

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	Mrs		Title		
Name	Jodie 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

☐

Comments:

There is a serious concern that the development will increase flood risk. Dinas Powys experienced significant flooding in 2020, largely following new developments built on former greenfield sites that previously absorbed large amounts of rainfall. The Flood Consequences Assessment submitted with this application does not appear to reference these events, which raises doubts about whether the assessment fully reflects the actual flood risk in the area. Further development on land that currently acts as natural drainage is likely to worsen flooding for existing residents.

Cardiff Road already experiences heavy congestion, particularly during peak commuting hours. The addition of around 250 homes could introduce up to 500 extra vehicles, placing further strain on an already busy road network. This would likely increase journey times and could negatively affect road safety and air quality.

Although Eastbrook railway station is located nearby, it is a small facility with limited infrastructure and no step-free access between platforms. Passengers returning from Cardiff who cannot use the footbridge must travel roughly a mile to access the opposite platform. This makes the station difficult to use for people with mobility issues, parents with prams, cyclists, and older residents. As a result, it cannot realistically support the transport needs of a development of this scale.

The proposed walking and cycling routes also raise concerns. Much of the existing pavement along the main road is very narrow and appears to fall below the recommended minimum width of 1.5 metres, making it difficult for pedestrians to pass and unsuitable for wheelchair users or prams. Other suggested routes rely on private roads with steep gradients, which are unlikely to be practical for many users. These routes do not provide a realistic alternative to car travel.

The development would also result in the loss of greenfield land that currently helps absorb rainfall and manage surface water. In addition to its drainage function, this open land contributes to the environmental quality and rural setting of the area. Its loss would reduce the landscape's natural ability to cope with heavy rainfall.

The site lies within a designated Green Wedge, which exists to prevent settlements merging and to protect open countryside. Building approximately 250 homes in this location would represent a significant and permanent encroachment into protected land and would undermine the purpose of the designation.

Finally, the scale of the development would place additional pressure on local services such as GP surgeries, schools, and other community facilities, which already serve the existing population. Without clear plans to expand local infrastructure, there is a risk that access to these services will worsen for residents.

Taken together, these issues raise serious concerns about flood risk, traffic congestion, inadequate transport infrastructure, loss of greenfield and protected land, and increased pressure on local services. For these reasons, the proposal does not appear to represent sustainable development and should 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

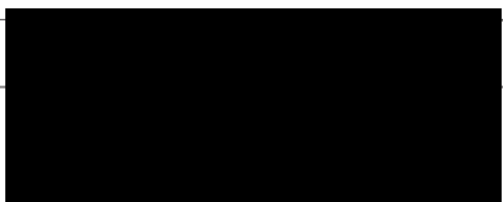
Data Protection Notice – Please note that all comments received cannot be treated as confidential and once duly reported and considered, will be available for public inspection. We will also hold your contact details on our Replacement LDP Consultation Database for the duration of the RLDP preparation 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