



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

HG1 KS2
EASTBROOK

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	GAFYN MEREDITH		Name		
Organisation (If applicable)			Organisation (If applicable)		
Address					
Postcode					
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).

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ing objections: Census data: Increased congestion: Increased pollution: Pressure on services:
s of the Green Wedge: Flood plain / flood risk: Ultimately, the proposal put forward directly
regards the up-to-date statistical data outlined above.

Census data:

Recent census data highlights that the largest sector of population growth within the Vale of Glamorgan is assigned to the elderly dependants with an increase of 24.9%. The Vale therefore stating that this proposed development is required to meet the needs of the Vale is inaccurate. The location of this sites puts the development at the periphery of the village, segregating and isolating those who will reside within it. Will these homes consist of bungalows, sheltered housing and accessible homes to meet the needs of the population who require it? I highly doubt it.

Increased congestion:

2021 census data shows that 83% of the population in Dinas Powys own at least 1 car within their household. The proposed developed therefore will see an increase of at least an additional 250 cars minimum, moving through the village each day. At worst this is upwards of 500 if every household has two cars. Road and pavement infrastructure has not seen any significant investment in decades. It simply cannot cope with the increase volume of traffic. It cannot cope now. The peripheral location of this development will see a heavy reliance on car ownership. The nearest train station to the development is already oversubscribed with Eastbrook users unable to access trains during peak times due to congestion from Barry station. The car park there is limited, and the station shows no consideration or facilities for those with accessibility issues. It discriminates against anyone with a physical disability, parents with children, or those using bikes and makes a mockery of the 'active travel' routes posed in this development plan. Coupled with a train service currently overwhelmed by recent developments in Barry. It is not a reliable or realistic service for people to use. 12.8% of the population within Dinas Powys do not own a car, therefore the active travel links shown within the proposed developments are likely to be seriously underutilised to negate the reliance of car usage.

Increased pollution:

Air quality levels will also be significantly impacted by the increase in congestion caused by the developments. Before the development at Scholars Park was completed, reports outlined the Cardiff Road was already operating at 100% capacity. After the development was completed, it showed that Cardiff Road was operating at 120% capacity. No changes, amendments or improvements have been made to Cardiff Road. This is the main route through Dinas Powys, which this development will feed into. The standing traffic exacerbated as a result of this development passes a total of 3 schools and 1-day care facility. Government reports state, 'Poor air quality is the largest environmental risk to public health in the UK, as long-term exposure to air pollution can cause chronic conditions such as cardiovascular and respiratory diseases as well as lung cancer, leading to reduced life expectancy.' Gov UK, Health Matters: Air Pollution 2018. To even suggest that the increase in cars will not drastically decrease the quality of life of existing villagers is insulting. It is negligence at the highest level.

Pressure on services:

Our health centre is oversubscribed. They have recently taken on Penarth residents after the closure of the Redlands Road surgery. Our schools are oversubscribed. For the academic year starting 2023, St Cyres had 500+ applications for a total of 210 spaces. We know that there are no legally binding elements of the LDP that force these services to be implemented prior to the development of housing. This has been shown in the Plas Dwr development whereby the new Secondary school building has

been delayed by 9 years! Again, residents are likely to experience a significant decrease in their quality of life through limited educational and health care opportunities.

Loss of the Green Wedge:

Unfortunately, it appears that the Green Wedge is a fluid zone of greenery that can be moved around at will. In recent years several property owners within the Green Wedge have seen personal planning applications rejected, on the basis that the loss of the Green Wedge is to be avoided at all costs. It is laughable that the LDP is now looking to decimate the Green Wedge forever. At Eastbrook there are several protected species of flora and fauna, as well as Holy Wells. We have a moral responsibility to protect these environments at all costs.

Flood plain / flood risk:

Flooding has continued to worsen in Dinas Powys in recent years. Both developments will see an increase in impermeable services, leading to increased levels of surface run off reducing lag time, leading to the River Cadoxton experiencing higher volumes of water. The addition of drainage infrastructure will further reduce the lag time of rainfall, again resulting in higher volumes of water entering the river. Higher volumes of water will increase river velocity and energy levels. So not only will flooding increase, but the damage through erosional processes will also increase negatively impacting large percentages of the Dinas Powys population. Large sections of the development are either on existing floodplains or areas of land experiencing high levels of saturation. With global warming this is a problem that will worsen. Ultimately, the proposal put forward directly disregards the up to date statistical data outlined above. If this development goes ahead then it proves that all of these objections were to be ignored from the start. You should be ashamed of yourselves.

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:

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:

10/3/26