



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	RUSSEL PAGE		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 KSI

Agree/Support

☐

Disagree/Object

☒

Comment

☐

No Comment

☐

Comments:

Living in the area near Waycock Cross means I have to endure constant congestion, mornings and evenings from all four directions. With the entry/exit from this new build site adding to the slowing of the traffic flow it will only become much worse, adding to poorer air quality.

The lack of public transport will obviously add to congestion and a 45 minute to 1 hour walk to the train station from the furthest point is not viable, especially in bad weather.

With the additional housing to be built in Rhose, St Athan and Llantwit Major the road network is at capacity already with no true alternative when an incident happens on the road, especially if this Government wants to expand the airport.

Could I possibly suggest a link to the M4 to junction 34 be built from the airport roundabout, easing traffic flow across the Vale before building ourselves into chaos.

Please attach additional pages if required.

Summary of objections to HG1 KS1

10/03/26

I object to the allocation of HG1 KS1 (North West Barry / Weycock Cross) on the grounds that the site is **unsound, unjustified, and undeliverable**. The Council's own supporting evidence, together with the developer's technical reports, demonstrates that the site fails key tests relating to **transport, drainage, biodiversity, Green Wedge protection, landscape character, heritage, and community infrastructure**.

Transport & Air Quality:

Weycock Cross is already over capacity. The RLDP transport evidence is incomplete, based on limited data, and omits an Air Quality Assessment entirely. Active-travel and public-transport options are weak, indirect, or impractical. The site would generate significant car-dependent growth and site-related congestion & pollution contrary to PPW and the Well-being Act.

Green Wedge & Landscape:

The Technical Briefing Note misinterprets PPW by reducing Green Wedge policy to a distance test. The 2015 Inspector found this land integral to openness and separation. The site remains visually exposed, contributes to the rural setting of Barry, and forms part of a continuous landscape corridor. The case for moving the GW boundary is weak and would set a damaging precedent.

Biodiversity:

The Preliminary Ecological Appraisal identifies multiple high-value receptors, including **ASNW, Priority Hedgerows, bats, dormice, badgers, otters, reptiles, and Red-List protected ground-nesting birds**. Impacts cannot be avoided or mitigated. The site cannot deliver PPW's required **net benefit for biodiversity**.

Community Infrastructure:

The RLDP provides no deliverable strategy for GP capacity, social care, education, or community facilities. The Council's own Health Impact Assessments warn of negative health outcomes if development proceeds without infrastructure in place. Vague assurances of off-site financial contributions have no real bearing on strategic infrastructure provision.

Drainage & Flood Risk:

The developer's own drainage strategy shows unresolved risks: missing NRW Product 6 data, significant height discrepancies between flood models and ground levels, unknown outgoing watercourse capacity, unviable SuDS infiltration due to soil type, and the need for **9,580 m³** of attenuation. Foul drainage solutions are speculative and require major off-site works. Fundamental viability remains unproven.

Heritage:

The Heritage Assessment fails to comply with PPW and Cadw guidance. It does not assess significance, setting, cumulative impacts, or mitigation. Conclusions are unsupported and cannot be relied upon for plan-making.

Conclusion:

The allocation conflicts with PPW, TAN guidance, the Well-being Act, and the Council's own evidence base. The site is not sustainable, not deliverable, and should be **removed from the RLDP**.

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:

11 MARCH 2026