

11th March 2026

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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 South of the A48 Bonvilston – (Site ID – 435 / 3857)

Please find enclosed, on behalf of and under instruction from our client, 'Peter Stone Properties Ltd', 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 – site ref. 435 / 3857 'Land South of the A48 Bonvilston'.

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 and 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”.

We would also object the Council’s assessment that the site is not considered suitable for development. The Candidate Site Assessment outlines that:

“Notwithstanding the amendment from a market led to an affordable housing led scheme (original CS 435), the other reasons why the site was previously discounted still remain.

The development would have an adverse impact on the character and setting of the Bonvilston Conservation Area. Development of the site would require major highway mitigation works to enable safe vehicular access on to the A48.

The Predictive ALC Maps indicates that site is Grade 2 Best and Most Versatile Land. Development of the site would lead to the loss of BMV land. BMV land should only be developed if there is an overriding need for the development and either previously developed land or land is lower agricultural grades is unavailable. There is housing land available within the ward of St Nicholas and Llancarfan that can support the delivery of affordable housing.”

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.

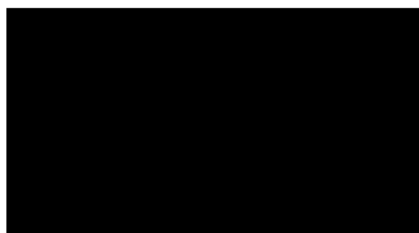
Conclusion

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.

