

Vale of Glamorgan Replacement Local Development Plan 2021-2036

DEPOSIT PLAN CONSULTATION

Public Consultation Representation Form - continued

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As a resident of Dinas Powys, this submission focuses on **Site Reference: HG1 KS2 Land to the North of Dinas Powys**.

However, general comments around the RLDP should be considered in the whole.

My thoughts are set out below and relate to 10 key areas of concern.

- Air Quality & Traffic
- Flood Risk
- Wastewater Treatment
- Green Space & Green Infrastructure
- Health & Wellbeing
- Education & Medical Services
- Affordable Housing Allocation
- Community Cohesion & Social Integration
- Climate Change & Sustainability
- RLDP Plan-making Process & Evidence Base

NB Topics are not listed in priority order, they are all important, and I expect each to be given full consideration to be given to each

1. Air Quality and Traffic

The RLDP has not been supported by a sufficiently robust, transparent and locally specific evidence base in relation to traffic capacity, mitigation, air quality and sustainable transport delivery in Dinas Powys.

The Plan relies on high-level assumptions rather than detailed assessments of known local constraints, and it does not provide adequate certainty that necessary mitigation and sustainable transport measures will be delivered, funded and implemented in a timely manner.

As a result, there is a significant risk that the cumulative impacts of development will lead to increased congestion, adverse effects on air quality and a deterioration in the quality of life for existing and future residents.

Until these evidence gaps are addressed and clear, enforceable measures are put in place, the RLDP cannot be considered fully justified, effective or consistent with national policy in its application to Dinas Powys.

Traffic Capacity

I am concerned that the RLDP has not demonstrated that the existing road network in Dinas Powys can cope with the scale of development proposed. Roads and junctions within the village already experience significant congestion both at peak times and throughout the day, particularly along Cardiff Road, St Andrew's Road and the A4055.

The Plan does not provide clear or accessible evidence, such as detailed junction capacity assessments or peak-hour traffic modelling, to show that additional development will not worsen these problems. Without this information, I cannot be confident that growth can be accommodated without unacceptable impacts on daily travel, safety and quality of life.

Questions: *Can the Council confirm that the existing highway network in Dinas Powys can accommodate the growth proposed in the RLDP without causing unacceptable congestion?*

Can the Council provide evidence including junction capacity assessments and peak hour traffic modelling?

Mitigation Measures

Where development in Dinas Powys is likely to increase traffic, I am concerned that the RLDP does not clearly explain how congestion will be mitigated.

Mitigation measures are described in general terms, but there is little clarity on what will actually be delivered, when it will happen, or who will pay for it. There is also no clear reassurance that mitigation will be in place before development takes place.

I am concerned that traffic conditions could deteriorate further if development proceeds without effective safeguards.

Questions: *For any development allocations in Dinas Powys that may impact congestion, what measures are proposed to mitigate these effects?*

Are these measures fully funded, deliverable, and enforceable?

Air Quality Impacts

Increased traffic has clear implications for local air quality, particularly in residential areas and near schools and community facilities. I am concerned that the RLDP has not clearly assessed how the proposed growth in Dinas Powys will affect air quality, especially when the cumulative impact of multiple developments is considered.

The Plan does not explain how compliance with statutory air quality standards will be monitored or maintained as traffic levels increase. This creates significant uncertainty about potential impacts on public health and the local environment.

Questions: *Has the Council assessed the likely impact of the proposed growth on local air quality in Dinas Powys, including cumulative effects?*

How will the Plan ensure compliance with statutory air quality standards?

Sustainable Transport

While the RLDP refers to encouraging walking, cycling and public transport, I am not convinced that realistic alternatives to car/motor use will be delivered in Dinas Powys.

There is limited detail on specific improvements, timescales or funding for sustainable transport. Without frequent, reliable public transport and safe, direct walking and cycling routes, it is unlikely that car use will reduce in practice.

As a result, traffic growth and air quality impacts may be greater than the Plan assumes.

Question: *How does the Plan/Council intend to ensure that sustainable travel options (walking, cycling, public transport) will be delivered and used to reduce traffic and air quality impacts in Dinas Powys?*

Evidence Gaps

Overall, I am concerned that key evidence relating to traffic and air quality in Dinas Powys is either missing or insufficiently detailed. Without clear, locally specific assessments, it is difficult to understand how the Council can be confident that the Plan is sound or that its impacts on the community are acceptable.

Question: *There are limitations in the transport and air quality evidence for Dinas Powys, how does the Council justify that the RLDP remains sound in light of these uncertainties?*

2. Flood risk

I am concerned about the Replacement Local Development Plan (RLDP) and its impact on Dinas Powys, in relation to flood risk.

Dinas Powys already experiences surface water flooding, overloaded drains and pressure on local watercourses. Any new development must be proven to be safe and must not make these problems worse. At present, the RLDP does not give me confidence that this has been properly addressed.

Flood Risk Has Not Been Properly Resolved

Welsh Government policy (TAN 15) says new development must be safe from flooding for its lifetime and that flood risk should be dealt with when the Plan is written, not later on.

The RLDP appears to allocate sites that are affected by flood risk without clearly showing how they can be made safe. Instead, it relies on the idea that solutions will be worked out later when planning applications are submitted. As a resident, this is worrying, as there is no guarantee that those solutions will ever work or be delivered.

***Questions:** Can the Council explain how allocations within [or affecting] TAN 15 flood risk areas comply with TAN 15's requirement that development be flood-safe for its lifetime, rather than relying on mitigation to be designed later?*

Where the Plan relies on mitigation to address flood risk, what evidence demonstrates that such mitigation is deliverable, funded, and capable of implementation within the Plan period?

Is it the Council's position that compliance with TAN 15 can be deferred to the planning application stage, and if so, how does that align with the requirement for strategic flood risk to be resolved at plan-making stage?

Lack of Clear Evidence Behind Flood Assessments

The flood studies supporting the Plan are not easy for a lay person to understand and do not clearly show that the full impact of new development has been properly assessed.

In particular, it is unclear whether:

- The combined effect of multiple new developments has been considered
- The worst-case impacts of climate change and heavier rainfall have been tested
- Flood risk to existing homes and streets has been fully taken into account

Without this information, it is hard to see how the Council can be confident that new development will not increase flooding in Dinas Powys.

***Questions:** What level of modelling underpins the SFCA, and can the Council confirm whether it assesses downstream and off-site impacts arising from cumulative development?*

Does the SFCA test a 'worst-case' climate change scenario consistent with current Welsh Government guidance, and if not, why not?

How does the SFCA move beyond a desktop exercise to demonstrate that individual allocations are genuinely developable without increasing flood risk elsewhere?

Too Much Reliance on Future Drainage Solutions

The Plan relies heavily on Sustainable Drainage Systems (SuDS) to manage surface water, but there is little evidence showing that these systems can realistically work on all proposed sites.

I am concerned that:

- There may not be enough space on sites for effective drainage
- Water will still end up flowing into already stretched drains and streams
- Long-term maintenance of drainage systems is unclear

If these systems fail or are not properly maintained, flooding problems could become worse over time.

Questions: *What evidence does the Plan rely on to show that SuDS can be accommodated on all relevant allocations without loss of developable area or displacement of flood risk?*

Has the capacity of receiving watercourses and drainage networks been assessed at a strategic level, or is this assumed to be resolved site-by-site?

How does the Plan address the cumulative impact of multiple SuDS systems discharging into the same catchment?

What mechanisms are proposed to secure long-term maintenance of SuDS, and where is this evidenced in the Plan?

Doubts About Whether Sites Are Truly Deliverable

Some housing numbers in the Plan appear to depend on sites that may only work if major flood prevention measures are put in place, I believe that Dinas Powys is an example of this.

- It is not clear which sites depend on such measures
- There is no clear timetable or funding in place
- There is no backup plan if flood mitigation does not happen

I am concerned that the Plan may be relying on sites that cannot realistically be developed.

Question: *Can the Council identify which allocations are dependent on flood mitigation infrastructure, and where the delivery, timing, and funding of that infrastructure are set out?*

If mitigation fails to come forward, what contingency does the Plan provide to ensure housing delivery does not rely on undeliverable sites?

How does the Plan demonstrate that housing numbers are not inflated by sites whose flood risk constraints may ultimately prevent development?

Where NRW has expressed concerns or conditions relating to flood risk, how has the Council reflected those concerns in policy or allocations, rather than deferring them to later stages?

Has any NRW advice been departed from, and if so, what is the evidence base justifying that departure?

Climate Change and Long-Term Safety

Flooding is likely to become more frequent and severe due to climate change. The Plan does not clearly show that new development in or around Dinas Powys will remain safe for decades to come, not just during the Plan period.

Residents need reassurance that today's decisions will not create long-term flooding problems for future generations.

Question: *How does the Plan ensure resilience to increased rainfall intensity and flood frequency over the full lifetime of development, not just the Plan period itself? Does the Plan assume future flood defences or upgrades, and if so, where are those projects committed and funded?*

For these reasons, I believe the RLDP has not properly resolved flood risk issues affecting Dinas Powys, I ask that the Council be required to:

- Properly address flood risk at the plan-making stage, not later
- Remove or review sites where flood risk has not been clearly resolved
- Provide stronger evidence that new development will not increase flooding for existing residents.

Until this is done, the Plan cannot be considered sound.

3. Wastewater Treatment

This objection relates to the proposed level of housing growth in Dinas Powys and whether the existing wastewater and sewerage system can safely and realistically support it.

I am concerned that the RLDP does not provide clear, settlement-specific evidence to show that wastewater treatment works and the local sewer network have enough capacity to accommodate the planned development, either now or within the Plan period.

Without this evidence, the Plan risks placing unacceptable pressure on already constrained infrastructure, increasing the risk of flooding and environmental harm.

Wastewater Treatment Capacity

The RLDP does not clearly explain whether the wastewater treatment works serving Dinas Powys has sufficient spare capacity to deal with additional development.

In particular, the Plan does not set out:

- how much wastewater the treatment works is currently allowed to treat (its “consented capacity”),
- how much spare capacity is actually available,
- when this information was last assessed, or
- whether this assessment has been formally confirmed by Dŵr Cymru Welsh Water.

Without this basic information, I lack sufficient information to understand whether the existing system is already close to capacity or whether it genuinely has room to cope with new development.

The Plan also does not clearly state how much additional wastewater would be generated by the new housing proposed for Dinas Powys, or how this compares with any available capacity. This makes it impossible to judge whether the level of growth proposed is realistic.

There is no clear evidence that a Dinas Powys–specific assessment has been carried out. If the Council is relying on broad, county-wide modelling instead, this does not reflect local conditions or known issues within the village.

Sewer Network Constraints & Flood Risk

Many residents are already aware of problems with drainage, surface water, and sewer performance in Dinas Powys, particularly during periods of heavy rainfall.

However, the RLDP does not provide clear evidence on:

- existing sewer surcharging or flooding incidents,
- past or current problems with overloaded sewers,

storm overflow activity affecting the area.

There is also no clear explanation of how the combined impact of multiple new development sites in Dinas Powys has been assessed together, rather than individually. This is especially concerning given the increasing frequency of intense rainfall linked to climate change.

Dinas Powys has known surface water and flood risk sensitivities, yet the Plan does not convincingly demonstrate that increased wastewater flows will not make flooding worse or lead to pollution of local watercourses.

I am concerned that problems will only become apparent after development has already taken place.

Deliverability & Infrastructure Planning

The RLDP does not identify any specific wastewater or sewerage upgrades needed to support the proposed growth in Dinas Powys.

Where upgrades may be required, the Plan does not explain:

- what infrastructure improvements would be needed,
- how much they would cost,
- who would pay for them, or
- when they would be delivered.

This creates significant uncertainty. I am concerned that development could go ahead before infrastructure is in place, leaving existing communities to deal with the consequences of overloaded systems.

There is also no clear explanation of how infrastructure will be phased to ensure that wastewater capacity is available before new homes are occupied, rather than relying on solutions being found later.

Role of the Statutory Undertaker – Dŵr Cymru Welsh Water

The Plan appears to rely heavily on future discussions with Dŵr Cymru Welsh Water at the planning application stage to resolve wastewater issues.

I am concerned that this approach puts off important decisions that should be made now, during the Plan-making process. National planning policy requires development plans to be based on a clear understanding of infrastructure capacity, not assumptions that problems can be fixed later.

Without clear, written confirmation from Dŵr Cymru Welsh Water that the proposed level of growth in Dinas Powys can be accommodated, I believe the Plan lacks the certainty needed to be considered sound.

Soundness & Policy Compliance

Because the RLDP does not clearly demonstrate that wastewater infrastructure:

- is available,

- can be upgraded in time, and
- has a realistic and funded delivery plan,

I do not believe the Plan is effective, which is a key test of soundness.

The Plan also appears to conflict with Planning Policy Wales, which states that development should be directed to locations where infrastructure is already in place or can be secured. Deferring wastewater solutions to a later stage does not meet this requirement.

If wastewater capacity problems cannot be resolved within the Plan period, I question why the level of development proposed for Dinas Powys has not been reduced to reflect real infrastructure constraints.

4. Green Space & Green Infrastructure

For the reasons set out below I consider that the RLDP is unsound in relation to green space and green infrastructure in Dinas Powys because it:

- Fails to justify the loss of existing green space or show that mitigation will be delivered;
- Lacks clear evidence on the quantity, quality, and accessibility of green space;
- Does not safeguard the integrity of green infrastructure networks;
- Provides no mechanisms to ensure timely delivery of green space alongside new development;
- Does not demonstrate that alternatives were properly considered through the Sustainability Appraisal.

Until these issues are addressed, there is no clear basis to conclude that the proposed growth in Dinas Powys can be accommodated without unacceptable impacts on local green spaces and the wider environment.

I urge the Council to carefully consider these concerns and provide further evidence or modifications to ensure that the Plan is effective, sustainable, and compliant with national planning policy

Protection of Existing Green Space

The RLDP does not clearly explain why any existing green spaces in Dinas Powys might be lost, or whether the loss is unavoidable.

I am concerned that the Plan does not demonstrate:

- that all alternatives to protect existing green space have been considered, or
- that any replacement or mitigation will be provided within or near the village.

Without this evidence, there is no assurance that valued local green spaces, which are important for recreation, biodiversity, and the character of the settlement, will be preserved. This is a serious omission that makes the Plan unsound in this respect.

Question: *How does the Plan justify the loss of any existing green spaces in Dinas Powys? Has an assessment been carried out demonstrating that loss is unavoidable, and that adequate replacement or mitigation will be provided within or near the settlement?*

Quantity, Quality, and Accessibility of Green Space

The RLDP does not provide clear, settlement-specific information about the amount, quality, or accessibility of green space for Dinas Powys residents.

It is unclear whether the standards being applied:

- meet national policy requirements,
- reflect the needs of the local population, or

- will be sufficient to support an increased population from new housing.

Without clear evidence, I cannot be confident that new development will maintain adequate recreational and amenity space for all residents.

Question: *What evidence supports the quantity, quality, and accessibility standards for green space in Dinas Powys? How do these standards compare with national policy and the needs of the local population?*

Green Infrastructure Network Integrity

The Plan does not explain how green infrastructure networks—including wildlife corridors, footpaths, cycleways, and recreational routes—will remain coherent and functional as new development comes forward.

There is a real risk that the proposed growth could fragment these networks, reducing connectivity for wildlife and limiting access to recreational spaces. I am concerned that the Plan does not set out measures to prevent these negative impacts.

- **Question:** *How does the Plan ensure that green infrastructure networks in Dinas Powys, including wildlife corridors, footpaths, and recreational routes, remain coherent and functional despite new development?*

Delivery and Implementation

The RLDP does not make it clear how green space provision will be delivered at the same time as development, rather than being left to later planning agreements or discretionary decisions.

Without clear delivery mechanisms, there is no certainty that new or replacement green space will be provided when needed.

This creates risk that residents will face reduced access to recreation, wildlife habitats, and open space for years after new homes are built.

- **Question:** *What mechanisms are in place to ensure that green space provision in Dinas Powys will be delivered alongside development, rather than deferred to later discretionary planning stages?*

Consideration in the Sustainability Appraisal

It is not evident that the Plan's Sustainability Appraisal has fully assessed the impact of proposed development on green space and green infrastructure in Dinas Powys.

There is no clear explanation of whether alternative development options were considered that would reduce the loss or fragmentation of green spaces, and if so, why these alternatives were rejected.

I am concerned that the lack of settlement-specific analysis weakens the credibility of the Plan and its ability to safeguard local environmental assets.

Question: *Has the Integrated Sustainability Appraisal fully considered the impacts of proposed development on green space and green infrastructure in Dinas Powys? Were alternatives considered that would reduce loss or fragmentation, and if so, why were they rejected?*

5. Health & Wellbeing

Alignment with RLDP Policy SP6

The RLDP does not clearly demonstrate how proposed allocations and policies affecting Dinas Powys will achieve the health and well-being objectives set out in Policy SP6.

In particular, the Plan does not provide evidence that new development will:

- maintain or enhance access to green spaces,
- support active travel (walking, cycling, public transport), or
- deliver inclusive and safe public environments for all residents.

Without clear mechanisms to ensure these outcomes, it is unclear how the Plan will contribute to the creation of healthy, inclusive communities in line with its own strategic policy.

Question: *How does the Plan ensure that proposed allocations and policies affecting Dinas Powys will deliver the health and well-being objectives set out in Policy SP6, including access to green space, active travel, and inclusive public environments?*

Alignment with the Vale of Glamorgan Well-Being Plan

The RLDP does not clearly show how its proposals for Dinas Powys are consistent with the objectives of the Vale of Glamorgan Public Services Board Well-Being Plan, particularly in relation to:

- physical and mental health,
- health equity, and
- equitable access to green and recreational spaces.

There is no settlement-specific evidence demonstrating that new housing or other allocations will support these well-being objectives, leaving a gap in the Plan's justification and effectiveness.

Question: *How does the RLDP demonstrate consistency with the Vale of Glamorgan Public Services Board Well-Being Plan, particularly the objectives relating to physical and mental health, health equity, and access to green spaces in Dinas Powys?*

Evidence for Health and Well-Being Outcomes

The Plan does not provide sufficient evidence that its spatial strategy, site allocations, or policies will produce measurable improvements in health outcomes for residents of Dinas Powys, particularly in areas where health needs are identified.

Without this evidence, it is impossible to determine whether the proposed development will genuinely support improved physical or mental health, reduce health inequalities, or provide accessible, high-quality spaces for recreation and social interaction.

Question: *What evidence demonstrates that the Plan's spatial strategy, allocations, and policies in Dinas Powys will produce measurable improvements in health outcomes for residents, especially in areas of identified need?*

Integration with the Sustainability Appraisal

The RLDP's Integrated Sustainability Appraisal (ISA) does not clearly demonstrate how health and well-being impacts have been addressed specifically for Dinas Powys.

There is limited information on:

- mitigation or enhancement measures to support healthy communities,
- the contribution of proposed allocations to active travel networks, or
- ways in which new development will improve access to green infrastructure or inclusive public spaces.

Without settlement-specific consideration, the ISA does not provide sufficient assurance that health and well-being outcomes will be achieved, nor does it demonstrate compliance with national planning policy on creating healthy and sustainable places.

Question: *How has the Integrated Sustainability Appraisal addressed health and well-being impacts specifically for Dinas Powys, and what mitigation or enhancement measures are proposed to ensure alignment with national planning policy on healthy places?*

6. Education & Medical Services

I believe that the RLDP is unsound in relation to education and healthcare services in Dinas Powys

Education Provision

The RLDP does not provide clear, settlement-specific evidence regarding school capacity in Dinas Powys.

My key concerns include:

- There is no demonstration that local primary and secondary schools have enough places for the children who will arise from the proposed housing.
- It is unclear whether the Plan relies on borough-wide estimates, which may overlook local pressures and result in shortages at specific schools.
- The Plan does not identify any specific improvements to school infrastructure (such as new classrooms, extensions, or new schools), nor does it set out funding, timing, or delivery mechanisms.

Without these assurances, there is no certainty that school places will be available before families move in, which could lead to overcrowding and diminished educational standards.

I am concerned that, in the absence of firm evidence and infrastructure commitments, the proposed scale of housing growth in Dinas Powys may be unsustainable and undeliverable.

Healthcare / Medical Services

The RLDP does not demonstrate that local healthcare services—including GP practices, dental services, and community health facilities—can accommodate the increased population.

My specific concerns include:

- There is no settlement-specific assessment of current or future healthcare capacity in Dinas Powys.
- The Plan does not indicate whether additional or expanded healthcare facilities will be provided, nor how this would be funded, phased, or secured alongside new housing.
- Without clear planning, the proposed growth could reduce access to essential health services for both existing and new residents, impacting physical and mental health outcomes.

I am particularly concerned that increased demand without confirmed provision could lead to longer waiting times, reduced appointments, and pressure on local medical staff, undermining the well-being of the community.

These gaps mean the Plan is not effective, justified, or consistent with national planning policy, which requires growth to be planned where infrastructure is available or can be secured.

7. Affordable Housing Allocation

I support the principle of providing affordable homes for local residents, especially young families, first-time buyers, and key workers who cannot afford market rates.

Well-planned affordable housing can help maintain a mixed and vibrant community and retain younger residents.

Affordable homes in Dinas Powys could reduce commuting pressures by allowing residents to live and work locally.

However, the RLDP does not provide clear evidence for how many affordable homes are needed in Dinas Powys or what types of homes are required for different groups (families, older residents, low-income households).

There is insufficient information about how and when affordable homes will actually be delivered alongside market housing.

Without clear delivery plans or safeguards, affordable homes may not remain genuinely affordable in the long term.

Concentrated or poorly planned affordable housing may put pressure on local schools, healthcare, transport, and green spaces, which are already constrained in Dinas Powys.

The Plan does not explain how affordable housing will be integrated with market housing to create sustainable, mixed communities rather than segregation or social imbalance.

Because of the lack of clear evidence, delivery mechanisms, and mitigation for potential negative impacts, I do not consider the Plan sound in terms of affordable housing in Dinas Powys.

8. Community Cohesion & Social Integration

I am concerned that the Plan, as currently drafted, does not ensure new growth will support strong, healthy, and inclusive communities.

Until the Council provides clear evidence and enforceable measures addressing community cohesion, housing mix, and health impacts, I cannot have confidence that the Plan is sustainable or fair.

Impact on Community Cohesion and Social Integration

I am concerned that the Plan does not explain how new housing and growth will integrate with existing communities.

There is a risk that rapid development could strain local services, schools, and community spaces, and make it harder for neighbours to get to know one another.

I would like to see evidence that social infrastructure will keep pace with population growth and that communities will remain inclusive and connected.

Risk of Over-Concentration of Affordable Housing

I am concerned that clusters of affordable housing in certain areas could lead to pockets of social exclusion or limit access to opportunities.

The Plan does not explain how it will ensure a good mix of housing types and tenures across the Vale.

I ask that the Council provide evidence that housing allocations will support socially balanced, inclusive communities.

Impacts on Mental and Physical Wellbeing

I am concerned about increased traffic, air pollution, noise, and the loss of green spaces affecting health and wellbeing. The Plan does not provide clear commitments to protect or improve accessible green spaces or safe walking and cycling routes.

I would like to see evidence that the Plan has assessed the health impacts of growth and will take steps to mitigate them.

9. Climate Change & Sustainability

I am concerned that, as drafted, the Plan does not provide enough evidence or practical measures to ensure new development is sustainable and climate resilient. The RLDP is not fully justified, effective, or consistent with national policy on climate change and sustainability.

Key gaps include alignment with carbon reduction targets, enforceable delivery of low-carbon travel, energy-efficient homes, sustainable drainage, and climate-resilient infrastructure.

Without clear policies and enforceable commitments on low-carbon travel, energy-efficient homes, sustainable drainage, and climate-resilient infrastructure, the Plan risks harming both the environment and the wellbeing of communities.

Alignment with Welsh Government's Carbon Reduction Targets

I am concerned that the Plan does not explain clearly how new homes, workplaces, and other development will help Wales meet its legally binding carbon reduction targets.

Without this, there is a risk that growth in the Vale could increase emissions rather than reduce them. I would like to see evidence showing how this (and each) new development contributes to lowering carbon emissions.

Promotion of Low-Carbon Travel, Energy-Efficient Homes, and Sustainable Drainage

I am worried that the Plan relies too much on people walking, cycling, or using public transport without clear plans to make this happen.

There is also little information on whether new homes will be energy-efficient or if systems to manage rainfall and reduce flooding (like sustainable drainage) will be properly installed and maintained.

I want to see clear, practical measures to make low-carbon travel, energy-efficient homes, and safe drainage a reality.

Resilience of Infrastructure to Extreme Weather Events

I am very concerned about the impacts of extreme weather, including flooding, heatwaves, and storms, on roads, utilities, and homes.

The Plan does not clearly show how new developments or existing infrastructure will be designed to cope with these risks.

I would like to have assurance that any buildings, roads, drainage, and community facilities will be climate-resilient and protect people's health and safety.

10. Plan-making Process & Evidence Base

In my view, the RLDP is not fully justified or effective in its current form with respect to plan-making and the evidence base. Key gaps include accessibility and transparency of evidence, consideration of resident and stakeholder feedback, and robust monitoring and review arrangements.

Without clear and accessible evidence, demonstrated consideration of local feedback, and robust monitoring and review mechanisms, residents cannot be confident that the Plan will be fair, effective, or responsive to changing circumstances.

Clarity, Transparency, and Accessibility of Evidence

The RLDP is not always clear and is not easy to access.

Technical reports, data, and assumptions are often difficult to find or understand, making it hard for residents to see why particular sites or policies were chosen.

The Council should provide accessible summaries and clear explanations so that everyone can understand and comment on the evidence.

Local Consultation and Consideration of Resident Feedback

I am concerned that residents' views may not have been fully taken into account in shaping the Plan.

It is unclear how consultation responses have influenced allocation decisions or policy wording.

I seek assurance that feedback from local people and community groups has genuinely informed the Plan, and that future consultations will be inclusive and clearly reported.

Monitoring and Review Mechanisms

The Plan does not clearly explain how progress will be monitored or how changes will be made if things do not go as planned. For example, if housing delivery is slower than expected or infrastructure is delayed, there is little information on how allocations or policies would be adjusted.