

From: [REDACTED]

Sent: 10 March 2026 21:09

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

Cc: [REDACTED]

Subject: Re: Vale of Glamorgan Replacement Local Development Plan 2021 – 2036: Deposit Plan Consultation / Cynllun Datblygu Lleol Newydd Bro Morgannwg 2021-2036: Ymgynghoriad ar y Cynllun Adneuo

Dear Planning Policy Team,

RE: Vale of Glamorgan Replacement Local Development Plan (2021–2036) – Deposit Plan Consultation

I wish to submit a strong objection to the inclusion and consideration of the following proposed development sites affecting Llandough and the surrounding area.

This objection reiterates and strengthens concerns raised during the Preferred Strategy consultation in February 2024. Unfortunately, the Deposit Plan does not appear to have adequately addressed the fundamental planning, infrastructure, environmental and community concerns previously highlighted.

1. “Key Site” on Cardiff Road

The proposed development of approximately 250 homes on land adjacent to Cardiff Road is fundamentally unsuitable for the following reasons:

Severe Traffic Congestion

Cardiff Road already experiences significant congestion, particularly during peak commuting hours and due to traffic associated with Llandough Hospital. Introducing a further 250 dwellings will substantially worsen traffic conditions, increasing delays, road safety risks, and air pollution.

Loss of Green Belt and Settlement Separation

This land currently functions as an important green buffer between Llandough and Dinas Powys. Development would erode the natural boundary that maintains the distinct identities of these communities. The loss of this separation would result in undesirable coalescence of settlements and permanent loss of open countryside.

Flood Risk and Environmental Impact

The area plays an important role as permeable agricultural land which assists with natural drainage. Development will increase surface water runoff and exacerbate local flooding risks. Additionally, this land supports wildlife habitats which would be significantly harmed by large-scale housing development.

2. Candidate Site 400 – Land off Penlan Road

Candidate Site 400 should not be taken forward for development for the following critical reasons:

Existing Road Safety and Congestion Issues

The site is located very close to the Merrie Harrier junction, which is already a known accident hotspot and congestion point. Additional residential development would place unsustainable pressure on this junction and surrounding road network.

Insufficient Local Infrastructure

Llandough already faces significant pressure on essential services. Local GP practices and schools are at or near capacity. There is no clear evidence within the Deposit Plan demonstrating how these services could realistically accommodate substantial population growth.

Public Transport Limitations

Public transport provision in the area remains limited and does not offer a viable alternative to car use for many residents. Without significant transport investment, additional development will inevitably lead to increased private vehicle usage.

Parking Pressures Near Llandough Hospital

Parking demand associated with Llandough Hospital already places heavy pressure on surrounding residential streets. Development of this site would further worsen parking congestion and negatively impact existing residents.

Flood Risk and Wildlife Impact

There are documented flood concerns in Llandough. Developing additional land will increase hard surfaces and drainage pressure, heightening flood risk. The loss of greenfield land will also damage local biodiversity and wildlife corridors.

3. Previously Rejected Candidate Sites

I strongly support the Council's earlier decision to deem Candidate Sites 353, 368, 429 and 434 unsuitable for development. These sites must not be reconsidered or brought forward at any stage of the plan.

Conclusion

The proposals affecting Llandough fail to demonstrate that the necessary infrastructure, transport capacity, environmental protections, and community facilities are in place to support the scale of development proposed.

Approving these sites would result in:

- Significant deterioration in traffic conditions and road safety
- Loss of green buffer land between communities
- Increased flooding risk
- Further strain on already stretched public services

- Damage to local wildlife and the natural environment

For these reasons, I respectfully request that these sites be removed from the RLDP Deposit Plan and not taken forward for allocation.

I trust that these concerns will be fully considered as part of the consultation process.

Yours faithfully,

Chirag Mehta

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