

From: [REDACTED] >
Sent: 09 March 2026 22:59
To: LDP <LDP@valeofglamorgan.gov.uk>
Subject: HG1 KS2 / Section BP18A: Candidate Sites Assessment (Dinas Powys)

[REDACTED]
Dear Sir/Madam,

I am writing to formally lodge my objection to the proposed allocation of site **HG1 KS2** (250 dwellings at Cardiff Road/Eastbrook) within the Deposit Plan. I contend that this allocation is **unsound** and fails to meet the required **Tests of Soundness** (specifically Test 2: Appropriateness) as set out in the Development Planning Manual.

My objection is based on the following material and statutory considerations:

1. Severe Cumulative Impact on the Highway Network

Planning Policy Wales (PPW) Edition 12 is clear that development should be prevented where the residual cumulative impacts on the road network are **severe**.

As a local resident, I experience this "severity" on a daily basis. My son attends a local primary school and participates in various after-school activities. As these activities are frequently in locations not served by viable or frequent public transport, I am reliant on the car to transport him. Currently, the congestion on Cardiff Road is so chronic that he is regularly late for his commitments. Adding a further 250 dwellings and an estimated 400+ additional vehicles to this specific corridor will lead to a total failure of the local transport network. This proposal will move the situation from "congested" to "non-functional," directly harming the quality of life and social development of local children.

2. Breach of the Well-being of Future Generations (Wales) Act 2015

The Council has a statutory duty to act in accordance with this Act. By proposing a development that further gridlocks the village and effectively prevents children from accessing extracurricular activities in a timely manner, the Council is failing the **"Social"** and **"Cultural"** well being goals. This plan fails to prioritise **"Prevention"** (preventing the total collapse of local infrastructure) and **"Integration."**

3. Unacceptable Settlement Coalescence & Loss of Village Identity

Dinas Powys is a historic village, not an urban extension of Cardiff or Llandough. Site HG1 KS2 represents an **unacceptable coalescence** of settlements. It fails to provide a **"defensible boundary"** and destroys the **"Green Wedge"** which is vital to maintaining the village's distinct identity. This violates PPW 12 guidelines regarding the protection of the character and setting of distinct communities.

4. Infrastructure Capacity and Environmental Risk

- **Education & Health:** The plan is unsound as it lacks a deliverable strategy to mitigate the massive oversubscription at local primary and secondary schools and GP surgeries.
- **Flood Risk:** The Eastbrook site is a known run-off area. Increasing impermeable surfaces with 250 homes will inevitably increase the **downstream flood risk** for the wider village, contravening TAN 15.
- **Sewerage:** I am deeply concerned regarding the capacity of the existing Victorian sewerage network to handle increased loads without leading to further untreated discharges into the local environment.

Conclusion

The allocation of HG1 KS2 is not the most appropriate strategy when compared to reasonable alternatives. It places an unsustainable burden on an already failing infrastructure. I urge the Council to remove this site from the RLDP to ensure the plan remains sound and legally compliant.

Yours faithfully,

Rupert Boston

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