



Mr Marcus Goldsworthy, Director of Place,
Vale of Glamorgan Council,
By Email

11/03/2026

Re: Deposit Replacement Local Development Plan

Dear Director, Mr Goldsworthy,

I'm writing with regards to the Deposit Replacement Local Development Plan so to formally object to the inclusion of HG1 KS2 - Land to the North of Dinas Powys.

The 13.3 Ha site, as shown on the Proposals Map, is allocated as a location for 250 homes.

As you are aware the site would have to adhere to the Placemaking Principles in Policy SP4 Placemaking. Having considered these, I think it reasonable to suggest that the Principles are not being adhered to for several reasons, namely:

- Despite SP4(2) requiring the prioritising of health and well-being during the design process, there is no specific requirement that ensures cooperation with and a contribution to local GPs and the Cardiff and Vale University Health Board;
- Despite SP4(7) requiring that developments be located appropriately where homes, local services, and facilities are accessible and well connected, the fields are situated in an area where the highways are already congested and public services overstretched;
- Despite SP4(5) expecting the delivery of environmental and ecological benefits, the fields in question are currently part of the Cwrt-yr-Ala Basin Special Landscape Area (SLA). As MG17(6) of the current Local Development Plan advises, the detail of SLAs are in the Designation of Special Landscape Areas (Background Paper), September 2013. That notes that Cwrt-yr-Ala Basin includes land of high habitat value, and:
"The SLA boundary has been extended to include the open space buffer between Penarth and Dinas Powys, which should be maintained for Dinas Powys' character as one of few such large villages in SE Wales."

So important is that buffer that the fields are also part of the current green wedge between Dinas Powys, Penarth, and Llandough. As such, there is no doubt that the scheme would have a detrimental impact not just on the environment, but an SLA.

The site also has to be in line with the criteria in Policy PGD1 Creating Well Designed Places. Having considered this, again I think it reasonable to suggest that the site does not adhere to the principles outlined:

- Despite PGD1(1) requiring the promotion of sustainable transport choices, as I have already explained, it is foreseeable that residents would have private vehicles, and as such compound the already difficult traffic situation. This is also contrary to PGD1(6);
- Despite PGD1(2) requiring improvements to health and reducing health inequalities, as highlighted above, there is no direct commitment to supporting local health services;

[Cont...]



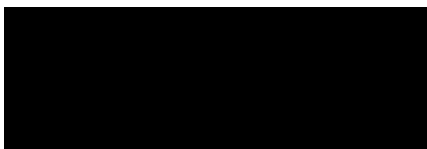
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- Despite PGD1(3) requiring a positive contribution towards climate change resilience, in addition to the development being on an SLA, it raises serious questions about the impact on flooding, not only to the proposed estate, but the surrounding area. This is also contrary to PGD1(5);
- Despite PGD1(4) requiring a positive contribution to the character of the area, the scheme would be pushing in to the much needed green wedge.

It was with interest that I read the comments by your Local Planning Authority in the Penarth Times. Indeed, the spokesperson is quoted as stating, in relation to the site under consideration, that "the proposed development is in a sustainable location". The petition by local residents, and the points outlined by me above, seriously bring into question the reliability of the Council's public position.

I genuinely hope that all formal objections will be considered carefully, and that the Local Planning Authority approach them with a preparedness to exclude HG1 KS2 from the Replacement Local Development Plan.

Diolch,



Rhys ab Owen AS/MS

Aelod o'r Senedd dros Ganol De Cymru

Member of the Welsh Parliament for South Wales Central