

11th March 2026

fao. Planning: ldp@valeofglamorgan.gov.uk

address. Vale of Glamorgan Council
Civic Office
Barry
CF63 4RT

Dear Sir / Madam,

Vale of Glamorgan Replacement Local Development Plan (RLDP)

Representations regarding the Deposit Plan Consultation – 'Land at Ystradowen' (Site ID: 430 & 4060)

Please find enclosed, on behalf of and under instruction from our client, 'Mrs Marion Morgan', representations for consideration as part of Vale of Glamorgan's RLDP Deposit Plan.

This submission comments on the Deposit Plan, and by association the candidate site promoted in the LDP Call for Candidate Sites for proposed allocation – 'Land at Ystradowen' (Site ID: 430 & 4060)

Context to these Representations

Detailed representations were previously submitted on behalf of our client to object to the Preferred Strategy consultation in 2024, and also the Housing Trajectory Consultation in 2025.

The Preferred Strategy representations objected to both the level of growth identified for the Plan period, as well as the spatial distribution options chosen to underpin the Strategy. Given that both the strategic growth and spatial distribution options set out at Preferred Strategy stage have been adopted for the Strategy of the Deposit Plan, our previous representations still stand.

Moreover, the Housing Trajectory representations objected to the soundness and robustness of the trajectory, where it was not considered that the trajectory was adequate, robust, or sound to deliver the Plan's aims and objectives. Given that the trajectory remains unaltered following the consultation, and forms part of the Deposit Plan, our concerns and objections to the trajectory remain.

Accordingly, both previous representations should be read in conjunction with this submission – found in Appendices B & C respectively.

Summary of these Deposit Representations / Continued Objections

The representations herein to the Deposit Plan reiterate these objections – not least as they remain, and given that it is procedurally necessary to do so at this Deposit stage in order to participate in the Examination of the Plan in due course.

In summary, these representations to the Deposit Plan **object** to the preferred housing growth option, and **object** to the proposed spatial strategy. It is considered that the strategy of the Plan needs to be reconsidered, with a more

balanced and equitable distribution of housing sites apportioned across the entire Plan area. Equally, additional housing allocations should be identified to ensure that the overall housing need (including affordable need) is met over the Plan period. Failure to make the necessary changes to the Plan would bring into question the deliverability of the Plan, and by association, its "soundness".

Accordingly, our detailed representations on this are included in Annex 1 of these submissions.

We would also **object** the Council's assessment that the site is not considered suitable for development. The Candidate Site Assessment at Deposit Plan Stage outlines that:

- 'Land at Ystradowen' (Site ID: 430):

"The original site as ruled out as the development would represent unacceptable intrusion in to the open countryside. Whilst the site has now been identified for an affordable housing led development, the original reason for ruling it out still remains."

- 'Land at Ystradowen' (Site ID: 4060):

"Amendment of proposed use from housing to affordable housing led. Previous site reference 430. The original assessment concluded that whilst the site was adjoining the existing LDP settlement boundary this is by virtue of an existing adopted plan LDP allocation this is currently under review. Notwithstanding this the site would represent unacceptable intrusion in to the open countryside."

The LDP site in question has subsequently been granted planning permission for housing. This site will serve the future needs of residents in the area and it is not considered that additional land should be allocated in this location."

This overall position is not agreed with. Accordingly, our detailed representations provide a response to the evaluation of the candidate site which is included in Annex 2 of these submissions.

The following key points have been made:

- The Council's 'Stage 2 Detailed Site Assessment' justification for 'Land at Ystradowen (Site ID: 4060)' is fundamentally incorrect;
- Given the material positive similarities between 'Land at Ystradowen (Site ID: 4060)' and 'Land West of Maendy Road, Aberthin (Site ID: 2299)', which has been deemed acceptable and allocated, 'Land at Ystradowen (Site ID: 4060)' should also be deemed acceptable and allocated accordingly;
- 'Land at Ystradowen (Site ID: 4060)' would help to alleviate and satisfy "a need for 230 additional affordable units over the next 15 years" within "the ward of Cowbridge"; and
- 'Land at Ystradowen (Site ID: 4060)' scores higher/more positively (i.e. green) than 'Land West of Maendy Road, Aberthin (Site ID: 2299)', and so should also be deemed acceptable and be allocated;

Ultimately, 'Land at Ystradowen (Site ID: 4060)' is "proposed for a small-scale affordable housing led development in a minor rural settlement", and as such "would accord in principle with the strategy". It would therefore "make an important contribution in meeting" the "need for 230 additional affordable units over the next 15 years" in "the ward of Cowbridge".

We would therefore **object** the Council's assessment that the site is not considered suitable for development.



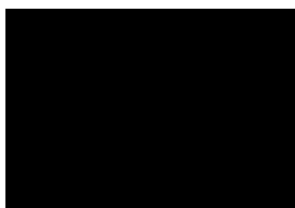
Conclusion

These representations raise objection to the Deposit Plan – for the reasons set out.

Given the detailed nature of these representations our clients would be happy to discuss any aspect of the submission made and credentials of the site when your Authority comes to evaluate matters.

We look forward to hearing from you in due course. In the meantime, however, we hope and trust that all is in order with this submission. Please do not hesitate to contact us in the event that further information is required or considered beneficial.

Yours sincerely



Geraint John
Director
Geraint John Planning Ltd.

