



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	Stuart Penney		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	☐
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Comments:

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

The objections I am about to highlight are not based in an emotional or a NIMBY response to the proposals, but based in genuine thought and scepticism, based on the information provided by VOG council. I would ask those considering these objections to take the same approach, and understand that, whilst I currently have no intention myself to do so, should these proposals for whatever reason be brought before the courts and tribunal service, through my own copy of this document which I will keep, I am willing to submit this as evidence. Therefore I would urge those reading, (who through this process should be relevant decision makers) to consider these objections and be sure of their answers should they dismiss them and later be called to testify as to those dismissals. It should also be considered that once this development has been built there will be no reversal and the consequences of the development will have to be met in perpetuity by all residence affected.

Transport impact:

based on an 5 day average of 8am-9am traffic, the traffic survey cannot be considered to give any accurate information of traffic flow and therefore any impact of this housing development cannot be assessed based on this. No consideration about the potential increase in pollution from more traffic has been made.

Eastbrook station is not accessible to all users, not having lifts or ramps. Given Eastbrook station being a key component on this development, this is a glaring issue with no current resolution.

There has been no input from Transport for Wales in this proposal, and supposition that the South Wales Metro scheme will alleviate the road networks from the additional stress of this development.

There is no evidence that residents in this new development will use public transport links just because they are there, and there has been no attempt to do so. As there are no amenities in the new development, whilst resident may or may not use public transport to commute to work, they are likely to travel via car for said amenities, increasing traffic that way and also ingraining habits that may affect their decision on commuting.

Flooding:

The maps in the literature suggest flooding risks in the brooks within the development area. To build on these seems unnecessary, and could cause flooding in other areas downstream of the development due to increased surface run off.

Please attach additional pages if required.

2: Your Views

QUESTION 1:

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SITE REFERENCE/POLICY/PARAGRAPH NUMBER:

Agree/Support

☐

Disagree/Object

☒

Comment

☐

No Comment

☐

Comments:

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Green Wedge

The area appears to be being built on land designated as Green Wedge. This under Welsh Government policy PPW12 is land that ensures that there is a separation between individual settlements to preserve identity and character.

To summarise, I believe building a housing site that is on an area of flooding risk that will potential cause significant flooding to other local regions, with no amenities, with poor assessments on current transport services and mitigation to the transport infrastructure based on nothing more than a supposition of "if it is built they will come", whilst also impacting on green wedge land in an area with over subscribed schools, no impact assessment on leisure and hospitality footfall changes, as well as concerns on the limited scope of the proposal justification, lead me to believe that if I were in a position to either accept or decline this site within the development plan, I have not been given enough evidence to justify it against the potential negative impact, unlawful or otherwise, of the existing community.

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:**

I have seen nothing in any proposal or literature that addresses this point. Given that this is it's own separate question on this form, I have to consider what else might have been missed in the information provided, such as that of the Wellbeing Of Future Generations Act 2015, which includes the goal of "A Wales of vibrant culture, and thriving Welsh Language". Removing a village of it's village status that has a designated conservation area, and it's own distinct character, appears to be contrary to this.

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