

From: Lee Crompton [REDACTED]
Sent: 07 March 2026 11:10
To: [REDACTED]
Subject: Re: Replacement Local Development Plan - Submission of New Site

Dear [REDACTED]

I hope you are well.

I am writing in relation to the preparation of the Replacement Local Development Plan by Vale of Glamorgan Council and to confirm the resubmission of our land for consideration as a candidate site.

The site is located at Sunnycroft Lane within Dinas Powys and was previously submitted and assessed during the earlier Local Development Plan process. To the best of our knowledge there have been no material changes affecting the site or its surrounding circumstances since that assessment. We would therefore respectfully request that the site is carried forward for assessment as part of the Replacement Local Development Plan process.

For clarity, we provide a brief summary of the site's viability, sustainability and deliverability.

Development Viability

The site is considered financially viable for residential development. No abnormal development costs have been identified and the site benefits from its proximity to existing development and infrastructure within Dinas Powys. Utilities, highway connections and other services are available within close proximity to the site, meaning development would be consistent with normal residential development economics and capable of delivery within the plan period.

Sustainability

The site represents a sustainable location for development within Dinas Powys and benefits from excellent access to local services and transport links.

A bus stop is located approximately 80 yards from the site and two railway stations are within walking distance, providing connections to nearby settlements and employment centres including Cardiff.

A range of community facilities are located nearby including a local mini market, post office, doctor's surgery, dentist, schools and recreational facilities including golf, rugby and football clubs. The site is also well connected to the wider strategic road network,

being approximately ten minutes from the M4 motorway. Cardiff city centre and the South Wales coastline are also accessible within approximately ten minutes.

The site therefore represents a highly sustainable location with strong links to public transport, local services and employment opportunities.

In addition, the site forms a logical and sustainable extension to the existing settlement pattern of Dinas Powys, being located adjacent to established residential development and existing infrastructure.

Deliverability

The site is available and deliverable within the plan period. The land is under the control of a willing landowner and there are no known legal or ownership constraints that would prevent development coming forward. Given the site's location and lack of significant constraints, development could reasonably commence once planning permission is obtained.

In addition, the site represents an opportunity to deliver sustainable housing in a location where supporting infrastructure and services already exist, helping to support the vitality and sustainability of the local community.

In light of the above, we would welcome the continued consideration of this site through the Replacement Local Development Plan process.

Please let us know if any further information or supporting documents are required.

Kind regards,

Lee Crompton



Sent from my iPhone