



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	Ms		Title		
Name	Josie Vincent-Newson		Name		
Organisation (If applicable)	N/A		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:

RLDP Consultation: HG1 KS1 – Land at North West Barry (Weycock Cross)

Summary of Objections

11/03/26

I object to the proposed allocation of HG1 KS1 (North West Barry / Weycock Cross) on the grounds that it is unsound, unjustified, and undeliverable. Taken together, the Council's own evidence base and the developer's supporting technical documents demonstrate that the site fails to meet key tests of sustainability, deliverability, and policy compliance. Fundamental constraints relating to landscape, Green Wedge protection, biodiversity, drainage, transport, heritage, and community infrastructure have not been resolved and cannot realistically be mitigated.

Green Wedge & Landscape Character

The Council's Technical Briefing Note misinterprets Planning Policy Wales by reducing Green Wedge assessment to a simplistic distance-based test. This approach ignores the functional and visual role of the land. The 2015 Inspector concluded that this site is integral to maintaining openness and preventing coalescence. The land remains highly visible, contributes to the rural setting of Barry, and forms part of a continuous and sensitive landscape corridor. The justification for redefining the Green Wedge boundary is weak and would establish a harmful precedent elsewhere in the Vale.

Biodiversity & Ecological Constraints

The Preliminary Ecological Appraisal identifies multiple high-value ecological receptors, including Ancient Semi-Natural Woodland, Priority Hedgerows, bats, dormice, badgers, otters, reptiles, and Red-List protected ground-nesting birds. The scale and location of development mean that impacts cannot be adequately avoided, mitigated, or compensated. As a result, the site is incapable of delivering the net benefit for biodiversity required by Planning Policy Wales, rendering the allocation fundamentally unsound.

Drainage & Flood Risk

The developer's own drainage strategy highlights unresolved and potentially critical risks. These include the absence of NRW Product 6 data, significant discrepancies between flood model outputs and existing ground levels, uncertainty over downstream watercourse capacity, and soil conditions that make SuDS infiltration unviable. The proposed requirement for approximately 9,580 m³ of attenuation raises serious viability concerns. Foul drainage proposals remain speculative and dependent on extensive off-site works. Overall, the evidence does not demonstrate that a workable or deliverable drainage solution exists.

Community Infrastructure & Health

The RLDP fails to provide a credible or deliverable strategy for addressing pressures on GP services, education, social care, and community facilities. The Council's own Health Impact Assessments warn of adverse health outcomes if development proceeds without infrastructure being delivered in advance

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:****Policy and Local Context**

Planning Policy Wales (PPW) and TAN 20 require local development plans to consider how the scale, location, and form of growth affect the Welsh language, particularly where development could alter population balance or weaken community cohesion.

Car-Dependent Form and Limited Community Integration

HG1 KS1 is located on the outer edge of the settlement, with poor connectivity to Barry's established neighbourhoods, schools, community facilities, and Welsh language activity hubs. The site's reliance on private car travel reduces opportunities for everyday social interaction within the town.

PPW emphasises that the Welsh language is sustained through social networks, informal contact, and participation in community life. Development that functions as a highly car-dependent, semi-detached residential extension/edge-of-settlement, risks creating disconnected residential enclaves, reducing opportunities for linguistic integration and everyday use of Welsh. This is particularly relevant in Barry, where Welsh language use depends on active participation in schools, cultural groups, and community facilities, rather than incidental exposure.

Pressure on Welsh-Medium and Bilingual Education

Welsh-medium and bilingual education is one of the principal mechanisms supporting the Welsh language in the Vale of Glamorgan. Large-scale housing growth without a clear, deliverable education strategy risks placing additional pressure on existing provision. PPW and TAN 20 both recognise the importance of aligning housing growth with education capacity and linguistic objectives. In the absence of secured school provision or clear phasing, development at HG1 KS1 could undermine efforts to sustain Welsh-medium education in Barry by increasing demand without corresponding investment, thereby weakening one of the language's key support structures.

Pressure on Community Infrastructure

PPW and TAN 20 both stress that the Welsh language is supported through schools, healthcare, community facilities, and social infrastructure. Where development proceeds ahead of infrastructure provision, pressure on schools, GP practices, and community spaces can undermine social cohesion and the ability of communities to function bilingually. The absence of a clear, deliverable infrastructure strategy therefore has indirect but material implications for linguistic sustainability.

Absence of a Barry-Specific Welsh Language Assessment

While the RLDP includes high-level consideration of the Welsh language, no site-specific assessment has been presented for HG1 KS1 that reflects Barry's particular linguistic profile. TAN 20 expects impacts to be considered proportionately and in context, recognising that even areas with lower headline percentages of Welsh speakers may still be linguistically sensitive due to reliance on specific institutions and networks. Without such analysis, the Plan fails to demonstrate how this allocation would:

- avoid adverse impacts on Welsh language use in Barry, or
- contribute positively to the Welsh Government's Cymraeg 2050 objectives.

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

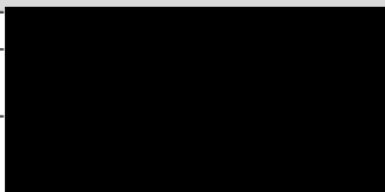
Data Protection Notice – Please note that all comments received cannot be treated as confidential and once duly reported and considered, will be available for public inspection. We will also hold your contact details on our Replacement LDP Consultation Database for the duration of the RLDP preparation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

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