

Vale of Glamorgan

Deposit Replacement Local Development Plan

Public Consultation

Local resident RLDP consultation feedback based on review of RLDP information and supporting documents as hosted on RLDP website <https://valeofglamorgan.oc2.uk/>

Site : HG1 KS1 North West Barry (Weycock Cross)

Objection

Topic: **KS1: Affordable Housing**

Ref: NWB_RLDP_JVN_003

Submitted by: 

Date: 10th March 2026

HG1 KS1: Affordable Housing

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I wish to register a formal objection to the proposals and intentions set out within the *Weycock Cross Vision Statement* (Persimmon, June 2025). The document is framed predominantly from the perspective of prospective residents and provides limited, non-specific benefits for those already living within the established community.

The Vision Statement places primary emphasis on delivering a “high-quality... residential extension... of up to 376 dwellings” and highlights the “significant opportunity for future residents” to access nearby amenities. This framing **marginalises the needs, expectations and lived experience** of **existing** residents, who will bear the immediate and long-term impacts of the development.

Public open spaces are presented as general assets for the “wider community”, yet the document provides no detail regarding how **existing** residents would benefit in practice (e.g., access arrangements, parking, management, safety, or programming). The benefits are articulated in terms of creating a “new neighbourhood”, rather than enhancing (or even maintaining) the quality of life for the existing one:

“Create a distinctive new neighbourhood for Barry...” (Objectives of Good Design – Character, p.21)

Although the Statement asserts that the development will “consider the amenity of existing residents”, it offers no substantive commitments. There is an **absence of detail** regarding **buffer widths, overlooking and overshadowing distances, acoustic mitigation, or lighting controls** along the eastern boundary adjoining existing homes.

The proposal that “rear gardens [will] adjoin current development edge” is presented as a sensitivity measure. However, this approach may reduce permeability for existing residents and **provides no clarity on boundary treatment quality, overlooking safeguards, or measures to deter** anti-social behaviour. The description—

“Rear gardens to adjoin current development edge to secure boundary and provide a sensitive response to existing residences” (Concept diagram, p.3)

—lacks the specificity required to demonstrate meaningful mitigation.

The sections addressing noise and air quality assess conditions only in relation to the suitability of the site for **new** housing. For example:

“The only part of the site sensitive to increased noise levels is the northern boundary... Although within a reasonable proximity to Cardiff Airport... [it] does not prove to be of any significant impact to development.” (Site & Context – p.11)

This analysis is framed around **development feasibility** rather than the net impact on **existing residents** during both construction and operational phases.

The Vale of Glamorgan's *Healthy Placemaking Draft SPG* (2025) emphasises that placemaking must deliver health, well-being and inclusive benefits, supported by checklists and Health Impact Assessment expectations. A vision that does not articulate tangible, locally relevant benefits—such as improved access, safety, active travel, or inclusive open space—risks falling short of these standards.

Given these deficiencies, this site is not an appropriate location for the proposed development. Further consultation is required, supported by detailed assessments addressing:

Amenity and Privacy for Existing Residents (Eastern Boundary)

- Minimum buffer width and landscape/woodland edge specification
- Overlooking and overshadowing parameters (e.g., minimum separation distances, height transitions)
- Lighting and acoustic design standards for boundary treatments

Construction Environmental Management Plan (CEMP)

- Dust suppression measures
- Noise limits and monitoring
- HGV routing, turning arrangements and contractor parking
- Complaint response procedures and timescales

Public Open Space Provision

- Guaranteed access points for existing residents, with clear wayfinding
- Maintenance and management arrangements, including safety and lighting
- Inclusive facilities (seating, nature play, accessible paths) and opportunities for local community use

Traffic and wider community infrastructure concerns are addressed in separate objection submissions.