



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	CHRISTOPHER EDWARDS		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 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:

HG1 KS1

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

Dear Planning Officers/Councillors,

I wish to object to the proposed development of around 380 homes on land next to the A4226 at Waycock Cross.

My objection is based on concerns about traffic, infrastructure, environmental impact, and the importance of this road as a key access route to Cardiff Airport.

1) Increased Traffic on an Already Busy Road.

The A4226 is an important route linking the area to Cardiff Airport and the town centre. It already suffers from congestion, especially during rush hours and busy airport travel periods. Adding around 380 homes would lead to a large increase in daily vehicle movements. This would likely make congestion worse, increase journey times, and reduce the reliability of travel along this route.

Planning policy expects new developments to be supported by suitable transport infrastructure. In this case, it is difficult to see how the current road network can cope with the extra traffic without serious impact.

2) Previous Findings in 2014.

Earlier assessments in 2014 found that development at this location would harm the flow and capacity of traffic on this road. Those concerns related to the physical limits of the existing road network. There is little evidence that these limits have changed since then. Allowing a development of this scale without major road improvements appears inconsistent with those earlier findings.

3) Impact of Additional Pedestrian Crossings.

A development of this size would likely require new pedestrian crossings on a busy main road so that residents can safely cross the road. Whilst safety is important, additional controlled crossings on a busy main road will stop traffic more often.

Please attach additional pages if required.

2: Your Views

QUESTION 1:

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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:

HG1 K51

Agree/Support

☐

Disagree/Object

☒

Comment

☐

No Comment

☐

Comments:

Combined with the extra vehicles from the development, this would likely increase queues and delays. This effect needs to be properly considered when assessing whether the site is suitable for development.

4) Pressure on Drainage and Sewage Systems.

There are also concerns about whether existing drainage and sewage systems can cope with a development of this size. An extra 380 homes would create a significant increase in wastewater. If local systems do not have enough capacity, there is a risk of overflows or system failures. This could lead to pollution entering nearby water courses, including the Millwood Stream, affecting water quality and wildlife.

5) Impact on Wildlife.

The site currently supports local wildlife including foxes and bats. Bats are a protected species and can be affected by habitat loss and increased lighting.

Developing this greenfield land would lead to habitat loss and disturbance to local wildlife. Planning Policy Wales and the Environment (Wales) Act places a duty on public bodies to protect and improve biodiversity.

6) Importance of Access to Cardiff Airport.

The A4226 is one of the main access routes to Cardiff Airport, which is an important for passengers, staff, and businesses. Increased congestion caused by a large housing development on this route could harm that access.

Planning decisions should take into account the need to protect key infrastructure such as airport access routes P.T.O.

Please attach additional pages if required.

Conclusion.

For these reasons - including increased traffic, infrastructure concerns, environmental impact, and the importance of maintaining good access to Cardiff Airport - I believe the proposed development would have a negative impact on the area.

I therefore ask the Council to refuse the application.

Yours faithfully,

Christopher Edwards.