



Boyer

11 February 2026

Our Ref: 21.8074



Vale of Glamorgan Council
LDP Team
Dock Office
Barry Docks
Barry
CF63 4RT

Dear LDP Team

Re: Vale of Glamorgan Replacement Local Development Plan (2021 – 2036) – Deposit Plan Consultation

**Written Representations on behalf of Mr Ian Fairweather
The Spinney, St Nicholas (Site Ref: 460)**

Boyer have prepared the following representation on behalf of Mr Fairweather in response to the current Vale of Glamorgan Replacement Local Development Plan (RLDP) 2021-2036 Deposit Plan Consultation.

A summary of our main representations is as follows:

- Significant concern is raised regarding the lack of residential allocations within the Minor Rural Settlements, in particular St Nicholas.
- Concern regarding the overall housing requirement and the need for an increased flexibility allowance.
- Questions asked regarding the spatial distribution and the lack of other allocations to provide a range and choice of housing.
- Confirmation of the limited constraints for The Spinney, St Nicholas (Site Ref: 460).
- Review of the Candidate Site Assessment; and
- Need to review the Settlement Boundary of St Nicholas.

SP1: Sustainable Growth Strategy

Whilst Policy SP1 outlines the housing delivery requirement (addressed under the response to SP6), the main concern for Mr Fairweather is the proposed primary focus of housing growth within the Vale being within the Strategic Growth Area. Whilst it is understood and supported by Mr Fairweather that new housing developments would be concentrated in locations which are served by existing public transport routes and provide the opportunity to enhance sustainable



transport connectivity, it is shortsighted to concentrate this growth specifically along the railway line. The justification being that those settlements identified as being 'Outside of the Strategic Growth Area' – including St Nicholas, are equally as important as those within. St Nicholas is a sustainable location and located on an important public transport route (A48) and is well served by bus transport.

The principle of locating development at sustainable settlement is supported, however Mr Fairweather considered that limiting development at suitable settlements outside the Strategic Growth Area is not the correct approach and that greater flexibility is required to deliver the housing need. Currently under Policies HG1 and HG4, the only allocations in any Minor Rural Settlements amount to 122 dwellings in total (excluding any from St Nicholas). This also needs to be considered in the context of the 1,303 dwellings expected from large and small windfall developments. Clearly there is a requirement to provide further allocations in sustainable Minor Rural settlements identified as being 'Outside of the Strategic Growth Area' – namely St Nicholas.

In context of above, Mr Fairweather strongly recommends that appropriate consideration is given to the widening of the Strategic Growth Areas to include St Nicholas as a sustainable settlement which is capable of accommodating a new allocation at The Spinney (Site Ref: 460).

SP2: Settlement Hierarchy

Mr Fairweather previously supported the identification of St Nicholas as a Minor Rural Settlement and acknowledged its capacity to accommodate proportionate and sustainable growth, particularly given its accessibility and relationship with Cardiff to the east and access to Bridgend to the West. The Deposit Plan retains St Nicholas within the Minor Rural Settlement tier, however, does confirm that the settlement is outside the Strategic Growth Area.

Whilst the overarching principle of directing growth to the most sustainable settlements is supported, the Plan does not clearly demonstrate why settlements that are well connected and functionally related to larger centres, such as St Nicholas, should be subject to such constrained growth.

In this context, Mr Fairweather highlights Paragraph 3.10 which indicates that Minor Rural Settlements provide an *'important range of services and facilities that play a functional role in meeting some of the basic needs of residents within rural areas, reducing the need to travel'*.

Building upon this, Policy SP2 does highlight that *'Minor Rural Settlements identified will be limited to the efficient and sustainable use of existing buildings, infill opportunities, small-scale affordable housing led schemes, and rural enterprise/ agricultural related developments'*.

Furthermore, the supporting text to Policy SP2 (Paragraph 6.17) confirms that *'those settlements that are considered to have sufficient population, services, and facilities to accommodate small scale growth without it having a detrimental impact on their existing character and local environment'*.

This all buildings upon the identified importance of Minor Rural Settlements within the Preferred Strategy which outlined in Paragraph 6.50 that it is *'essential for the LDP to balance the growth in a way that supports the need of rural communities'* and whilst it is evident that within these settlements *'general market housing will be limited to opportunities including infill'* (Paragraph 6.51),



the enabling of an element of *'open market housing will provide opportunities for the delivery of affordable housing reflecting the aspirations of rural communities to sustain their housing needs'* (Paragraph 6.51). This importance of Minor Rural Settlements needs to be carried more strongly forward in the Deposit Plan.

Moreover, the evidence base does not sufficiently justify the degree of restriction now applied, nor does it explain why proportionate additional growth in appropriate Minor Rural Settlements would undermine the spatial strategy. As drafted, the policy risks limiting flexibility in the distribution of housing across the Vale. Accordingly, it is considered that the approach to St Nicholas under Policy SP2 is not justified.

Clearly there continues to be a disconnect between the identified role and function of St Nicholas, which is supported, and the actual ability to deliver the appropriate range and choice of dwellings in the rural settlements. For example, The Spinney, St Nicholas (Site Ref: 460) is considered to naturally round-off the existing boundary, enclosing the envelope of development, without encroaching or sprawling beyond the existing line of built form, in a sustainable location which can accommodate an appropriate allocation.

SP6: Housing Requirement

As per Mr Fairweather's previous comments to the Preferred Strategy, the concerns regarding a need for a higher housing level and the need for development to be appropriately placed in sustainable allocations in a settlement in which people want to live is still relevant.

Currently Policy SP6 establishes the overall housing requirement and applies a 10% flexibility allowance. The Policy suggests that to meet the identified housing requirement of 7,890 dwellings, provision will be made for the delivery of 8,660 homes and this will be delivered by:

- 3,837 dwellings from the existing land supply
- 3,520 dwellings on allocated sites
- 1,303 dwellings from large and small windfall developments

As per previous representations, Mr Fairweather considers that it's important to take account of recent guidance provided to other Local Planning Authorities in Wales which have either adopted or are in the latter stages of bringing forward a new Local Development Plan. For example, in Bridgend the Council recently adopted their new Local Development Plan (covering the period 2018 to 2033) which is underpinned by a flexibility allowance of 14% equating to an additional 1,053 dwellings. This level of provision was required in order to demonstrate the Anticipated Annual Build Rate (AABR) were deliverable and ensure that the Plan remains effective in the event of changing circumstances. During the examination process the Inspector explained that an increase beyond the standard 10% was fundamental to enable the plan and its housing trajectory to be resilient and sufficiently adaptable. The overarching purpose of which is to account for any unforeseen changes and potential shortfalls/ delays to the strategic site allocations whilst still enabling the overall housing requirement to be delivered.

More recently in Swansea, the Council published their LDP2 Pre-Deposit Plan (Preferred Strategy) for consultation. In terms of housing delivery this incorporates a 20% flexible allowance above



the proposed housing requirement and is predicated on the basis of needing to account for certain sites not coming forward as anticipated and other unforeseen factors affecting delivery.

Applying the same approach to other current Local Development Plans, it is evident that a flexible housing allowance above the current 10% threshold will be required. Having reviewed the Council's evidence base Mr Fairweather considered that a minimum allowance of 15% would be reflective of the County's growth aspirations and would seek an additional circa 400 dwellings (equating to a housing requirement of 9,074 dwellings inclusive of the 15% flexibility).

To accommodate this increased in flexibility allowance and over all housing numbers, it should be outlined that smaller sites typically deliver more quickly, are less infrastructure-dependent, and increase build-out rates through diversification. The Spinney represents precisely the type of deliverable site that should form part of an enhanced flexibility allowance.

Policy SP6 should therefore be amended to increase the flexibility margin to up to 15%, with consequential allocation of additional small and medium-sized sites.

HG1: Housing Allocations

Mr Fairweather does not comment on any of the proposed housing allocations, however, does highlight that the delivery in incumbent upon a number of larger strategic sites, and that to allow a greater range and choice than smaller allocations in the Minor Rural Settlements. Only 161 units are proposed on smaller allocated sites, equating to approximately 7% of newly allocated supply.

In the context of the above, there remains significant concern that the spatial strategy continues to exclude allocations within Minor Rural Settlements, including St Nicholas.

The Plan recognises that Minor Rural Settlements provide an important range of services and facilities and play a functional role in meeting the needs of residents within rural areas. It further acknowledges that it is essential for the LDP to balance growth in a way that supports rural communities. Whilst general market housing is described as being limited to infill opportunities, the Plan also recognises that enabling an element of open market housing provides opportunities for the delivery of affordable housing and helps sustain rural communities.

There is therefore a clear disconnect between the identified role and function of settlements such as St Nicholas and the absence of any allocated sites (excluding the affordable led schemes under Policy HG4) capable of delivering an appropriate range and choice of dwellings. The strategy effectively restricts development to windfall and infill, without positively identifying opportunities that would logically consolidate and strengthen the settlement.

This approach is inconsistent with the settlement's accessibility and functional role. St Nicholas is:



- Well connected to the A48 strategic highway network.
- Served by bus routes within close proximity to the site.
- Within commuting distance of Cardiff and Cowbridge.
- A sustainable and established residential community.

Land adjoining The Spinney, St Nicholas (Site Ref: 460) represents a contained and sustainable opportunity that naturally rounds off the existing settlement boundary. The site encloses the envelope of development without encroaching into open countryside or extending beyond the established line of built form. It is well related to existing services and infrastructure and is capable of accommodating a modest allocation consistent with the scale and character of the village.

A proportionate allocation at this location would align with the stated objectives of supporting rural communities, enabling a mix of market and affordable housing, and providing genuine choice within Minor Rural Settlements. The continued absence of such allocations undermines the internal consistency of the spatial strategy.

Furthermore, the strategy places substantial emphasis on rail-based corridors. Whilst development near rail infrastructure is supported in principle, sustainable growth should not be exclusively rail-led. Strategic highway connectivity and bus accessibility also represent legitimate and sustainable locational advantages.

The complete absence of allocations in Minor Rural Settlements creates an imbalance in distribution and limits housing choice. A modest allocation at The Spinney would represent proportionate growth consistent with the scale and character of the settlement.

HG4 – Affordable Housing Allocations

It is recognised that Policy HG4 does allocate development within some Minor Rural Settlements, but in the context of them being affordable housing led sites where there will be a requirement for the provision of a minimum 50% affordable housing to meet the affordable housing needs of the local community. Mr Fairweather has no objection in principle to this but does object to the fact that there is no development in St Nicholas (despite it being sustainably located on the A48).

Furthermore, The Spinney, St Nicholas (Site Ref: 460) proposes a 40% affordable housing provision which accords with Policy SP8 of the Deposit Plan. Should the Authority consider that the site is suitable for allocation under Policy HG4 then the provision can be amended to 50% to accord with the policy.

Candidate Site Response: *The Spinney, St Nicholas (Site Ref: 460)*

From a review of the Background Paper (BP18 a) - Candidate Site Assessment at Preferred Strategy Stage, we are aware that the candidate site The Spinney, St Nicholas (Site Ref: 460) has not progressed beyond Stage 2: Detailed Site Assessment: Site Characteristics and Physical Constraints.

The justification provided states that *'The development would have an adverse impact on the character and setting of the St Nicholas Conservation Area'*. Whilst this is disputed and it is



considered that the site should have progressed, it is important to highlight that of all the Candidate Sites within St Nicholas, The Spinney has the least issues raised.

Other sites within the assessment raised concerns regarding Best and Most Versatile Land, intrusion into the open countryside and the loss of a sites identified as providing important views. Ultimately, Site Ref: 460, is clearly the most appropriate site for any development within St Nicholas and with limited constraints raised.

Turning to the reasons for not taking the site forward, the following is reiterated in the context of the impact on the character and setting of the Conservation Area.

Conservation Area Impact

St Nicholas is described in the Conservation Area Appraisal and Management Plan as '*a low density, linear village located on the A48*' and the candidate site is located towards the west of the village and lies partially within the current Conservation Area boundary. The Authority will be aware that the Conservation Area has been amended over the years to its current illogical designation regarding the Paddock area, similar to that of the Settlement Boundary.

The development of the Candidate Site is a clearly a logical and sensible infill development, which would have limited impact upon the Conservation Area. The majority of the site is already hidden from the A48 via mature vegetation and existing boundary features, and any proposed development would maintain this approach and minimise the visual appearance on the Conservation Area.

Listed buildings and other historic buildings of special interest are identified in the Conservation Area Appraisal as '*County Treasures*'. These are situated at the heart of the Conservation Area. The buildings and their settings establish a scale and density for the historic area of the village to the south of St Nicholas' Church.

More modern development, away from the centre of the village at Ger-y-Llan to the northeast, Dyffryn Close to the southeast and Old Rectory Drive to the west are suburban in character with larger houses and generous gardens. These are all excluded from the Conservation Area and represent development at a lower density than the historic core of the village.

Whilst only a part of the Candidate Site is located within the Conservation Area, it has to be seen in the context of an appropriate infill site that links the southern part of the village with the more modern suburban type of development at Old Rectory Drive to the west. More significantly, the site provides an opportunity for a development to make a positive contribution to the character and appearance of the Conservation Area as well as respect or enhance the special architectural or historic interest.

This can be achieved by providing a new front boundary to the site and houses with gardens, of the type identified in the Conservation Area Appraisal and Management Plan that help define the character of the village. Whilst the Candidate Site extends to the A48, this is to allow the appropriate minimal access junction, whilst the majority of the generous grass verge will be retained, meaning that development will be clearly set back a considerable distance from the road and the opposite pavement.



Thus, the development will be totally screened when travelling along the A48 and is therefore not considered to affect the views to the north of the site. The development will complement and enhance the character of the rural and built environment surrounding the site.

In line with the objectives of the St Nicholas Conservation Appraisal and Management Plan, the boundary treatments proposed will be sympathetic and in keeping with the surrounding area, such that they do not detract from the historic assets and desired lines of view. Again, whilst detailed design has not yet been progressed, any boundary treatments proposed will avoid the use of stained close boarded timber fencing, over-elaborate modern metal railings and gates. It is reiterated that the building line for the front of the development will not encroach any further forward than the existing boundary and will be designed to be in keeping and not detract from the existing character of the Conservation Area. Moreover, the layout of the site has been designed in such a way that the spaciousness and green infrastructure is retained and enhanced from a redundant Paddock.

Furthermore, the characteristics that give the Conservation Area its special interest, as identified in the Conservation Area Appraisal and Management Plan have been used as references for the design of the illustrative site layout.

The proposal is to use local materials and design details designed to preserve or enhance the special interest of the Conservation Area. Limestone laid as rubble external walling, slate roofs and roadside walls of varying sizes predominate. More modern houses in the area are rendered and painted white. This, according to the Conservation Area Appraisal gives '*some cohesiveness [to the area] despite their modern details*'.

Elsewhere in the appraisal the village is described as having a '*rural character*', a character that is reinforced by the existence of mature trees, singularly or in groups and simple pavements with narrow stone curves. The use of modern railings or timber fences are considered to be detrimental to the historic character of the conservation area.

Given the site's relationship with the Conservation Area, the proposal has been designed in to ensure that the development endeavours to protect, preserve and enhance the character of the area.

The site layout has been designed to avoid having the appearance of a suburban estate by providing a range of house types on plots that vary in size thereby maintaining the open structure of the conservation area as described. Furthermore, the existing boundaries to the east and west, which are subject to TPOs, will be retained and enhanced and not detract from the character of the Conservation Area.

The site marks a transition point between the western end of the linear historic core of the village and the lower density development at Old Rectory Drive.

The landscape proposals have been designed to include sustainable drainage, and the tree planting reflects the isolated trees or groups of trees referred to in the Conservation Area Appraisal as significant areas of character.



The illustrative site layout represents an appropriate scale of development and an efficient use of land and as such the proposed development will not have any detrimental impact upon the Conservation Area.

Deposit Plan Amendments

Settlement Boundary

Given the above and the further assessment below, the strong preference would be for the site to be allocated for residential development within St Nicholas. This would form a logical amendment to the Settlement Boundary to include the western parcel (former Paddock) of Candidate Site - The Spinney, St Nicholas (Site Ref: 460). The current Settlement Boundary is illogical as the site is surrounded by development on 3 boundaries and the simple rounding off along the southern boundary would allow for an appropriate windfall infill development.

Conservation Area

Given the above then it is considered that the Conservation Area boundary would need to be amended to reflect the allocation of the site.

These amendments would be required to the Deposit Proposals Map.

Site Assessment

The site was promoted through the Candidate Site process and assessed at Preferred Strategy stage. However, it is not allocated within the Deposit Plan and thus was not subject to updated reassessment as part of this stage of plan preparation.

For completeness, and in order to clearly demonstrate the limited and proportionate nature of the site's constraints, the previous site assessment summary table is reproduced below. This is included to highlight that the site performs favourably in sustainability and deliverability terms, and that the matters previously cited as constraints are capable of mitigation through design.



ID	460	460	
Site Name	Land adjoining The Spinney - VoG Assessment	Land adjoining The Spinney - Boyer Assessment	Comments
Proposed Use	Housing	Housing	
Developer interest			As indicated in the Candidate Site Submission, due to the attractive location of the site, the landowner has been in recent discussions with a number of well-established developers and hopes to enter into an agreement in due course.
Brownfield/Greenfield Land			Agree there is elements of both land. However, the greenfield land is formally a paddock which is well enclosed and surrounded on 3 sides by development.
Locally Protected Sites (SINCS and Local Nature Reserves)			Agree no concern.
Wildlife Corridors, Green Networks or Stepping Stones			Agree no concern.
Protected or Priority Species			Agree no concern.
Historic environment			Given the proposed design and layout, it is not considered that there would be any significant impacts on the historic environment
Agricultural Land Quality			Agree no concern.
Minerals Resources			Whilst the site is located within the Mineral Safeguarding Zone (category Limestone), due to the location is it is highly unlikely that any extraction would take place.
Green Wedge Designations			Agree no concern.
Special Landscape Area and Glamorgan Heritage Coast Designations			The site is neither located within the Heritage Coast nor the Special Landscape Area (SLA). Whilst the SLA adjoins the southern boundary the



			sites development would not cause any significant concern.
Contaminated Land			Site is in part residential curtilage and former Paddock. No contamination would be expected.
Existing Physical Site Constraints			The site is level and can be appropriately accessed.
Topography and Site Conditions			The site is level and has no adverse site conditions which would restrict any development.
Tree Preservation Orders, Hedgerows and Woodlands			Whilst there are TPOs on the eastern and western boundary these will be retained and respected with appropriate off sets.
Amenity and Compatibility with adjacent uses			Agree no concern.
Environmental & Physical Constraints Conclusions			There are no known environmental or physical constraints limiting the development of the site.
Access to Services and Facilities			Agree no concern.
Access to Retail			The nearest bus stop is c. 50 m walking distance from the site. The bus service provides regular services up to every 30 mins to the wider surrounding areas including Porthcawl and Cardiff. The site also benefits from easy access by car to the A48 which extends west towards Cowbridge and Bridgend or towards Culverhouse Cross and Cardiff to the east. Culverhouse retail park which includes facilities such as M&S and Tesco is just a 38-minute



			walk / 10 minutes by bicycle at 2.0 miles distance.
Access to Primary Schools			Agree no concern.
Access to Health Services			Whilst not in the immediate vicinity, services are available in adjoining settlements.
Access to other Community Facilities			The site is well located, and St Nicholas has access to a Primary School and Church, with other facilities available a short distance in surrounding settlements.
Access to Green open Spaces/GI			Whilst no formal parks in close proximity, there is direct access to open countryside.
Sustainable Transport – Public Transport			Agree no concern.
Sustainable Transport – Active Travel			Agree no concern.
Access/proximity to services and facilities conclusions			The site is well located to access the facilities both within St Nicholas and also the surrounding settlements accessibly via various modes of transport.
Community Facilities			Agree no concern.
Connectivity and Capacity			The site is in a sustainable location, with a logical infill served by frequent public transport and is close proximity to larger settlements.
Infrastructure availability conclusions			Site is located adjoining existing residential development and therefore services would be readily available.
Highway Accessibility			As demonstrated within the Candidate Site submission the site can accommodate a new access junction.
Climate Change			The proposed development is capable of accommodating appropriate climate change provisions.
Placemaking - Character and Place			Careful consideration has been provided regarding the



			placemaking and reference to the surrounding character.
Health & Wellbeing			Agree no concern.
Suitable for further Consideration			In combination, it is considered that the site is capable of providing an appropriate infill development within St Nicholas.

Conclusion

This representation, submitted on behalf of Mr Fairweather in response to the current Vale of Glamorgan Council Replacement Local Development Plan (RLDP) 2021–2036 Deposit Plan Consultation, maintains that Land adjoining The Spinney, St Nicholas (Site Ref: 460) represents a logical, sustainable and deliverable parcel that should be allocated as a suitable and viable residential site within the RLDP.

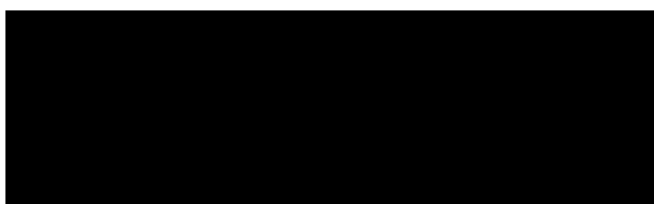
Significant concern remains regarding the absence of residential allocations within Minor Rural Settlements, particularly St Nicholas, and the continued reliance on a limited flexibility allowance under Policy HG1. An increased flexibility margin of up to 15% would necessitate the identification of additional sustainable and deliverable sites. Such growth should be directed, in part, toward appropriate locations within Minor Rural Settlements to ensure a genuine range and choice of housing and to support rural community sustainability.

It is further noted that the site performs favourably in the Council's Candidate Site Assessment, with limited constraints identified. The matters previously raised, including Conservation Area considerations, are capable of sensitive mitigation through design and have been subject to detailed review. There is no substantive evidence demonstrating that the site is unsuitable for development.

Accordingly, the site is considered to represent a suitable, available and achievable allocation capable of contributing to the housing requirement, supporting affordable housing delivery, and reinforcing the spatial objectives of the Plan.

The Deposit Plan should therefore be amended to allocate Land adjoining The Spinney, St Nicholas (Site Ref: 460), or alternatively identify it as a reserve or flexibility site, in order to ensure the Plan is justified, effective and deliverable.

Yours sincerely



Simon Barry

Director

[REDACTED]

[REDACTED]



Boyer



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Representor No.

Date Received.....

Date of Acknowledgement

Vale of Glamorgan Replacement Local Development Plan 2021-2036

CANDIDATE SITES REGISTER

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	Mr	
Name	Ian Fairweather		Name	Simon Barry	
Organisation (If applicable)	N/A		Organisation (If applicable)		
Address	c/o Agent		Address		
Postcode	c/o Agent		Postcode		
Email	c/o Agent		Email		
Telephone No.	c/o Agent		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: CANDIDATE SITES REGISTER

Do you have any comments on the Candidate Sites Register? (If commenting on a specific site, please ensure that you include the site reference for the site to which your comments relate).

Agree/Support

☐

Disagree/Object

☐

Comment

☒

No Comment

☐

Comments:

Please refer to the accompanying written representations, submitted on behalf of on behalf of Mr Ian Fairweather in respect of The Spinney, St Nicholas (Candidate Site Ref: 460)

Please attach additional pages if required.

ABOUT YOU

The following questions will help us ensure data is representative of population of the authority and help us to target underrepresented groups. **You are not required to complete this section if you would prefer not to.**

Are you...?		What is your age group?	
Male	☐	Under 16	☐
Female	☐	16 – 24	☐
Other	☐	25 – 44	☐
Prefer not to say	☐	45 – 64	☐
What is your ethnic group?		Aged 65 or over	☐
White	☐	Prefer not to say	☐
Mixed	☐	What is your main language?	
Asian	☐	Welsh	☐
Black	☐	English	☐
Chinese	☐	Bilingual	☐
Prefer not to say	☐	Prefer not to say	☐
Other ethnic group (<i>please state</i>)	☐	Other (including British Sign Language, large print etc.) (<i>please state</i>)	☐
What is your religion or belief?		Do you have a disability?	
Christian (all denominations)	☐	Yes	☐
Buddhist	☐	No	☐
Hindu	☐	Prefer not to say	☐
Jewish	☐	What is your legal marital or same sex civil partnership status?	
Muslim	☐	Single	☐
Sikh	☐	Living with partner	☐
Humanist	☐	Married	☐
No religion or belief	☐	Separated	☐
Prefer not to say	☐	Divorced	☐
Any other religion or belief (<i>please state</i>)	☐	Widowed	☐
		Civil Partnership	☐
What is your sexual orientation?		Dissolved Civil Partnership	☐
Bisexual	☐	Surviving Civil Partnership	☐
Gay	☐	Prefer not to say	☐
Lesbian	☐		
Heterosexual	☐		
Prefer not to say	☐		
Other (<i>please state</i>)	☐		

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:

11/03/2026



For Office use only

Representor No.

Date Received.....

Date of Acknowledgement

Vale of Glamorgan Replacement Local Development Plan 2021-2036

DEPOSIT PLAN CONSULTATION

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Organisation (If applicable)	N/A		Organisation (If applicable)		
Address	c/o Agent		Address		
Postcode	c/o Agent		Postcode		
Email	c/o Agent		Email		
Telephone No.	c/o Agent		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:

Please refer to the accompanying written representations, submitted on behalf of on behalf of Mr Ian Fairweather in respect of The Spinney, St Nicholas (Candidate Site Ref: 460)

Please attach additional pages if required.

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.

ABOUT YOU

The following questions will help us ensure data is representative of population of the authority and help us to target underrepresented groups. **You are not required to complete this section if you would prefer not to.**

Are you...?		What is your age group?	
Male	☐	Under 16	☐
Female	☐	16 – 24	☐
Other	☐	25 – 44	☐
Prefer not to say	☐	45 – 64	☐
What is your ethnic group?		Aged 65 or over	☐
White	☐	Prefer not to say	☐
Mixed	☐	What is your main language?	
Asian	☐	Welsh	☐
Black	☐	English	☐
Chinese	☐	Bilingual	☐
Prefer not to say	☐	Prefer not to say	☐
Other ethnic group (<i>please state</i>)	☐	Other (including British Sign Language, large print etc.) (<i>please state</i>)	☐
What is your religion or belief?		Do you have a disability?	
Christian (all denominations)	☐	Yes	☐
Buddhist	☐	No	☐
Hindu	☐	Prefer not to say	☐
Jewish	☐	What is your legal marital or same sex civil partnership status?	
Muslim	☐	Single	☐
Sikh	☐	Living with partner	☐
Humanist	☐	Married	☐
No religion or belief	☐	Separated	☐
Prefer not to say	☐	Divorced	☐
Any other religion or belief (<i>please state</i>)	☐	Widowed	☐
		Civil Partnership	☐
What is your sexual orientation?		Dissolved Civil Partnership	☐
Bisexual	☐	Surviving Civil Partnership	☐
Gay	☐	Prefer not to say	☐
Lesbian	☐		
Heterosexual	☐		
Prefer not to say	☐		
Other (<i>please state</i>)	☐		

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:

11/03/2026