



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	Richard Antuch		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	☐
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Comments:

Please see the attached document, Objections & Comments: Candidate site 401 (Land to the west of Fferm Goch House, Llangan).

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

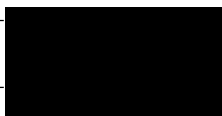
Data Protection Notice – Please note that all comments received cannot be treated as confidential and once duly reported and considered, will be available for public inspection. We will also hold your contact details on our Replacement LDP Consultation Database for the duration of the RLDP preparation 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:

9 March 2026

Objections & Comments

Candidate site: 401 (the "Site")	Location: Land to the west of Fferm Goch House, Llangan
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1. **Conflict with the RLDP Spatial Strategy**

1.1 The RLDP's spatial strategy seeks to direct housing growth to sustainable locations, prioritising:

1.1.1 Well-connected settlements;

1.1.2 Locations with good access to services, facilities and employment; and

1.1.3 Development that reinforces, rather than undermines, settlement form.

1.2 The Site:

1.2.1 Is poorly related to the existing settlement patterns;

1.2.2 Represents an outward expansion that risks fragmented or dispersed growth; and

1.2.3 Does not clearly demonstrate how development would integrate with the existing built form in a manner consistent with the Plan's strategy.

1.3 The location of the site therefore undermines the RLDP's stated approach to sustainable growth and settlement hierarchy.

2. **Unsustainable location and transport accessibility**

2.1 Planning Policy Wales requires development to minimise the need to travel and to prioritise active travel and sustainable transport.

2.2 In respect of the Site:

2.2.1 There is insufficient evidence that the site is located within convenient walking distance of everyday services and facilities;

2.2.2 Public transport is essentially non-existent; and

2.2.3 Development would be likely to result in increased reliance on private car travel, contrary to the national policy and the VOG's climate objectives.

2.3 The RLDP evidence base does not robustly demonstrate that these sites can support genuine modal shift or deliver sustainable travel patterns.

3. **Landscape, countryside and settlement character**

3.1 The VOG is characterised by a sensitive and distinctive landscape, with clear settlement edges and areas of open countryside, contributing to local character.

3.2 The allocation of the Site would:

3.2.1 Result in the loss of undeveloped land that performs an important landscape and / or settlement function;

3.2.2 Risk erosion of settlement identity through incremental outward expansion; and

3.2.3 Cause harm to the visual and rural setting of affected communities.

3.3 Where sites lie within or adjacent to Special Landscape Areas of valued countryside, national and local policy requires strong justification. That justification has not been demonstrated.

4. Failure to deliver high-quality placemaking

4.1 Placemaking is identified in the RLDP as a central objective. However, the Site raises significant concerns in this regard:

4.1.1 The location and constraints risk development that is peripheral, car-dominated and poorly integrated;

4.1.2 Opportunities to create walkable neighbourhoods with a strong sense of place appear limited; and

4.1.3 There is a real risk that development would result in standardised estate layouts, rather than distinctive, locally responsive places.

4.2 The evidence does not show that development on these sites could achieve the quality of placemaking required by the national policy and RLDP.

5. Infrastructure capacity and deliverability

5.1 For the Site to be soundly allocated, the VOG must demonstrate that they it is deliverable within the plan period and supported by appropriate infrastructure.

5.2 In relation to the Site:

5.2.1 There is insufficient clarity regarding highway capacity, safe access and mitigation;

5.2.2 Local services and facilities are already under pressure, with no firm delivery strategy identified;

5.2.3 The infrastructure implication of allocating multiple sites in proximity have not been adequately addressed (as there are other candidate sites close by, namely 398, 402, 403, 468, 2671, 4057 & 4068).

5.3 As such, the effectiveness and deliverability of the allocation is not demonstrated.

6. Failure to justify the need for the Site

6.1 The RLDP must show that the Site allocation is necessary, having regard to reasonable alternatives.

6.2 The evidence does not demonstrate that:

6.2.1 More suitable or less sensitive sites have been exhausted;

6.2.2 Previous development land opportunities have been prioritised to the extent required by national policy; or

6.2.3 The Site is required to meet identified housing need.

6.3 Without such justification, the allocation of the Site fails the tests of soundness.

7. Cumulative impact

7.1 When considered collectively with other candidate sites in close proximity to the Site (namely candidate sites 398, 402, 403, 468, 2671, 4057 & 4068), allocation of the Site would result in:

- 7.1.1 Excessive growth pressure on certain settlements;
 - 7.1.2 Incremental erosion of countryside and landscape character; and
 - 7.1.3 Development that is inconsistent with a plan-led, sustainable strategy.
- 7.2 The cumulative impacts have not been adequately assessed or addressed.
- 8. **Conclusion**
- 8.1 For the reasons set out above, the Site is:
 - 8.1.1 Unsustainably located;
 - 8.1.2 Likely to cause unacceptable harm to landscape and settlement character;
 - 8.1.3 Inadequately supported by infrastructure and deliverability evidence; and
 - 8.1.4 Not justified by housing need or the consideration of alternatives.
- 8.2 The Site should therefore be removed from the RLDP, or the Plan found unsound insofar as it relies upon its allocation.