




Vale of Glamorgan Council
Planning Policy
Via Email

Ref: L0001.5880CA.

Date: 11th March 2026

Dear 

Representations to the Vale of Glamorgan Replacement Deposit Local Development Plan: Policy HG4 (3) Land at Heol Fain, Wick

These representations are submitted on behalf of the landowners  (as executor and beneficiary of the late  estate) in support of Policy HG4 (3), which proposes the allocation of land at Heol Fain, Wick ("the Site") for a rural affordable housing led development of up to 50 homes.

Planning Context and Adjacent Development

The land immediately to the east and south of the Site was granted planning permission under application 2014/01424/FUL for a residential development comprising 124 dwellings, public open space, landscaping, highway improvements and associated engineering works. This development has been implemented by Barratt David Wilson Homes and now forms the established residential area adjoining the Site.

Access and Highway Arrangements

The Site is readily accessible via St James Road, as illustrated on Sketch Layout Plan SK-04. which was provided to the Council in September 2025.

The Supplemental Agreement dated 20 November 2015 which includes the Transfer details confirms that the estate road linking the Site to the adopted highway at St Brides Road was expressly intended to serve the retained land (the Site) without the creation of any ransom position. The registered title also confirms the absence of any legal impediments to utilising this access. Furthermore, access through St James Gardens does not require consent from the private management company, and the title register confirms no restrictions that would prevent vehicular or pedestrian access via this established route.

This position is also reflected in the signed Legal Agreement for the sale of the freehold property which has already been developed by BDW Trading Limited. Clause 13.5 states "The Buyer shall ensure that in any planning layout in respect of the Property that the layout provides for the benefit of pedestrian and vehicular access to the boundary between the Property and the Retained Land by means of the construction of a roadway to be built to adoptable standards leading to the boundary between the Property and the Retained Land to enable the continuing access and egress from the Retained Land over the Property, but subject always to the same having been approved by the local planning authority and/or local highway authority".

Additionally, the title and plan for the retained land (WA986140) also notes that an easement has been registered pursuant to the terms of the agreement with BDW and the Land Transfer.

The following documents are attached to confirm the access arrangements to the Site:

- Signed Legal Agreement of Sale dated 30.06.14
- Signed Supplemental Agreement on Land Transfer dated 20.11.15
- Copy of Title and Plan of retained land (WA986140) as of 09.03.26

Support for Allocation

The landowners fully support the allocation of the Site under Policy HG4 (3). The Site represents a logical and sustainable rounding off of the village, with clear physical, legal, and infrastructure connections to the adjoining residential area. The Site is well-placed to contribute towards meeting the Vale of Glamorgan's identified rural affordable housing needs.

The landowners also reconfirm their commitment to bringing the Site forward at the earliest opportunity, working collaboratively with the Council and relevant stakeholders to ensure timely delivery.

Yours sincerely



Tom Molyneux-Wright
Associate Director

DPP

