

From: [REDACTED]
Sent: 10 March 2026 16:43
To: LDP <LDP@valeofglamorgan.gov.uk>
Subject: Vale of Glamorgan Deposit Replacement Local Development Plan
Importance: High

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To: Planning Policy Team
Vale of Glamorgan Council

06/03/2026

Subject: Wick Community Council Representation – Deposit RLDP

Dear Sir / Madam,

Wick Community Council submits the following representation regarding the Deposit Replacement Local Development Plan (2021–2036), specifically in relation to the proposed allocation of land east of Heol Fain.

This representation is informed by structured community engagement undertaken by the Community Council, which received 129 responses from residents of Wick and the immediate surrounding area (copy of the responses and summary attached).

The Council provides the following comments with reference to the Welsh Government tests of soundness.

Procedural Soundness (P1 & P2)

The Community Council seeks clarification regarding the evidence base supporting the identification of this site.

Specifically:

- What planning and site assessment criteria led to the identification of land east of Heol Fain as suitable for allocation?
- How this decision aligns with earlier plan-making stages where the site was not progressed.
- How cumulative growth in Wick since the adoption of the previous Local Development Plan has been assessed in determining the appropriateness of further allocations.

Understanding the reasoning behind the selection of this site would assist the community in understanding how it fits within the overall spatial strategy.

Proportionality of Growth

Community responses indicate that while a majority of residents oppose further housing growth in Wick, there is some acceptance that small-scale development may be appropriate, particularly where it reflects the scale and character of the village.

Survey responses indicate that:

- 47% prefer no additional housing
- 41% would support small-scale development (fewer than 20 homes)

This suggests that, where development occurs, residents consider that smaller sites may be more proportionate to the size and character of the settlement.

Infrastructure Capacity & Delivery (CE1 & CE2)

A key concern raised through community engagement relates to infrastructure capacity.

Survey responses indicate that:

- 73% consider existing infrastructure to be inadequate or very inadequate
- 90% believe infrastructure improvements should be delivered prior to or alongside development.

Residents have highlighted concerns regarding:

- drainage capacity
- traffic and highway impacts
- school capacity
- public transport accessibility

The Council therefore requests clarification on the evidence supporting the capacity of existing infrastructure and how any necessary upgrades would be delivered and funded.

Affordable Housing & Local Connection

Community responses indicate that while views on additional housing are mixed, there is clear support for ensuring that any affordable or social housing provision benefits those with established local connections to the village.

Survey responses show that:

- 44% support the inclusion of affordable or social housing in principle
- 39% oppose
- 17% are unsure

However, where affordable housing is delivered, 78% of respondents indicated that priority should be given to applicants with existing family or employment links to Wick.

This outcome highlights a strong community preference for ensuring that affordable housing provision supports the sustainability of the local community, particularly for:

- younger residents wishing to remain within the village
- families with established local ties
- individuals currently priced out of the local housing market

The Community Council therefore asks that, should development proceed, consideration is given to mechanisms which prioritise local connection criteria where consistent with housing policy.

Site Access & Highway Considerations

Residents have raised concerns regarding the potential construction access and operational access arrangements for the site.

In particular, questions have been raised about whether construction traffic or site access could occur through the St James Gardens estate, which includes a relatively narrow access road serving an existing residential development.

Concerns raised relate to:

- potential construction traffic movements
- safety considerations for existing residents
- proximity to areas used by children for recreation
- suitability of the road network for large construction vehicles

The Council requests clarification on:

- the proposed access arrangements for the site
- whether the St James Gardens estate is expected to provide access
- any highway safety assessments that have been undertaken

Environmental & Open Space Considerations (C1)

Community responses demonstrate strong support for protecting green space around the village, with all respondents indicating that protection of green space is important. The Council therefore requests confirmation that environmental constraints and landscape impacts have been fully assessed within the site selection process.

In conclusion Wick Community Council respectfully requests that the Inspector and the Council consider the following matters in assessing the soundness of the plan:

- The justification for selecting the Heol Fain site within the settlement strategy.
- Whether the scale of development proposed is proportionate to the size and character of Wick.
- Evidence relating to infrastructure capacity and delivery.
- Highway access arrangements and potential safety implications.
- Environmental and landscape considerations.

The Community Council would welcome further clarification regarding the evidence base supporting this allocation.

Yours faithfully,
Wick Community Council