



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	Mrs		Title		
Name	Zelda Smith		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:

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

Site Reference HG1 KS2 - 250 New Houses in Dinas Powys

I am writing to raise a formal objection to any further large scale housing development in Dinas Powys. The proposal represents overdevelopment and would cause significant and unacceptable harm to the village's character, infrastructure, environment, and essential public services. These concerns fall within recognised material planning considerations, including design and character, traffic and highways, pressure on local services, flood risk and environmental impact, and policy conflict.

TRAFFIC & HIGHWAYS IMPACT:

Dinas Powys already experiences severe and chronic congestion on a daily basis. The village functions as a through route, with long queues forming along Cardiff Road throughout the day.

The proposed development could add around 500 additional vehicles, yet no highway upgrades are planned or proposed. This increased traffic volumes has not been recognised or taken seriously. Continual development west of Dinas Powys will further compromise highway safety, reduce traffic flow efficiency, and exacerbate gridlock—issues the existing road network cannot absorb.

OVERSTRETCHED SCHOOLS & EDUCATIONAL IMPACT:

As a former Parent Governor at Dinas Powys Primary School, I have direct knowledge that the school was already oversubscribed five years ago. A development of this scale could result in 250 – 750 additional children, for whom there is no available capacity. Pressure on education systems should be a recognised planning concern when assessing the sustainability of new development.

Without substantial, funded expansion of local schools—which is not proposed—the development will undermine access to statutory education provision.

OVERCAPACITY AT THE LOCAL GP SURGERY:

Dinas Powys Medical Centre is already at or beyond capacity following three major housing developments in the past decade and a significant influx of patients from closed GP practices in Penarth.

Further development will deteriorate access to healthcare, an essential public service. The impact on community amenity and local services is a clear material planning consideration.

This proposal would directly and negatively affect residents' ability to obtain GP appointments in a timely and safe manner. (see continuation on separate sheet)

Please attach additional pages if required.

Continuation of application form:

Flood Risk and Environmental Harm: Flooding in parts of Dinas Powys has increased significantly in recent years. Any additional development upstream will increase surface water run-off into local watercourses, worsening existing flood risk for homes already identified as vulnerable.

Flooding and environmental impact are recognised material grounds for objection. However, the current plan fails to acknowledge or address this long-standing and unresolved issue.

This omission exposes existing residents—including my own property—to heightened risk.

Rail Capacity and Travel Overload: With road networks already over capacity, many residents rely on rail services. However:

- Trains arriving at Eastbrook Station are already frequently full at peak times
- Additional residents will worsen crowding and reduce accessibility

Transport pressures, particularly on public transport infrastructure, form a material planning concern. The proposal offers no mitigation for the inevitable increase in rail demand.

Harm to Village Character, Setting, and Landscape: I believe the proposed housing estate will cause harm to local character, landscape setting, and heritage which I feel is a valid planning objection.

Another large housing estate would:

- Permanently alter the historic landscape that defines Dinas Powys
- Erode the rural setting and village scale
- Introduce development incompatible with the surrounding area

This proposal would go against Green Belt objectives which aim to preserve the setting and special character of historic towns.

In conclusion, this development represents unsustainable, inappropriate, and unacceptable overdevelopment of Dinas Powys. It will:

- Intensify traffic congestion
- Overwhelm local schools and GP services
- Increase flood risk
- Strain rail and transport systems
- Harm the village's established character and landscape

I therefore formally object in the strongest possible terms and request that the concerns of residents are listened to and addressed directly.

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

☐**Comments:**

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:

24/02/2026