



Boyer

10th March 2026

Our Ref: SB/RLDP



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 Andrew Raymond
Land adjacent to Waterton Lodge, Colwinston (Site Ref: 409)

Boyer have prepared the following representation on behalf of Andrew Raymond regarding their land interests associated with Candidate Site 409 (Land adjacent to Waterton Lodge, Colwinston) in response to the current Vale of Glamorgan Replacement Local Development Plan (RLDP) 2021–2036 consultation.

A summary of the main representations are as follows:

- Concern regarding the absence of proportionate residential growth opportunities within rural settlements such as Colwinston;
- Concern regarding the overall housing requirement and the need for an increased flexibility allowance within the housing trajectory;
- Questions regarding the spatial distribution of development and the limited range and choice of sites outside the Strategic Growth Area;
- Confirmation that Candidate Site 409 (Land adjacent to Waterton Lodge, Colwinston) represents a logical and sustainable opportunity for modest residential development;
- Review of the Candidate Site Assessment process and the current status of the site within the Candidate Site Register; and
- The need to consider appropriate settlement boundary adjustments to facilitate proportionate growth in sustainable rural settlements.

SP1: Sustainable Growth Strategy



Whilst Policy SP1 outlines the housing delivery requirement (addressed under the response to SP6), the principal concern in relation to the site promotion is the concentration of the majority of future housing growth within the defined Strategic Growth Area.

It is understood and supported that new housing development should be located in sustainable locations with access to public transport and services. However, the approach adopted within the RLDP places an overly narrow emphasis on growth within the Strategic Growth Area, primarily focused along rail corridors. This approach risks overlooking other sustainable rural settlements which also demonstrate appropriate connectivity and capacity to accommodate proportionate growth.

Settlements outside the Strategic Growth Area continue to perform an important role within the Vale's settlement hierarchy and rural economy. Villages such as Colwinston provide an established residential community and contribute to the vitality and sustainability of rural areas. Restricting opportunities for modest growth within such settlements risks undermining the long-term sustainability of rural communities.

The principle of directing development to sustainable settlements is supported. However, limiting development opportunities exclusively within the Strategic Growth Area is not considered to represent the most balanced or flexible spatial strategy. Greater flexibility should be introduced to allow appropriate small-scale allocations within sustainable rural settlements.

In this context, Candidate Site 409 (Land adjacent to Waterton Lodge, Colwinston) represents a sustainable opportunity for a modest residential development that would align with the scale and character of the settlement. The site lies adjacent to existing built form and would represent a logical and contained extension to the village.

SP2: Settlement Hierarchy

Mr Raymond supports the identification of Colwinston as a Minor Rural Settlement and acknowledged its capacity to accommodate proportionate and sustainable growth, particularly given its accessibility and relationship with Bridgend to the west and Cowbridge, Barry and Cardiff to the east. The Deposit Plan retains Colwinston 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 Colwinston, should be subject to such constrained growth.

In this context, Mr Raymond 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 building 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 Colwinston under Policy SP2 is not justified.

Clearly there continues to be a disconnect between the identified role and function of Colwinston, which is supported, and the actual ability to deliver the appropriate range and choice of dwellings in the rural settlements. For example, a modest allocation at Land adjacent to Waterton Lodge, Colwinston (Candidate Site 409) would represent proportionate growth that reflects the scale and character of the settlement. The site sits adjacent to existing development and would consolidate the existing settlement pattern without resulting in sprawl into the open countryside.

The current approach within Policy SP2 risks constraining flexibility within the spatial strategy and limiting opportunities to support sustainable rural communities.

SP6: Housing Requirement

Concerns are raised regarding the overall housing requirement and the level of flexibility incorporated within the Plan.

Policy SP6 currently establishes a housing requirement of 7,890 dwellings over the Plan period and includes a flexibility allowance of 10%, resulting in an overall provision of 8,660 dwellings.

The proposed supply is anticipated to be delivered through:

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

Whilst the inclusion of a flexibility allowance is supported, it is considered that a 10% allowance may not be sufficient to ensure resilience within the housing trajectory.

Recent experience from other Local Development Plans across Wales has demonstrated the importance of incorporating higher flexibility allowances to account for delivery uncertainty, infrastructure constraints and potential delays to larger strategic sites.



For example, other authorities have incorporated flexibility allowances in excess of the standard 10% to ensure the robustness of their housing supply and to provide a greater degree of adaptability should circumstances change during the Plan period.

In this context, it is considered that the Vale of Glamorgan RLDP should incorporate a flexibility allowance of at least 15%. This would provide additional resilience within the housing trajectory and reduce reliance on a limited number of larger strategic allocations.

Smaller sites such as Candidate Site 409 at Waterton Lodge, Colwinston are particularly valuable in this context. Smaller sites are typically:

- More deliverable in the short term
- Less dependent on major infrastructure investment
- Capable of contributing to early housing delivery
- Able to increase overall build-out rates

Such sites can therefore play an important role in supporting the delivery of the Plan's housing requirement and enhancing flexibility within the supply.

HG1: Housing Allocations

Mr Raymond does not comment on any of the proposed housing allocations, however, does highlight that the delivery is 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 are required. Only 122 units are proposed on smaller allocated sites, equating to approximately 2.6% of newly allocated supply under (E) Rural Affordable Housing Led Sites – policy HG4.

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

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.

It is agreed that the inclusion of smaller allocations can:

- Improve overall housing delivery rates
- Provide greater choice within the housing market
- Reduce delivery risk by diversifying supply
- Support rural communities through proportionate growth

Whilst it is noted that there is a proposed allocation within Colwinston – HG4 (1) – Land to the East of Colwinston for 25 units, Mr Raymond maintains that there is still a clear disconnect between the identified role and function of settlements such as Colwinston and the absence of any further allocated sites 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. Colwinston is:

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

Land adjacent to Waterton Lodge, Colwinston (Site Ref: 409) 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 Waterton Lodge 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, and in particular within Colwinston HG4 (1) – Land to the East of Colwinston for 25 units. In the context of Policy HG4 they will be affordable housing led sites where there will be a requirement for the provision of a minimum 50% affordable housing. This is to meet the affordable housing needs of the local community. Mr Raymond has no objection in principle to this but does object to the fact that there is no other development opportunities recognised in Colwinston (despite it being sustainably located on the A48).

Furthermore, Land adjacent to Waterton Lodge, Colwinston (Site Ref: 409) could be reduced in size and could be amended to offer 50% affordable housing to accord with the policy (or even 100% affordable if the Authority sought this).

A balanced approach which allows both affordable housing led schemes and modest mixed-tenure developments would provide greater flexibility and assist in delivering a broader range of housing needs.



A modest development at Land adjacent to Waterton Lodge, Colwinston (Candidate Site 409) could provide an opportunity to deliver both market and affordable housing in accordance with Policy SP8. This would support local housing needs whilst maintaining the scale and character of the settlement.

Candidate Site Response: Land adjacent to Waterton Lodge, Colwinston (Candidate Site 409)

Candidate Site 409 (Land adjacent to Waterton Lodge, Colwinston) was submitted to the Vale of Glamorgan Council during the 2022 Call for Candidate Sites as part of the preparation of the Replacement Local Development Plan (RLDP) 2021–2036.

The site is currently included within the Candidate Site Register, which represents a list of sites submitted for consideration through the plan-making process. Inclusion within the register does not in itself indicate that a site will be allocated for development, as all sites are subject to a structured assessment process.

These stages consider a range of factors including sustainability, accessibility, environmental constraints and deliverability.

As part of the ongoing plan preparation process, the Council produced an updated Candidate Site Register following the initial submissions. Sites continue to be evaluated as part of the evidence base supporting the RLDP.

In this context, Land adjacent to Waterton Lodge, Colwinston represents a sustainable and deliverable opportunity for modest residential development which could contribute positively towards the Plan's housing supply.

The site is located adjacent to the existing settlement and is well related to the current built form. Development in this location would represent a logical and contained extension to the village, rather than an isolated incursion into open countryside.

Furthermore, the site has been promoted through the formal candidate site process and should therefore be considered fully within the Council's site assessment framework.

Deposit Plan Considerations

Settlement Boundary

Given the location of Candidate Site 409 adjacent to the existing settlement of Colwinston, consideration should be given to whether a modest adjustment to the settlement boundary would enable the site to be appropriately integrated within the settlement.

A logical rounding-off of the existing settlement edge would allow development to occur in a manner that respects the existing built form and maintains a clear and defensible settlement boundary.



Such an approach would represent a proportionate response to the need for modest housing growth within rural settlements.

Site Assessment

The site was formally submitted through the Candidate Site process and is currently listed within the Council's Candidate Site Register.

Given the role that smaller deliverable sites can play in supporting housing delivery, it is important that sites such as Land adjacent to Waterton Lodge, Colwinston are fully considered as part of the ongoing assessment process.

Smaller sites can provide valuable flexibility within the housing trajectory and contribute to early housing delivery within the Plan period.

In this context, the site represents a logical opportunity for modest residential development that could assist in delivering the overall objectives of the RLDP

ID	409	409	
Site Name	Land adjacent to Waterton Lodge, Colwinston – VoG Assessment	Land adjacent to Waterton Lodge, Colwinston – 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 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			Agree no concern
Agricultural Land Quality			The land is predominantly 3b and is not best and most versatile. There is no restriction to development.
Minerals Resources			Whilst the site is located within the Mineral Safeguarding Zone (category Limestone), due to the location it is highly unlikely that any extraction would take place.
Green Wedge Designations			Agree no concern
Special Landscape Area and Glamorgan Heritage Coast Designations			Agree no concern as the sites development would not cause any significant concern.
Contaminated Land			Agree no concern
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			There are no TPOs on the site and any hedgerows can be addressed as part of the master planning stage.
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. 0.7km walking distance from the site on the A48 The bus service provides regular services via the X2 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 Bridgend or towards Cowbridge, Culverhouse Cross and Cardiff to the east. Culverhouse retail park.
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 Colwinston has access to a Primary School and Church, with other facilities available a short distance in surrounding settlements.
Access to Green open Spaces/GI			The nearest play area is within 300m of the site and there is direct access to open countryside.
Sustainable Transport – Public Transport			The nearest bus stop is c. 0.7km walking distance from the site on the A48 The bus service provides regular services via the X2 up to every 30 mins to the wider surrounding areas including Porthcawl and Cardiff.
Sustainable Transport – Active Travel			The site is capable of being access via Active travel routes.
Access/proximity to services and facilities conclusions			The site is well located to access the facilities both within Colwinston and also the surrounding settlements accessibly via various modes of transport.



Community Facilities			The site is well located to access the facilities both within Colwinston and also the surrounding settlements accessibly via various modes of transport.
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. Apex Transport have reviewed the site and consider: • No evidence of road safety issues within the vicinity of the site or the site access within the last 22.5 years. • There are low vehicular speeds which is considered suitable for shared use by walking and cycling. • Suitable visibility splays can be provided • All vehicles, including refuse collection and emergency vehicles can enter and exit the site in a forward gear.
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 Colwinston.

Turning to the main reasons the site was not taken forward Mr Raymond provides the following response:

(a) Alleged intrusion into the open countryside

The Stage 2 Register cites “unacceptable intrusion into the open countryside”. Mr Raymond submits that this conclusion fails to reflect the site’s physical containment and relationship to the built form.

- The site directly adjoins existing dwellings at Waterton Lodge and mature boundary hedgerows; development here would constitute rounding-off rather than isolated sprawl.
- A strong landscape framework already exists, and additional planting could reinforce defensible boundaries.

Accordingly, the site’s development would not materially extend the settlement into open countryside or harm landscape character, consistent with PPW paragraph 3.60.

(b) Highways and accessibility constraints

The Council refers to “major highways constraints” but no evidence highway assessment has been published by the Authority. Mr Raymond’s preliminary review confirms that safe vehicular access can be achieved from the adjoining local highway with modest engineering works and that the scale envisaged would generate limited traffic, well within local-road capacity.

Future submission of a Transport Statement can demonstrate compliance with PPW (Section 5: Active and Socially Just Places) and LDP Policy MD2 (criteria 6 and 8).

The site lies within walking distance of Colwinston’s core facilities (village hall, public house, bus stops), enabling sustainable travel choices for residents.

(c) Scale of development

Development at a scale that represents proportionate growth for Colwinston can be provided and would be entirely consistent with the “limited expansion” envisaged for minor rural settlements under PPW and the RLDP.



This level of growth would strengthen local demographics, support the rural housing supply and modestly contribute to the Vale's overall housing requirement, without exceeding infrastructure capacity.

(d) Ecology, landscape and agricultural land classification

The land is semi-improved grassland with no statutory designations. Preliminary review indicates no SINC coverage or protected species constraints. Detailed ecological and agricultural-land surveys can be provided to confirm that any residual impacts are minor and capable of full mitigation.

Development can achieve net biodiversity gain through buffer planting, sustainable drainage and native-hedgerow reinforcement, fully consistent with PPW and RLDP environmental objectives.

5. Sustainability and deliverability

- Availability: Mr Raymond, as landowner/promoter, confirms the site is immediately available for development.
- Deliverability: The site is modest, unconstrained by flood risk or abnormal infrastructure requirements, and can deliver homes within the early part of the plan period.

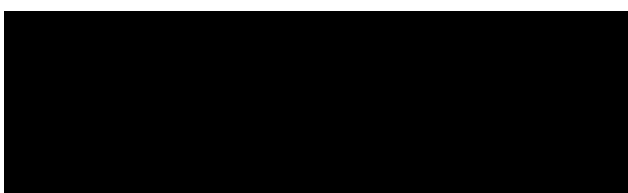
The proposal supports rural-settlement vitality, contributes to local housing choice, and allows design to embody placemaking principles (PPW Ed. 12 Section 2).

Conclusion

This representation, submitted on behalf of Mr Raymond in response to the current Vale of Glamorgan Council Replacement Local Development Plan (RLDP) 2021–2036 Deposit Plan Consultation, maintains that Land adjacent to Waterton Lodge, Colwinston (Site Ref: 409) represents a logical, sustainable and deliverable parcel that should be allocated as a suitable and viable residential site within the RLDP.

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.

Yours sincerely



Simon Barry
Director






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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		
Name	Andrew Raymond		Name		
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 Mr Andrew Raymond in respect of Land adjacent to Waterton Lodge, Colwinston (Candidate Site Ref: 409)

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:

[Redacted Signature]

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

Public Consultation Representation Form

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Your / Your Client's Details			Agent's Details (if relevant) *		
Title	Mr		Title		
Name	Andrew Raymond		Name		
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 Mr Andrew Raymond in respect of Land adjacent to Waterton Lodge, Colwinston (Candidate Site Ref: 409)

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	☒
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Comments:

Please attach additional pages if required.

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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