



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	Mr		Title		
Name	Shayne Wilford		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:

IMPORTANT - PLEASE REFER TO ADDITIONAL PAGES ON ATTACHED WORD DOCUMENT

HG1 KS3 LAND AT READERS WAY, RHOOSE

Flood Risk to existing properties

The RLDP provides no evidence that surface water flow, SuDS capacity, exceedance routes or downstream drainage have been assessed. Without this, the Council cannot show that development would not increase flood risk to properties downhill of the site. The allocation is therefore unsound and high risk and should be removed.

The allocation is premature and unjustified

Until the Council can demonstrate—through strategic evidence rather than future planning applications—that:

- Flood risk can be fully mitigated,
- Downstream properties will not be exposed to increased hazard, and
- Drainage infrastructure can cope with additional flows,

Without the above, the allocation should not proceed.

For the reasons above, the Land at Readers Way (SP4 KS3) should be immediately removed from the RLDP on the grounds that the site is unsound, insufficiently evidenced, and poses an unacceptable and unmitigated flood risk to existing communities located downhill, including my property and dozens of others along the south western boundary.

HG1 KS3 LAND AT READERS WAY, RHOOSE

Flood Risk to existing properties - insurance implications.

As a result of the above, there are insurance implications for existing properties on the south western boundary of HG1 KS3

This proposal shows catchment basins right along our boundary. If they have any risk of overflowing, the main insurance implications fall into three areas: our own home insurance, the developer's liability, and future insurability of our property. The specifics depend on how the basins are designed, maintained, and whether they increase the flood risk to existing properties to the south west. All remain unanswered by the LDP.

This will affect our own home insurance – and that of all existing properties along the south western boundary of the site.

Overflowing basins can change how our insurers view our property's risk profile. As follows: -

1. Increased flood risk classification

If runoff from the basins could reach our garden or home, insurers will treat our property as being at higher flood risk. This will lead to: -

- Higher premiums

Please attach additional pages if required.

Comments continued...

- Higher excesses for flood related claims
- In some cases, fewer insurers willing to offer cover

IMPORTANT - PLEASE REFER TO ADDITIONAL PAGES ON ATTACHED WORD DOCUMENT

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:	
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