not assess worst-case parameters (which is a given for any large development), conditions or sensitive receptors, nor does it try to demonstrate continued compliance with the existing statutory thresholds. Surely, the additional traffic generated from this large development will have a detrimental and additive impact. This clearly represents a significant evidence gap with direct implications for public health and compliance.

Sustainable Transport Assumptions

The RLDP contains no committed or funded sustainable transport improvements for Dinas Powys. Without identified schemes, delivery timescales or secured investment, the assumed model shift is unsubstantiated and as such does not pass the completeness check. Car dependency will not only remain high but will be added to with this large scale development leading to increased congestion, extended

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:**

Carried over from Q1: above the pdf cuts-off and not able to attach another page.

Sustainable Transport Assumptions

The RLDP contains no committed or funded sustainable transport improvements for Dinas Powys. Without identified schemes, delivery timescales or secured investment, the assumed model shift is unsubstantiated and as such does not pass the completeness check. Car dependency will not only remain high but will be added to with this large scale development, leading to increased congestion, extended travel times, delays and worsening air quality.

Primary Healthcare Capacity

Dinas Powys Health Centre is already operating beyond its intended and practical capacity for provision of GP services to the Dinas Powys residents, leading to poor primary care and further extending access to timely appointments and care. The RLDP provide no assessment of the additional demand that will be generated by the occupants of the 250 new dwellings, no evidence of engagement with the Health Board, and no strategy for adequately expanding local primary care provisions. Without a clearly costed and deliverable plan for primary healthcare capacity enlargement it is difficult to understand how essential healthcare services will manage the increased population needs. The allocation simply ignores this statutory requirement and doesn't even try to demonstrate that necessary infrastructure can be delivered alongside the growth, contrary to national requirements.

Flood Risk Evidence Not Fit for Purpose

The flood risk evidence underpinning the Plan is obsolete. Since, it doesn't incorporate the major flood event of 23rd December 2020, which resulted in internal flooding to 98 properties.

- the Local Flood Risk Management Strategy (2013) predates the 2020 event and updated climate projections.
- NRW's September 2020 ECOR rejected a strategic scheme based on assumptions disproven by the 2020 flood.

- no post-flood catchment-wide hydraulic modelling has been undertaken.

- NRW has not produced any updated mitigation strategy incorporating 2020 data set.

Without an updated, actual event based and informed model, the Council has failed to demonstrate that additional development will NOT increase flood risk within the catchment or elsewhere.

Failure to Meet Soundness Tests

The RLDP fails to meet national policy requirements for a robust, proportionate and use of up-to-date evidence base. Key omissions include (but not limited to):

- no junction capacity modelling.
- no cumulative air quality modelling.
- no define or enforceable mitigation strategy.
- no committed sustainable transport plan.
- no assessment of primary healthcare capacity and flooded evidence invalidated by the December 2020 event.

The plan is therefore not justified, it fails to meet key legal requirements, its not effective and not sufficient credible evidence is made available.

Conclusion

The proposed development at Cardiff Road cannot be considered safe, sustainable or supported by adequate evidence. Until the Council produces updated transport modelling, enforceable mitigation, robust air quality assessments, a primary healthcare capacity plan and NRW approved post 2020 flood modelling, the allocation should not proceed and the RLDP should not be classified as "found sound" as it applies to Dinas Powys.

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:

03-March-2026