

**To:** LDP <LDP@valeofglamorgan.gov.uk>

**Subject:** Objection Site HG1 KS2

I wish to formally object to the allocation of Site HG1 KS2 – Land North of Dinas Powys within the Replacement Local Development Plan.

In my view, the site is unsuitable for development due to concerns relating to flood risk and drainage capacity, pressure on local infrastructure, constraints within the highway network, and the impact on the rural character and setting of the area.

## FLOOD RISK AND DRAINAGE

The proposed development of approximately 250 dwellings would significantly increase the amount of impermeable surfaces within the area, including roofs, roads and driveways. While the proposal refers to the use of Sustainable Drainage Systems and water retention measures, there remains concern that such measures may not fully mitigate the additional surface water runoff created by development at this scale.

Existing drainage infrastructure within Dinas Powys already experiences pressure during periods of heavy rainfall. Any additional surface water discharge from the development will ultimately need to enter the wider drainage network before flowing toward the Cardiff Road corridor and downstream catchments.

Surface water within the village ultimately drains toward the Cadoxton River catchment, which has historically experienced flooding during periods of intense rainfall. Development of greenfield land inevitably alters natural drainage patterns and increases runoff volumes. Even where Sustainable Drainage Systems are installed, these systems generally release stored water gradually into the existing drainage network once capacity thresholds are reached.

Given increasing rainfall intensity associated with climate change, there is a risk that development of this site could place further pressure on the drainage network and potentially exacerbate downstream flood risk. Welsh planning policy, including Technical Advice Note 15 (TAN15), requires development to avoid increasing flood risk elsewhere and to demonstrate resilience to changing weather patterns.

## PRESSURE ON LOCAL INFRASTRUCTURE AND SERVICES

Local infrastructure within Dinas Powys is already under considerable pressure. Local schools have widely reported capacity constraints within their catchment areas, and the local medical centre serves a growing population with limited expansion potential.

A development of approximately 250 homes would inevitably lead to a substantial increase in population and demand for education, healthcare and other public services. Without clear and deliverable infrastructure improvements alongside the development, the allocation risks placing unsustainable pressure on existing services.

Welsh national policy within Planning Policy Wales emphasises that development should only proceed where the necessary supporting infrastructure can be provided.

## TRAFFIC AND HIGHWAY NETWORK CONSTRAINTS

Dinas Powys sits on a key commuter corridor between the Vale of Glamorgan and Cardiff, with a significant proportion of residents traveling toward the city for employment.

The road network through the village already functions as a constrained bottleneck, particularly along the Cardiff Road corridor where traffic regularly queues during peak commuting periods.

The Murch Road crossroads acts as a known constraint within the local highway network and frequently contributes to congestion during busy periods. Traffic already backs up along surrounding routes, and additional development traffic would inevitably worsen these conditions.

A development of approximately 250 dwellings would generate a substantial number of additional daily vehicle movements. Given the existing limitations of the local road network, it is unclear how this increase could be accommodated without further congestion and longer journey times.

While the site lies relatively close to Eastbrook Railway Station, proximity to a railway station alone does not ensure a meaningful reduction in car use. Many journeys undertaken by residents—including school transport, shopping and local travel—remain heavily dependent on private vehicles.

Without significant improvements to the surrounding highway network, allocating a development of this scale risks placing further strain on an already constrained commuter corridor.

## IMPACT ON VILLAGE CHARACTER AND SETTLEMENT SETTING

The site lies on the northern edge of the village and currently forms part of the open countryside that contributes to its rural setting. Development at this scale risks eroding the existing settlement boundary and contributes to the gradually urbanising of the landscape between Dinas Powys and its neighbouring areas such as Cardiff, Llandough and Penarth.

Protecting the character and setting of existing settlements should remain an important consideration when allocating land for housing within the Local Development Plan.

## CONCLUSION

I fully recognise the need to deliver new housing across the Vale of Glamorgan. However, housing growth must be directed toward locations where infrastructure, drainage capacity and the highway network are capable of accommodating additional demand without creating significant adverse impacts.

Given the combined constraints relating to transport infrastructure, drainage capacity and pressure on local services, allocating this site for a development of approximately 250 homes appears disproportionate to the capacity of the village.

For the reasons outlined above, I believe that Site HG1 KS2 – Land North of Dinas Powys represents an unsuitable location for development of this scale.

I respectfully request that Vale of Glamorgan Council reconsider the allocation of this site within the Replacement Local Development Plan.

Sian Wilton

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