



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	Dr		Title		
Name	Claire Bennett		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:

Agree/Support

☐

Disagree/Object

☒

Comment

☐

No Comment

☐

Comments:

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I write to formally object to the allocation of Site HG1 KS2 – Land North of Dinas Powys within the Replacement Local Development Plan. I believe the site is unsuitable for the proposed development, based on inaccurate assumptions within the access and transport statement, insufficient consideration for the potential flooding risk for both the development and the fluvial network, and the impact on the village of Dinas Powys.

Transport

- * the modelling associated with the access and transport statement considers a five-day average to determine peak traffic flows. This is incorrect given there is clear increases in commuting traffic on Tuesday-Thursday, with typically people working from home on Monday and Friday. As such the traffic modelling that the whole statement is based on fails to identify the true 'peak' of traffic. Furthermore, peak traffic flows in the area are from 7.00 - 10.00 and so this window of survey fails to capture the full picture.
- * the access and transport statement itself acknowledges "the Cardiff Road corridor currently operates effectively as one long dynamic queue during peak periods" but then states that the level of traffic growth will unlikely materialise. This is in spite of their own (flawed, see above) modelling indicating a 5% impact with the development in place for am transport.
- * the viability of the settlement relies on the use of public transport and walking to reduce car journeys. This fails to acknowledge the 2023 National Travel Survey which states that 67% of journeys to work are by private car, and given the nature of the development working-age people would be the primary market
- * further to this, the access and transport statement highlights the proximity to Eastbrook station. This station is DDA compliant as there is no ramp/lift to allow for access to both platforms, and as such the use of the train is excluded to those who could live in the proposed development. It should also be noted that the train network in the morning is particularly oversubscribed and no modelling has been provided that demonstrates additional train passenger capacity to be accommodated.
- * related to the points above, residents in the proposed development would need to use their vehicles to be able to access retail, as there is none within easy commuting distance. The assessment of less than 2km of walking being a suitable threshold for considering facilities in the locale fails to account for those carrying purchases. Note the appendix to the access and transport statement states that a mobility access hub should be built into the development, but this is not shown on the plans provided.
- * the access and travel statement summarises with the statement that "It is therefore concluded that the site is suitably located for a residential development which could be delivered without detriment to highway safety and would additionally be able to take advantage of existing and proposed active travel connections to key locations such that future residents would not be required to rely on the private car." This takes no account for where people work, who would be moving into the development, personal preference of travel - and is not justified within the work shown.
- * all traffic modelling fails to acknowledge the impact of construction traffic on the transport network, which would have a much more significant effect than the modelled private vehicles.

Please attach additional pages if required.

2: Your Views

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SITE REFERENCE/POLICY/PARAGRAPH NUMBER:

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

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Flooding

- * Flooding of East Brook and the River Cadaxton in Dinas Powys is known. Schemes proposed by NRW to address the flooding have not been brought forward
- * The site currently has multiple water courses classified as "surface water and small watercourses", in both Flood Zone 2 and 3. As part of any Flood Consequence Assessment (FCA), the development would need ensure, accounting for climate change, that the properties were not at risk of flooding. This may result in significant import of material to raise levels
- * The site is clearly slow draining, as evidenced during rainfall events by the extent of standing water/saturated ground. The drainage proposal provided by JBA is based on soakways/SUDS - these are unlikely to be viable if the ground is this impermeable - likely resulting in mass earthworks to create swales/attenuation cells etc
- * Welsh Government TAN 15 states that the development needs to demonstrate that it will not cause or exacerbate the nature or frequency of flooding. No confidence is provided from the supporting documents, other than "SUDS" - see point above

Village Impact

- * PPW 12 states that "places grow and develop in a way that uses land efficient... the location of housing, employment and leisure and other facilities are planned to help reduce the need to travel". This is not being appropriately considered in the location of this development, given that it is on the edge of an already stretched village whereby a significant part of the community around Eastbrook station already do not have easy access to leisure or retail facilities.
- * PPW12 also states that a 'green wedge' is required to separate communities and prevent con-urbanisation. This land was previously designated as part of the green wedge, but this has been pushed aside given the interest in bringing forward this development. Any future phases of the development would further eat into the already identified green wedge.
- * Dinas Powys is already oversubscribed for school places, and the medical facility is stretched, given it serves such a large area. The response provided in the Stakeholder Engagement report was that "A full assessment of local infrastructure, including schools and healthcare facilities, will be conducted to ensure the proposed scheme does not have any significant adverse impact on the overall function of key local services." But this has not been provided in the supporting documentation"
- * furthermore, the stakeholder engagement report summarises that the development has "general support"; these are based on biased questions i.e 'how important do you feel these aspects are', rather than an outright question of whether the development is supported.
- * Note also that the feedback states that 75% of responders are neutral/negative when asked whether the scheme will meet local housing needs, and the feedback shows strongly that responders are not at all confident that the proposed development will mitigate the impacts on local traffic, in spite of the traffic assessment being one of the documents available in the consultation.

Please attach additional pages if required.

2: Your Views

QUESTION 1:

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☒

Comment

☐

No Comment

☐

Comments:

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In addition to these three main areas of my objection, I would also like to raise the following

* the inclusion of this site, over and above other areas within the Vale of Glamorgan, shows a lack of support for levelling up growth. There is sufficient development in Cardiff and the surrounding areas, and spreading economic prosperity throughout the Vale, particularly in light of Welsh Government/Cardiff Capital Region support of developments such as Aberthaw, appears short-sighted

* there are numerous properties for sale within Dinas Powys, which have been on the market for months (years in some cases). This indicates that there is not the demand for housing in the area

* I am aware that this development has been previously promoted in the LDP and was not included, based on the traffic modelling undertaken. In my opinion, adequate justification has not been provided to overrule that decision.

* Persimmon clearly intend to develop the whole extent, and not just this first phase of development. The full development would completely change the character of the area through merging of Penarth, Llandough and Dinas Powys, and should not be allowed to proceed.

In summary, I believe that the proposed development of Site HG1 KS2 – Land North of Dinas Powys is disproportionate to the capacity of the village, is not adequately considered through traffic modelling and does not follow best practice as set out in PPW12. As such, I respectfully request that Vale of Glamorgan Council reconsider the allocation of this site within the Replacement Local Development Plan.

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

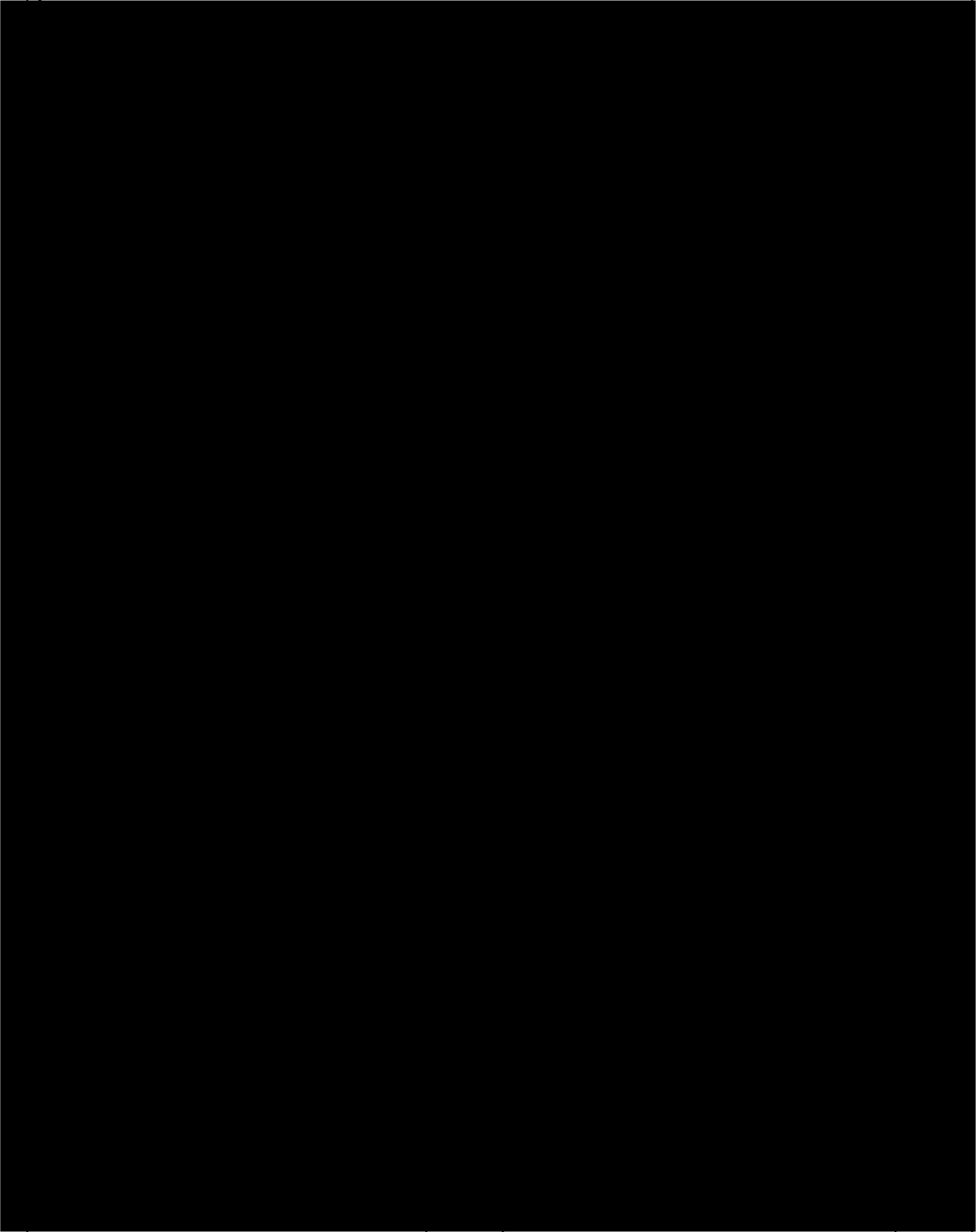
☒**Comments:**

It is impossible to say as none of the evidence provided to support this site make reference to the benefits of Welsh Language or culture as part of the Wellbeing of Future Generations Act. In fact, the proposed development risks the culture and heritage of Dinas Powys, a historical Welsh village.

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:

11/03/2026