



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	James Leung		Name		
Organisation (if applicable)			Organisation (if applicable)		
Address			Address		
Postcode			Postcode		
Email			Email		
Telephone No.			Telephone No.		
Communication preference:	Email	☒	Communication preference:	Email	☐

(Please tick)	Letter	☐	(Please tick)	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.

See attached.

SITE REFERENCE/POLICY/PARAGRAPH NUMBER: HG1 KS2 (SP4 KS2)

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

Objection to Allocation HG1 KS2 - Land North of Dinas Powys (SP4 KS2)

This submission sets out an objection to the allocation of Site SP4 KS2 (Land North of Dinas Powys) within the Vale of Glamorgan Replacement Local Development Plan (RLDP).

The allocation is considered unsound, inconsistent, and contrary to national planning policy, and is not supported by sufficient settlement-specific evidence.

1. Previously Rejected for the Same Constraints

The site was previously assessed during the 2011-2026 LDP process (Site 1098/CS.1) and rejected at Stage 2 due to "insurmountable constraints."

Similarly, candidate site 2036/CS.2 (Land at Eastbrook) was rejected on the grounds that development would:

Represent unacceptable intrusion into the countryside

Promote coalescence between Dinas Powys and Llandough

Be subject to significant highway constraints

No clear evidence has been provided to demonstrate that these constraints have been resolved.

2. Green Wedge Conflict & Risk of Coalescence

The site lies wholly within the designated Green Wedge between Dinas Powys, Penarth and Llandough. The 2011 Green Wedge Background Paper identifies its purposes as:

Preventing settlement coalescence

Protecting open countryside

Maintaining settlement identity

Preserving the setting of built-up areas

The RLDP's Integrated Sustainability Appraisal (2023) confirms Green Wedges continue to protect settlement integrity.

Allocating ~250 homes on this land would materially reduce separation between Dinas Powys and Llandough, directly conflicting with paragraph 3.78 of Planning Policy Wales.

Paragraph 3.64 of Planning Policy Wales requires Green Wedges to be "soundly based." No robust evidence has been presented to justify altering this designation.

Once Green Wedge land is released, it cannot realistically be restored. Approval would create pressure for further incremental loss.

3. Inconsistent Candidate Site Assessment (BP18A) Background Paper BP18A shows clear inconsistencies.

Site SP4 KS2 (Site 444) was progressed, while overlapping or adjacent smaller sites were rejected:

Site 356 - Land east of Pen-Y-Turnpike Road (rejected due to Green Wedge harm) Site 419 - Land at The Grange (rejected due to Green Wedge harm)

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Site 423 Land North Dinas Powys (rejected due to sporadic countryside intrusion)

These sites are smaller and would pose less risk of coalescence than SP4 KS2.

The differential treatment lacks explanation and undermines transparency and credibility of the assessment process.

4. Highways, Traffic & Sustainable Transport

Previous Council findings confirmed the Station Road/Cardiff Road junction was operating at capacity. The main road through Dinas Powys is at a standstill in both directions for much of the day. The traffic coming from Penarth will back up due to the increased traffic (approx 500 extra vehicles on the road) resulting from 250 additional houses.

The RLDP does not provide:

Detailed updated junction modelling

Cumulative traffic impact assessment

Funded and deliverable mitigation measures

Planning Policy Wales requires development to avoid severe residual impacts on the road network and promote sustainable transport. The Plan relies on aspirational measures without demonstrating modal shift sufficient to offset ~250 additional dwellings.

5. Air Quality Concerns

Air quality monitoring was undertaken adjacent to open fields, where pollutant dispersion is naturally favourable.

The survey effectively demonstrated acceptable limits because open land allows dissipation. Introducing 250 homes would:

- Alter dispersion dynamics

- Increase vehicle movements

- Create potential pollutant accumulation

No post-development dispersion modelling or cumulative emissions modelling has been presented.

There has been no focused monitoring at sensitive receptors such as local primary schools during peak term-time traffic.

6. Flood Risk & Drainage (TAN 15)

Parts of the Eastbrook area have known drainage and flood constraints.

The RLDP:

- Defers mitigation to application stage

- Does not provide robust cumulative runoff modelling

- Does not clearly demonstrate compliance with current TAN 15 requirements including climate change allowances

The site proposed for development floods after the slightest rainfall. If this development did go ahead the water would be diverted toward the rest of the village who already experience severe flooding and the loss and distress that comes with that.

7. Wastewater & Sewerage Infrastructure

There is no published confirmation from Dŵr Cymru Welsh Water confirming network and treatment capacity.

The Plan does not identify:

- Required upgrades

- Funding mechanisms

- Delivery timescales

- Infrastructure sequencing

Reliance on future upgrades without secured delivery undermines effectiveness.

8. Schools & Community Infrastructure

Previous assessments noted limited school and medical capacity.

Section 106 education contributions from earlier developments (including Taylor Wimpey funding originally linked to nursery and primary provision) have not resulted in clear, transparent delivery of additional school capacity.

Subsequent housing approvals (e.g. Bendricks / Hayes Road) have added pressure without clear education funding alignment.

The RLDP provides no:

- Settlement-specific capacity study

- Confirmed expansion programme

- Delivery timetable aligned with housing growth

9. Best and Most Versatile Agricultural Land

The site comprises Grade 2/3a agricultural land (Best and Most Versatile). Planning Policy Wales requires protection of such land unless overriding need is demonstrated. No published BMV

assessment or alternatives analysis has been provided.

10. Placemaking & Settlement Character

The proposal represents a disproportionate extension relative to the scale and pattern of Dinas Powys. The allocation appears driven by housing numbers rather than:

- Local character
- Infrastructure capacity
- Community wellbeing
- Sensitive placemaking principles

11. Loss of natural habitat for local wildlife

The land proposed for development is a natural habitat for many species including: Bats
Foxes

- Tawny Owls
- Dragon flies
- Woodpeckers
- Sparrowhawks
- Greater Spotted Woodpeckers

12. Active Travel and public transport

The Council offers a narrative of active travel being a reasonable alternative to using vehicles. This has not been thought through properly. Many people have to take children to school, which they could not do by foot on a bicycle. The same argument goes for people working in areas not accessible by public transport. The bus and train service running through Dinas Powys is insufficient for the residents currently living here so would not cope with the increased demand. The train station at Eastbook does not have a lift or a crossing for people with a physical disability or parents with a pushchair. The route to walk around to the other side of the train station would add an additional 20/30 minutes to the journey on foot.

Overall Conclusion

The allocation of HG1 KS2/SP4 KS2 is unsound because it is:

Not Justified

Contradicts established Green Wedge purpose

Inconsistent site assessment

Previously rejected for unresolved constraints

Not Effective

Infrastructure capacity (highways, schools, sewerage, drainage) not demonstrated Over-reliance on future mitigation

Not Consistent with National Policy

Conflicts with Planning Policy Wales Green Wedge policy

Fails to demonstrate sustainable transport compliance Risks loss of Best and Most Versatile agricultural land

Requested Action

It is respectfully requested that:

The allocation of Site SP4 KS2 be removed.

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	☒
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Comments:

Please attach additional pages if required.

ABOUT YOU

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:	06/03/26
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