



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	CLAIRE GRIFFITHS		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 separate form for each person/organisation you are representing).

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 KS2

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

Increased Congestion - Cardiff Road and Pen-y-turnpike are already over subscribed. There have been no up grades to these to ease current congestion and they are not suitable for road widening. The additional houses could potentially add 300-500 extra cars which, in turn, will add more pollution and therefore more pressure on the NHS due to lung conditions such as asthma, particularly for children at the school on the lights.

The active travel plan is essentially moot, with no legal access for the proposed site that doesn't include using private property not included within the development. Additionally, there is no facility at Eastbrook station for non able-bodied people or prams etc. The schools are already at capacity, (we have checked) so any new residents may have to take their children by car to schools outside the vicinity, so wouldn't be using Eastbrook station.

* It's wrong of the plan to show a definite 'secondary access' at my address. It's misleading of the documents to show this when Highways require Persimmon to carry out further study, yet their transport documents supply none, not even a drawing as supplied for the primary access.

Access from the parking on the left (8 wayside cottages) ~~or~~ would become infeasible so close to a future Junction. The wall ~~on the~~ and trees on the right (9 wayside cottages) would have to be removed for road widening, while the East Brook flows into a pipe culvert under the wall and roadway at that point. Widening the access track over the Brook has technical problems that Persimmon has not addressed.

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Please attach additional pages if required.

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Flooding of adjacent homes has occurred because of blockage due to debris carried down the Brook and caught at the 90° corners in a narrow (deep) channel. Currently the channel and pipe entrance are visible and accessible so can be cleared. Roadway on top would prevent this.

Persimmon could insert a grill to hold back debris, however, this is not proposed. If they were to do this, Persimmon should take responsibility for regular inspection and maintenance and particularly at any time of rainstorms. I do not trust that they would do this, therefore who would then be responsible for any flooding of my, and any neighbours property? Will the Vale buy our properties as Rhondda Cynon Taf Council did in Ynysylw (Cydach Terrace)?

The stormdrain overflow at 9 wayside cottages that feeds into the Brook has seen a large increase in waterflow since the expansion of Rhondda Hospital. Therefore, the proposed development will only add to an already overwhelmed drainage system and more water being diverted into the Brook, thereby potentially causing flooding at this point and further down Cardiffs Road.

It is also my understanding that if the boundary falls within 10 meters of the bank top of a watercourse, then Persimmon will require a River Condition Assessment to inform the Biodiversity Net gain in order to comply with BNG user Guidance.

Checks have been made and all doctors are at Capacity, and there has been no on-going consultation with GP services. How ~~will~~ will this be addressed? Will a new medical Centre be built as part of the development?

I am very aware that Persimmon have had an ecological study done. Where are the results of this? Having spoken to the ecologist who carried out the study, it was very obvious that he was concerned about the 'wonderful' meadowland and the old oaks on the site. Persimmon have a history of cutting such trees regardless and paying the fines. This is well documented on various news and social media sites.

Currently I have evidence of bats, various raptors and many birds, foxes etc who call the site home. What is proposed to re-home them?

There are brown field sites available to within the Vale of Glamorgan far more suitable for development. Why are these not being considered?

It also appears that JBA Consulting suppressed Dinas Powys flooding in the RUDP documents. Their SFCA had to record details of historical flood events yet omitted the flooding of around 100 homes in Dinas in December 2020. The same company wrote its Section 19 legal report in 2021. Their SFCA just mentions the flooding measures dealt with the problem yet their 2021 report recommends that NRW assess the viability of options to manage flood risk across Dinas Powys; for DCWW to assess the viability of offsite storage for the Cae'r adyn Sogre water system. It's surprising therefore, to find their map on the last page of the SFCA proposes woodland planting to hold back rainstorm run-off on part of the proposed site for development by Persimmon.£

The Senedd has recently approved 'groundbreaking new environmental legislation aimed at helping Wales make significant progress in addressing the nature and climate crises. A new independent watchdog has been created. Will you be consulting this watchdog to ensure compliance with the Senedd's objectives? Deputy First Minister with... 3/4

... responsibility for Climate Change, Huw Irranca-Davies said, "This is a landmark moment for nature in Wales. By passing this Bill, we have sent a clear message that protecting our natural environment is a national priority."

He further said "As winter has shown, climate change is driving more extreme weather events - putting pressure on environment and biodiversity."

Therefore, in line with Persimmon's own ecology report, this proposed development is in direct opposition to this Bill.

In Summary, I believe The Vale of Glamorgan Council needs to confer with, and report on how these matters are going to be addressed with regard to:

- Contacting Schools and GP practices in Dinas powys to ascertain Capacity
- Engage, as is required, with Highways regarding Road Capacity etc.
- Engage with Welsh Water to establish drainage Capacity
- Question Persimmon regarding access sites for the development
- Ensure Eastbrook Station is adequately accessible to all
- Ensure proper and effective flood management going forward for ever increasing rainfall etc
- Look at why Brownfield sites aren't being considered instead
- Check the SFCA report proposing woodland planting to hold back rainstorm run-offs
- Conduct yourselves in line with Senedd guidance with regard to nature and Climate Compliance

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

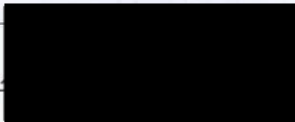
On 25th May 2018 the General Data Protection Regulation (GDPR) came into force, placing new restrictions on how organisations can hold and use your personal data and defining your rights with regard to that data. Any personal information disclosed to us will be processed in accordance with our Privacy 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:	10/03/2026
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