

For Office use only

Representor No.

Date Received.....

Date of Acknowledgement

Vale of Glamorgan Replacement Local Development Plan 2021-2036

DEPOSIT PLAN CONSULTATION

Public Consultation Representation Form

The Council is seeking your views on the Replacement Local Development Plan (RLDP) **Deposit Plan**. The Deposit Plan is the next formal stage in the development plan preparation process and expands on the Preferred Strategy which the Council consulted on in December 2023 – February 2024.

The Deposit Plan is the full draft version of the RLDP, detailing the **overall strategy, development policies, land designations** (e.g. conservation) and **specific land allocations** for development (including new housing and employment sites) over the 15-year period 2021-2036.

The public consultation will run for 6 weeks between **Wednesday 28th January 2026 and Wednesday 11th March 2026**. Representations received after this time will not be considered.

Full details of the consultation are available on the Council's website at: www.valeofglamorgan.gov.uk/ldp or by scanning the QR code above.

The Council encourages representations on the Deposit Plan to be made via our **online consultation portal** available at <https://valeofglamorgan.oc2.uk/> however representations submitted using this form will also be accepted.

Representations are welcomed in both Welsh and English and this representation form is available in other formats on request e.g. Welsh, large print.

1: Contact Details

Your / Your Client's Details			Agent's Details (if relevant) *		
Title	Mr		Title		
Name	Matthew Clements		Name		
Organisation (If applicable)			Organisation (If applicable)		
Address			Address		
Postcode			Postcode		
Email			Email		
Telephone No.			Telephone No.		
Communication preference: (Please tick)	Email	☒	Communication preference: (Please tick)	Email	☐
	Letter	☐		Letter	☐
Language preference: (Please tick)	English	☒	Language preference: (Please tick)	English	☐
	Welsh	☐		Welsh	☐

*If you are acting as an Agent, please also provide details of person/organisation you are representing (**Note:** you will need to supply a separate form for each person/organisation you are representing).

2: Your Views

QUESTION 1:
What are your thoughts on the Deposit RLDP (e.g. policies, site allocations)?
Please state which site reference, policy or paragraph number your comments refer to. If you are commenting on more than one site, policy or paragraph, please use a separate sheet for each one.

SITE REFERENCE/POLICY/PARAGRAPH NUMBER: HG1 KS2

Agree/Support	☐	Disagree/Object	☒	Comment	☐	No Comment	☐
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Comments:

SITE REF: HG1 KS2

As a resident of Dinas Powys, I strongly object to this development.

Flooding

A significant concern relating to this proposal is the increased risk of flooding. Following several recent developments in and around Dinas Powys, the village experienced notable flooding in 2020. These developments were constructed on former greenfield sites which previously absorbed substantial volumes of surface water during periods of heavy rainfall. The loss of this natural drainage capacity appears to have contributed to increased surface water runoff and flooding within the community. It is therefore concerning that the Flood Consequences Assessment submitted in support of this application does not appear to reference or consider the flooding events experienced in 2020. The omission of this locally significant event raises questions about whether the assessment fully reflects the real flood risk affecting the area. Under Welsh Government planning guidance Technical Advice Note 15 (TAN15), updated in 2025, Local Authorities are expected to ensure that development proposals fully consider flood risk and consequences based on up-to-date flood maps and climate change projections, particularly on greenfield sites where development is strongly discouraged in flood-prone areas. Further development on fields that currently act as natural water absorption areas is likely to exacerbate the problem and increase the risk of flooding for existing residents.

Traffic Congestion and Highway Capacity

Another major concern is the impact on the local road network. Cardiff Road, which runs through Dinas Powys, already experiences significant congestion, particularly during peak commuting hours. This road serves as a key route connecting the village with both Cardiff and Barry and is heavily relied upon by residents and commuters. With further housing developments planned in nearby areas, particularly in Barry, traffic volumes are already expected to increase. The addition of approximately 250 new dwellings could reasonably introduce several hundred additional vehicles to the local road network, potentially in the region of 500 extra cars. The current infrastructure already struggles to cope with existing traffic levels, and it is difficult to see how it could accommodate such a substantial increase without worsening congestion, increasing journey times, and negatively affecting road safety and air quality.

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Agree/Support

☐

Disagree/Object

☒

Comment

☐

No Comment

☐

Comments:

Public Transport Accessibility (Eastbrook Station)

Concerns also arise regarding the reliance on the proximity of Eastbrook railway station as a justification for the sustainability of the development. While the station is geographically close to the site, it is a small facility with limited infrastructure and lacks adequate accessibility provisions. In particular, the station does not provide step-free access between platforms. Passengers returning from Cardiff Central who need to access the opposite platform cannot use the footbridge and must instead travel approximately one mile to find an alternative route around. This presents a significant barrier for people with mobility impairments, parents with prams, cyclists, and elderly residents. As a result, the station cannot reasonably be considered a fully accessible or practical transport option for a large number of future residents, and reliance on it to support a development of this scale risks overstating the site's public transport accessibility.

Active Travel and Pedestrian Infrastructure

Concerns also arise in relation to the suitability of the proposed active travel routes associated with the development. The routes identified appear to rely heavily on existing infrastructure that is inadequate to safely accommodate increased pedestrian and cycling activity. For example, sections of pavement along the main road are particularly narrow and appear to fall below the recommended width for safe pedestrian use. Such constrained spaces make it difficult for pedestrians to pass comfortably and are unsuitable for wheelchair users, mobility scooters, or parents with prams. Alternative routes identified appear to rely on private roads and involve steep gradients, requiring users to travel both up and down hills. The Active Travel (Wales) Act 2013 places a legal duty on local authorities to plan for suitable walking and cycling routes that meet the needs of all users — including people with reduced mobility — and to provide accessible infrastructure that enables modal shift away from car use. These routes are therefore unlikely to be practical or accessible for many members of the community, undermining claims that the development promotes sustainable transport.

Loss of Greenfield Land

A further concern relates to the loss of greenfield land and its environmental function. The proposed development would remove land that currently performs an important role in absorbing rainfall and regulating surface water runoff. In addition to supporting natural drainage, this open land contributes to the environmental quality and rural setting of the surrounding area. Its loss would reduce the landscape's natural resilience to heavy rainfall events and contribute to the continued urbanisation of what is currently open countryside. The Welsh Government's planning guidance consistently emphasises prioritising previously developed land and avoiding inappropriate development on greenfield sites, particularly where it would compromise natural environmental functions.

Please attach additional pages if required.

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Comments:

Green Wedge Designation

The site also lies within land designated as a Green Wedge in the Vale of Glamorgan Local Development Plan (Policy MG18), which seeks to prevent the coalescence of settlements and retain the openness of land between Dinas Powys, Penarth, and Llandough. Within these areas, development that prejudices the open nature of the land will not be permitted. This designation exists to restrict inappropriate development which would contribute to urban sprawl, erode landscape character, or adversely impact the setting of existing communities. The construction of approximately 250 dwellings would represent a substantial encroachment into this protected landscape, undermining the purpose of the Green Wedge policy and the local plan's objectives for managing growth sustainably.

Pressure on Local Infrastructure and Services

The scale of the development would also place additional pressure on local infrastructure and public services. Facilities such as GP surgeries, schools, and other community amenities in Dinas Powys are already limited and serve the existing population. A development of approximately 250 homes would significantly increase demand for these services. Without clear and demonstrable plans for corresponding infrastructure improvements or expansions, there is a real risk that existing residents will experience reduced access to essential services — an outcome contrary to the Local Development Plan which seeks to ensure new development adequately provides for community needs.

In summary, the proposal raises serious concerns relating to flood risk, traffic congestion, inadequate transport infrastructure, poor accessibility, unsafe active travel routes, pressure on local services, loss of greenfield land, and the erosion of Green Wedge protections. Many of these issues directly conflict with Welsh planning policy (including TAN15 and the Active Travel Act) and the Vale of Glamorgan Local Development Plan. Taken together, these issues suggest that the development is neither sustainable nor appropriate for this location. For these reasons, I respectfully request that the application be refused.

Please attach additional pages if required.

QUESTION 2: WELSH LANGUAGE

We would like to know your views on the effects that proposals in the Deposit Plan would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. Do you think that there will be any impacts, either positive or negative? Please explain

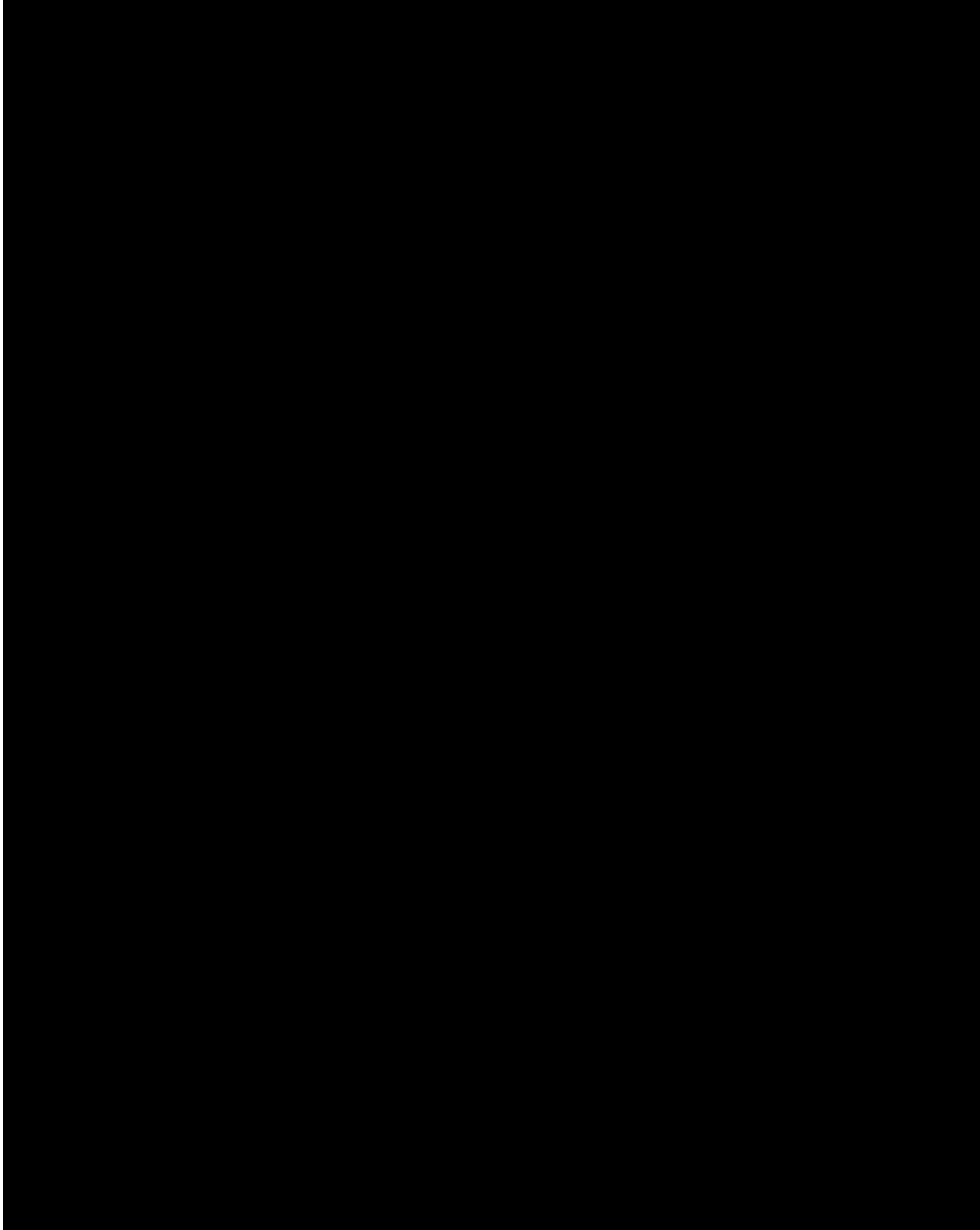
Yes	☐	No	☒	Don't know	☐	No Comment	☐
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Comments:

Please attach additional pages if required.

ABOUT YOU

The following questions will help us ensure data is representative of population of the authority and help us to target underrepresented groups. **You are not required to complete this section if you would prefer not to.**



IMPORTANT INFORMATION

Thank you for your comments. Following the consultation, the Council will consider the responses and prepare a report of consultation, which will form part of the evidence for the Replacement Local Development Plan.

Completed Representation Forms and any supporting information should be returned to the LDP Team:

BY EMAIL – ldp@valeofglamorgan.gov.uk

ONLINE – By completing the electronic form at <https://valeofglamorgan.oc2.uk/>

BY POST – Planning Policy Team, Vale of Glamorgan Council, Civic Offices, Holton Rd, Barry, CF63 4RU

If you require any further information or have any questions, please contact the LDP Team on 01446 704681 or e mail ldp@valeofglamorgan.gov.uk

Submissions are welcome in either Welsh or English and this representation form is available in other formats on request e.g. Welsh, large print.

How we will use your information

On 25th May 2018 the General Data Protection Regulation (GDPR) came into force, placing new restrictions on how organisations can hold and use your personal data and defining your rights with regard to that data. Any personal information disclosed to us will be processed in accordance with our Privacy Notice. A paper copy of the Council's Privacy Notice can be provided upon request or can be viewed at: https://www.valeofglamorgan.gov.uk/en/our_council/Website-Privacy-Notice.aspx

Data Protection Notice – Please note that all comments received cannot be treated as confidential and once duly reported and considered, will be available for public inspection. We will also hold your contact details on our Replacement LDP Consultation Database for the duration of the RLDP preparation process which will keep you informed of future updates. If you would like to be removed from the database at any time and no longer wish to receive correspondence from the Council on the RLDP, then this can be requested in writing. However, any information provided will be stored safely and retained in accordance with Vale of Glamorgan Council's data retention policy unless it needs to be retained under another lawful basis.

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN

23:55 ON WEDNESDAY 11th MARCH 2026

REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Signed:



Date:

10/03/26