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Representor No.

Date Received.....

Date of Acknowledgement

Vale of Glamorgan Replacement Local Development Plan 2021-2036

DEPOSIT PLAN CONSULTATION

HGI KS2
EASTBROOK

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	Miss	Title	
Name	Sian Evans	Name	
Organisation (If applicable)		Organisation (If applicable)	
Address		Address	
Postcode		Postcode	
Email		Email	
Telephone No.		Telephone No.	
Communication preference: (Please tick)	Email ☐ Letter ☒	Communication preference: (Please tick)	Email ☐ Letter ☐
Language preference: (Please tick)	English ☒ Welsh ☐	Language preference: (Please tick)	English ☐ 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

☐

Comments:

Please see attached document.
regarding Eastbrook development
code 'HG1 KS2 - EASTBROOK'

Please attach additional pages if required.

The proposal appears to disregard current statistical evidence and the real infrastructure constraints facing Dinas Powys and the wider Vale of Glamorgan. Key concerns include:

- Census data and housing need
- Increased congestion
- Increased pollution
- Pressure on local services
- Loss of the Green Wedge
- Floodplain and flood risk

Each of these concerns demonstrates that the proposed development is neither appropriate nor sustainable in its current form.

Census Data:

Recent census data indicates that the **largest area of population growth in the Vale of Glamorgan is among elderly dependants**, with an increase of **24.9%**. Therefore, the claim that this development is required to meet the housing needs of the Vale is questionable. The proposed site lies on the **periphery of the village**, which risks segregating and isolating those who will live there. If the aim is to meet the needs of an ageing population, the development should prioritise **bungalows, sheltered housing, and accessible homes**. There is little evidence within the proposal to suggest that this will be the case.

Increased Congestion:

According to the **2021 Census**, **83% of households in Dinas Powys own at least one car**. Based on this figure, the development could introduce **a minimum of 250 additional vehicles**, potentially rising to **500 vehicles if households own two cars**. Road and pavement infrastructure within Dinas Powys has **seen little meaningful investment for decades** and is already under strain. The peripheral location of the proposed development will inevitably increase reliance on private vehicles. The nearest railway station is already **oversubscribed**, with passengers from Eastbrook often unable to board trains during peak hours due to congestion from Barry commuters. The station car park is limited and the facilities provide **little accessibility for people with disabilities, parents with pushchairs, or cyclists**. This undermines the credibility of the proposed **“active travel” routes** within the development. Furthermore, **12.8% of Dinas Powys residents do not own a car**, meaning they rely heavily on public transport and local infrastructure. Given the current limitations of rail services and active travel routes, the development does little to improve accessibility for these residents.

Increased Pollution:

Air quality will inevitably deteriorate as a result of increased congestion. Prior to the development of Scholars Park, reports indicated that **Cardiff Road was already operating at 100% capacity**. Following the completion of that development, traffic studies showed that the road was operating at **120% capacity**. Cardiff Road remains **the primary route through Dinas Powys**, and the proposed development will feed directly into this already overstretched corridor. Stationary traffic along this route passes **three schools and a day care facility**, exposing children and vulnerable residents to increased pollution. The suggestion that a significant increase in traffic will not impact local air quality or residents' quality of life is unrealistic.

Pressure on Local Services:

Local services are already under significant strain.

- **The local health centre is oversubscribed**, and has recently absorbed patients from Penarth following the closure of the Redlands Road surgery.

- **Schools are also oversubscribed.** For the 2023 academic year, **St Cyres School** received **over 500 applications for just 210 places.**

Crucially, there are **no legally binding provisions within the Local Development Plan (LDP)** to ensure schools, healthcare facilities, or other services are delivered before housing development is completed. This has already been demonstrated by the **Plas Dŵr development**, where the planned secondary school has been **delayed by nine years**. Without guaranteed infrastructure delivery, residents face further deterioration in access to education and healthcare.

Loss of the Green Wedge:

The Green Wedge is intended to **protect open space and prevent urban sprawl**. However, its treatment within the Local Development Plan appears inconsistent. In recent years, individual planning applications within the Green Wedge have been rejected specifically to **avoid loss of this protected designation**. It is therefore deeply concerning that large-scale development is now being considered that would permanently erode this protected area. The Eastbrook site also contains **protected flora and fauna, as well as historic Holy Wells**, making it an environmentally and culturally sensitive landscape. These habitats and features should be preserved rather than sacrificed for development.

Floodplain and Flood Risk:

Flooding in Dinas Powys has worsened in recent years. The proposed developments will increase the amount of **impermeable surfaces**, leading to greater levels of **surface runoff** and reduced lag time following rainfall events. This will result in **higher volumes of water entering the River Cadoxton more rapidly**, increasing both **river velocity and energy levels**. The consequence is not only an increased likelihood of flooding but also **greater erosional damage** to surrounding areas. Large parts of the proposed development lie **within existing floodplains or areas with high ground saturation**. With climate change increasing the frequency and intensity of extreme rainfall events, this risk will only grow over time.

Conclusion

The proposal does not adequately address the **demographic realities, infrastructure limitations, environmental risks, or community impacts** outlined above. Proceeding with the development in its current form would demonstrate a disregard for both **local evidence and the legitimate concerns raised by residents**.

SECTION 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:

No impact as it's a housing development.

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.

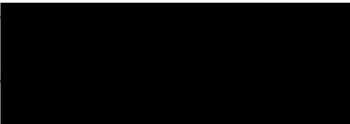
How we will use your information

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:	10.3.2026
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