(ordered by Representation ID No.)

Representor ID and details: 13/DP1 Gaskell & Walke	, FAO Mr J A Taylor			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA	<u>Rep format:</u> Comment forn		o be consiered by 'written representations' or do ssion of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - P1 -	Unanswered P2 - Unans		.,
	Consistency Tests - C1 - Coherence and Effectivenes	res C2 - Unans ss Tests - CE1 - Unanswered	cwered C3 - Unanswered C4 - CE2 - Yes CE3 - Yes	CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: 60. 113	Paragraph Number: 7.56	Proposal Map: MG2(11)	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your represent	ation? Yes (I	f "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan	? New Policy: Ame Unanswered Yes Notes:	ended Policy: New Paragraph: Unanswered	Amended Paragraph: New Or Ame Unanswered Yes	ended Site: Other (see Notes): Unanswered
3d - If your representation relates to a new, deleted or amende		e as a Candidate Site? Yes Cattle Market and (b) Cattle Marke	` ',	didate Site Name and reference if known) eference: (a) 178/CS1 and (b) 2252/CS4

3e - Please set out your representation below:

The Cowbridge Cattle Market performs an essential function in the town, for farmers as their preferred site for trading livestock (ref 1) and for visitors and shoppers as an informal car park with 200 space capacity (Ref 2).

This parking represents 45% of the 4456 long stay council owned parking spaces and 30% of the 651 total council and retail privately owned long stay spaces in and around the town centre. (There are also 122 existing roadside 1 hour limit spaces with an additional 138 Waitrose 2 hour limit spaces planned for late 2012).

The Deposit LDP Policy MG 2 (11) allocates this 0.87 ha site for residential development with the loss of its livestock market and public car parking functions.

This Policy proposes a "consolidated public parking scheme along the Grade II Listed town Walls". The area allocated for this extra parking in the Council development brief could accommodate about 25-30 spaces, involving a net loss to the town of 170-175 spaces (26-27% of the total long stay capacity). Cowbridge town has a population of 3616 (2001) census) and with Llanblethian 4100. This size of population is not sufficient to support and maintain the 150 shops and businesses in the town (Cowbridge Chamber of Trade estimate).

The town's prosperity and vitality depends on visitors and shoppers who come mainly by car. 33% come from the 16 surrounding villages for whom Cowbridge is an important hub of employment, shopping, business and social activities and who are poorly served by public transport and other local facilities. 46% of visitors come from the wider Vale of Glamorgan, Cardiff and Bridgend (ref 3). Intending shoppers by car in Cowbridge will follow the prevailing behaviour and go to Bridgend or Culverhouse Cross if they cannot find parking.

The proposed reduction of Cowbridge parking capacity in Policy MG 2 (11) goes contrary to the following LDP Policy Statements:

The Vale of Glamorgan Local Development Plan Retail Study undertaken for the Council by CACI states:

1.12 The Cowbridge study area currently has very little means of retaining its resident convenience spend of £33.3m. This expenditure is leaking to Bridgend and other zones, and is the highest expenditure leakage of any study zone.

The Challenges and Opportunities Section 3.20 of the Deposit LDP states:

"The leakage of expenditure in the retail sector to Cardiff and Bridgend" as a factor to be managed. LDP Section 4 Vision and Objectives paragraph 4.3 states:

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Gaskell & Walker, FAO Mr J A Taylor

"Safeguard and enhance the vitality and viability of existing retail and tourist and visitor attractions that encourage people to use, visit and enjoy the diverse range of facilities and attractions on offer in the Vale of Glamorgan".

I therefore oppose the allocation of Cowbridge Cattle Market site for residential development as stated in Deposit LDP Policy MG 2 (11) because of the large impact it would have on the town's prosperity and vitality and because it is contrary to other parts of the LDP Policies as quoted above.

- (ref) 1 Report to the Vale of Glamorgan Council "Retention of Cowbridge Livestock Market" (Oct 2011) by DRS Harris.
- (ref) 2) Consultation Information on Parking in Cowbridge (2005, rev 2012) by C. A. Pearce and D. R. Williams, Cowbridge and Llanblethian Residents Group.
- (ref 3) Cowbridge Town Hall Car Park User Survey (Oct 2005) by C. A. Pearce and D. R. Williams.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) Changes I wish to see made to the Deposit Plan to make it sound:

Delete Policy MG2 (11)

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



is achievable (PI Ref: APP/Z6950/A/96/509986).

Date Lodged	te Lodged Status Petition and No. Supporting Eviden		Supporting Evidence	<u>ce</u> <u>Additional SA SEA</u>		Rep format:	4a - do you want your comments to be consiered by 'written rep				
02/04/2012	M		0	✓	✓		Eform	you want to spea	ık at a hearing se	ession of Public examinati	ion? Examination
a - Do you co	onsider th	ne LDP	is Sound?	Unsound	2b - If you think that the Procedural Tests -	he Plan is unsoun P1 - No	d and does not not me	et one or more test(s)	of soundness, pl	ease indicate which test(s) that it fails.
					Consistency Tests -		C2 - No	C3 - No	 C4	- No	
					Coherence and Effect		CE1 - No	CE2 - Yes	CE3 - No	CE4 - No	
sa - Which pa	rt of the I	Deposit	Plan are yo	ou commenting on?	Policy Number:	<u>Para</u>	agraph Number:	Proposal Map:		Constraints Map	Appendices:
					SP3						
b - Do you w	ish to see	e any ch	nanges mad	de to the Deposit Plan	as a result of your rep	oresentation? Y	es (If "No" or "Unanswere	d" - go to 3d)		
c - What cha	nges wo	uld like	to see mad	le to the Deposit Plan?	New Policy:	Amended Polic	y: New Paragraph:	Amended Paragra	aph: New Or An	nended Site: Other (see	Notes):
					No	No	No	No	Yes	No	
					Notes:						
3d - If your re	presenta	ition rela	ates to a ne	ew, deleted or amende	•		didate Site? Yes	` ` ·	ū	ndidate Site Name and re Reference: 15/CS. 1	ference if known)
Be - Please s Please r	•	•		pelow: Alternative Site Apprais	al Form.						
		•	•	to see made to the Do	•	sound (if relevant					

Representor ID and details: 15/DP2 Mr J C Felices, 6	Queenwood Close									
Date Lodged Status Petition and No. Supporting Evidence 19/03/2012 M □ 0 □	Additional SA SEA		Rep format: Eform	,	,	to be consiered by 'writtenession of Public examinati	•			
2a - Do you consider the LDP is Sound? Unsound	-	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - No P2 - No								
	Consistency Tests - C1 - No		C2 - No	C3 - N	No C4	- No				
	Coherence and Effect	tiveness Tests - CE1	- No	CE2 - Yes	CE3 - No	CE4 - No				
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:		h Number:	Proposal Map:		Constraints Map	Appendices:			
	SP3	5.34								
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your re	oresentation? Yes	(If "No" or "Unansv	wered" - go to 3d)					
3c - What changes would like to see made to the Deposit Plan		Amended Policy: Yes	New Paragraph: Unanswered			nended Site: Other (see Unanswere				
3d - If your representation relates to a new, deleted or amende		the site as a Candidate		`		ndidate Site Name and re Reference: ID15	ference if known)			
3e - Please set out your representation below: The Welsh Government's household projections (2008) ic	lantify the need for 11	E47 dwellings in the Ve	alo of Clamorgan							
However, the Vale of Glamorgan LPD (Policy SP3) only is for identifying the required housing target over the LDP policy. Therefore this represents an under allocation of at least 1.	dentifies a requiremen eriod shall be the lates ,597 units in the deporate as a result of deviate .	t for 9,950 units - this is t Welsh Government h sit LDP and therefore n	s not in line with the busehold projection hore housing land and the new BA fa	ns. is needed. acility at Rhoose, tl			s that the starting point			
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it	sound (if relevant)								
A change to the housing requirement to take account of the	his shortfall and recons	sideration of suitable la	nd in the area.							
The Candidate site to which we refer lies in close proximit	y to the settlement bo	undary for Llantwit Majo	or and the St Athai	n strategic opportu	ınity area.					
I understand planning was not granted due to concerns over site access, however it has been identified by the Highways Agency and the Appeals Inspector (Mr Mike Tan) that with a signal control junction or roundabout then access should fall in line with safety and free movement of traffic using the B4265. There should be no reason to decline planning on this issue. Furthermore the recent opening of the railway station at Llantwit Major should mean less traffic on that section of road.										
In addition the development of the site would not have an options for development at Llantwit Major.	unacceptable impact	upon the area - it is full	y serviced, close to	o amenities, not in	a conservation area	and is far less environme	ntally intrusive than other			
4b - If you wish to speak, please confirm which part of your repart 3F - I would like to state the case for reconsideration	•		or about and why t	they consider it be	necessary to speak	at the hearing -				

(ordered by Representation ID No.)

Representor ID	and de	etails:	31/DP1	Mr Richard Price,	The Home Builders Fe	ederation	on								
Date Lodged 5 02/04/2012	Status M	Petitio	on and No. 0	Supporting Evidence	Additional SA SEA				Rep format: Comment for	rm	4a - do you want y you want to speak			•	representations' or do n? Examination
2a - Do you con	nsider th	e LDP	is Sound?		2b - If you think that the Procedural Tests -				I does not not me P2 - Unar		` ,	soundness, plea	se indicate	which test(s)	that it fails.
					Consistency Tests -	C1 -	Unans	wered	C2 - Unar	nswere	ed C3 - Unans	swered C4 -	Unanswer	red	
					Coherence and Effect	ivenes	s Tests	CE1	- Unanswered	CE	2 - Yes	CE3 - Yes	CI	E4 - Yes	
3a - Which part	of the D	Deposit	Plan are yo	ou commenting on?	Policy Number:		<u>P</u>	aragrap	h Number:	Pro	posal Map:		Constra	aints Map	Appendices:
					MG5										
3b - Do you wisl	h to see	any ch	anges ma	de to the Deposit Plan	as a result of your rep	resenta	ation?	Yes		(If "No	o" or "Unanswered	" - go to 3d)			
3c - What chang	ges wou	ıld like t	to see mad	le to the Deposit Plan?	New Policy: Unanswered	Ame Yes	nded Po	ilicy:	New Paragraph: Unanswered		Amended Paragrap Unanswered	h: New Or Ame Unanswered	nded Site:	Other (see Note of the Unanswered	otes):
					Notes:										
3d - If your rep	resentat	tion rela	ates to a ne	·	d site, did you submit t Site Name:	the site	as a Ca	andidate	Site? Unansw	ered	(If "Yes", plea	ase give the Cand Site Re	lidate Site I ference:	Name and refe	erence if known)
										7					

3e - Please set out your representation below:

The Home Builders Federation Supplementary Paper 1

Policy MG5 - Affordable Housing

i. Introduction

This supplementary paper is part of our representation to the affordable housing strategy of the Vale of Glamorgan LDP.

We have a number of concerns with Policy MG5 which are set out below and are split into two sections. Within section A we pick up on some specific concerns with the policy and the assumptions used within the Affordable Housing Viability Assessment. Then, in Section B we look at the results of the viability assessment itself and the various pieces of information that have been omitted, which could lead to the policy having a significant detrimental impact on development viability. This section of our comments is titled The Additional Requirements of Development and contains an exercise that demonstrates the effect these additional requirements could have on land values in the various key areas of the Vale of Glamorgan.

- 1. Part 1 Specific concerns with the policy and assumptions
- 1.1 The theory of Section 106 and Land Valuations

Paragraph 2.6 of the AHVA states that the existing use value of the site, or a realistic alternative use value for a site (e.g. commercial), will play a role in the mind of the land owner in bringing the site forward and thus is a factor in deciding whether a site is likely to be brought forward for housing. However, in the context of the valuation of land, we believe it is important to make the point that when a site is allocated for residential development within an LDP, or is given planning permission for residential development, the existing use value of that site will then in theory change to a residential use. In this context, the landowner will be fully aware of this and the land will also be valued as such by a professional valuer. In light of this, we believe the report must recognise that for the purposes of land valuation, a residential use will have its own inherent value, just as commercial and industrial uses have, which is proven by Tables 3.3 and 3.4 within the viability assessment which describe the various land types and their inherent values. Therefore, if the value offered to the land owner is considerably lower than the residential land value for that area, given the fact that the land in question has been identified as appropriate for residential use, the landowner is unlikely to release the land for housing development.

In addition to the above, we do not believe that viability is simply defined by the relationship to proposed land value and the existing use value of the site. A residual value falling below the existing use value is a good measure to indicate that something would definitely not be viable, but it is not a sound indicator of viability itself, particularly when existing use values, such as industrial and commercial, are so far adrift from the actual residential land values experienced in the various areas of Wales, as demonstrated by Tables 3.3 and 3.4 of the AHVA. This would also apply to greenfield and agricultural land values as these

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land values are even lower again. As we have stated above, residential land has an inherent value of its own within the market place and cannot be linked with the value of other uses to artificially set what the Council believes the residential land value should be. As such, we believe it is important to fully consider the evidence of what current land values are and the value at which current (or very recent) transactions are taking place, in order to ensure the assessment is sound and robust.

1.1.1 Suggested Change

The affordable housing viability assessment should recognise that residential land will have an inherent value of its own and it is not suitable to link the value of residential land to the value of existing uses to artificially set what the Council believes the residential land value should be.

1.2 Paragraph 2.9 — Good Practice Approach

This paragraph states the following "We have adopted the approach promoted in SEWSPG's (South East Wales Strategic Planning Group) Good Practice Guide to carrying out affordable housing studies. The general approach has been endorsed by the development industry in Wales."

Whilst we agree with the principle of inclusivity and dialogue mentioned within the SEWSPG Good Practice Guidance document, we do not agree with the methodology used to assess viability which is written within the guidance document.

In terms of this methodology, the Affordable Housing Viability Guidance document suggests that the viability of residential development should be assessed by maintaining a certain uplift in the value of the land from its existing use – the percentage uplift being used is 25% and the existing use value being related to either industrial or commercial use. Therefore, provided the residual land value of the development represents an increase of 25% of its current value, the development would be deemed viable.

We have significant concerns with this methodology, and we have consistently stated that this methodology needs to be tested at a local authority level in order to ensure it will actually apply and produce the correct results within that particular authority. When the methodology was first suggested, it was the only methodology that was known to have been used in such assessments (mainly in England) and it was therefore seen as a useful starting point to include within the guidance being written for Wales. Clearly, the methodology relies on a number of different factors, an important one being the value of the existing use being used as the comparison. In many circumstances, the methodology has been applied to projects where the existing use was itself residential and therefore provides a reasonable uplift in the value of the current use, in order to incentivise the landowner to sell to an investor.

In terms of the guidance, the importance of this "incentive value" was discussed at the SEWSPG meetings held in relation to the creation of the Affordable Housing Viability Guidance document and the potential issues inherent with the uplift from existing use methodology were recognised within it. In this context, paragraph 2.14 of the SEWSPG Affordable Housing Viability Guidance states explicitly that, the uplift from existing use methodology was merely considered to be a "reasonable starting point for analysis" and not a figure that has been agreed specifically for all local authorities within South East Wales. Paragraph 2.14 of the guidance document further recognises that the methodology is not guaranteed to produce a meaningful or sound result within any particular local authority by stating that the 25% uplift methodology should be "tested at local development industry workshops (held as part of the preparation process for a AHVS) to identify if there are local circumstances that would justify the use of a different figure." In this respect, within each Affordable Housing Viability Workshop undertaken by various local authorities throughout Wales, developers and landowners have stated categorically that this particular methodology does not work, due to the disparity between the value of residential land compared to other uses - a disparity that also exists with land values in the Value of Glamorgan.

We have also expressed these concerns to the Three Dragons Consultancy, where we have requested an update to the Guidance document, and also at each local authority LDP Examination, and LDP consultation that has used the 'Three Dragons approach'

In light of the above, we do not believe it is appropriate for the AHVA to state that the provisions of the good practice guidance are supported by the Development Industry, as clearly there are many aspects of the guidance that are not.

1.2.1 Suggested Change

See above.

2. Section 2

The additional requirements of development

In the context of delivering housing development on the ground, it is clear there will be requirements of any development that will need to be satisfied to ensure it can be physically delivered. In most cases these requirements come in two forms, the physical constraints of a development that need to be resolved, and planning obligations or regulatory requirements that are essential and must be adhered to (e.g. the requirement for physical infrastructure such as roads, sewers and the requirements of building regulations etc). In terms of delivering housing, the LDP specifically states that brownfield sites will be prioritised,

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which essentially means the additional costs incurred when delivering brownfield sites will also have to be prioritised, over and above those costs associated with delivering planning obligations and other regulatory requirements (where possible). Therefore, when considering the delivery of affordable housing, there will clearly be many planning, regulatory and other development requirements that will need to be prioritised, before any priority is given to the delivery of affordable housing.

In terms of the above, these principles for prioritisation are completely missing from the affordable housing viability assessment, which we believe leaves a considerable hole in the soundness of the assessment and its recommendations.

Firstly, it is clear that the assessment has been undertaken on a notional one hectare site, which is free from any abnormal constraints and therefore, if the LDP prioritises the delivery of brownfield sites, it seems logical that the AHVA should recognise this and provide some leeway in the assessment to allow for such costs. In this respect, our members have stated that the approximate costs of remediation and site constrains normally amount to roughly £250,000 per acre (f617,500 per hectare), which is a substantial cost that can have a huge bearing on the viability of potential developments. We recognise that every site is different in this context, however, given that it is a requirement of the LDP is to prioritise the delivery of brownfield sites and also to expect developers to fund requirements like major essential infrastructure and other cost burdensome improvements (Chapter 8 of the LDP refers), it seems logical that a 'high level test' of viability should include some reference to an approximate cost for these issues or at least leave some flexibility to account for them. In this context, it is also worth pointing out that paragraph 3.2 of the AHVA makes no distinction between the cost of developing brownfield land and greenfield land, and therefore in the Council's view, this cost would be a experienced when developing all types of land.

In addition to this, the LDP insists that developers must take account of all potential planning obligations that would impact on the cost of the development concerned. However, in this respect, the AHVA has omitted two substantial costs to development of housing in Wales, that are required as a result of national guidance; namely the current sustainable buildings standard (Code 3 plus I energy credit) and the proposed changes to Part L of Building regulations, which is due to be introduced in 2013, and will therefore be in effect before the adoption of the LDP.

In terms of the national sustainable buildings standard, the Welsh Assembly Government has set a policy requirement for all new development to achieve Code 3 plus I energy credit under ENEI. We have discussed the potential cost of achieving this standard with our members at various HBF Technical Forums and through general consultation, and the consensus is that it costs an additional £8,000 per plot over and above the level at which our members are currently building.

In terms of the changes proposed to Building Regulations, the current proposal is to alter Part L to require a 55% increase from 2006 Part L Building Regulations standards. The WG has undertaken some preliminary research on the potential cost of achieving this standard and they estimate that it will cost a further £8,000 per plot, over and above the cost required to build to the current national sustainable buildings standard. As such, when the 55% increase is introduced in 2013, the total cost on development would be an additional £16,000 to the build cost of each home, or an additional £480,000 over a 30 unit development. In light of this, we cannot understand how an assessment that attempts to consider the viability of development in the Vale of Glamorgan can omit any reference to these requirements, particularly the proposed changes to Building Regulations, given that they will be in force before the LDP is adopted.

Furthermore, we also believe it is important to consider another WG requirement for the house building industry that has been announced and recently passed by the Welsh Government. The requirement for fire sprinklers in all new homes has now become legislation and Ministers are keen to ensure this requirement is considered appropriately. Again, we have discussed the potential cost of this with our members, and considering the vast amount of research that has been undertaken to identify the potential cost, the consensus is that it would add approximately £5,000 to the build cost of each dwelling. As such, we believe the AHVA should also leave some flexibility for this requirement to be satisfied, as it will clearly have a substantial impact on the viability of development in many areas of the Vale of Glamorgan.

Considering the issues above, it is evident that the AHVA has potentially omitted the following costs on housing development:

- Cost of achieving the current sustainable buildings standard = £8000 per plot or £240,000 over a 30 unit development.
- Cost of achieving the proposed changes to Part L of building regulations =

£16,000 (including cost of achieving sustainable buildings standard) or £480,000 over a 30 unit development.

- Cost of installing fire sprinklers = £5000 per plot or £150,000 over a 30 unit development
- Cost of site remediation works = £61 7,500 per hectare
- Total cost = £1.247.500

In terms of the above, it is evident that the AHVA has potentially underestimated the cost of developing land in the Vale of Glamorgan by nearly £1.25 million. This will clearly have a major impact on the viability of development in many areas of the authority, particularly in areas such as Rural South and Coast, Barry West and Barry East, which have the lowest land values, yet are expected to deliver the greatest volume of development.

For example, if you subtract this figure from the residual land value at 30% affordable housing and 30 DPH provided for Barry East within the AHVA (E500,000), the resultant land value is £-747,500. Therefore, it is clear that any development in this area of Barry would be completely unviable, given that land values have fallen significantly into negative territory.

In light of the above, we believe the affordable housing viability assessment is not based on up to date and robust evidence. We believe assessment has omitted a number of key requirements that will impact on the cost and viability of developing homes in the Vale of Glamorgan, particularly in the areas that are proposed to deliver the majority of the housing over the LDP period.

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3. Conclusion

In light of the above, we do not believe the affordable housing viability assessment has properly considered the cumulative impact of the cost of the physical requirements of development housing, in addition to the requirements of essential planning obligations and the imminent changes to building regulations. It is clear from our evidence that the impact on land values would be witnessed more acutely in the areas where the majority of housing is proposed, which would therefore have a detrimental impact on the delivery of affordable housing in those areas and hence, the overall affordable housing delivery target set by the LDP.

In addition to this, we do not believe the brownfield prioritisation within the LDP strategy has been properly considered, as clearly the cost of additional site remediation works would have a significant negative impact on land values in many areas of the authority and hence the viability of housing development proposed in those areas.

In light of the above, we believe Policy MG5, particularly the affordable housing percentages set for Barry, Llantwit Major, Rhoose and St Athan are not based on robust and credible evidence and are not sufficiently flexible in order to ensure they can be delivered on the ground. Therefore, Policy MG5 contravenes Soundness Tests CE2, CE3 and CE4 and implementing the changes set out below would help to satisfy these soundness tests.

- 4. Suggested Changes
- 4.1 In light of the evidence above, we do not believe the affordable housing Policy MG5 should be adopted in its current form. We believe it will have a detrimental impact on development viability and hence the delivery of housing in key areas of the Vale of Glamorgan. This will also impact on the overall target for affordable housing delivery set by the LDP. The evidence for the policy should be revisited and the issues within our representation above should be taken into account when undertaking the affordable housing viability assessment. The policy should then be re-drafted when this work has been completed.
- 4.2 In addition to the above. Policy SP4 which describes the amount of affordable housing to be delivered through the LDP should be reviewed when the above work has been carried out.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) Please see comments above.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -We believe it would be appropriate to discuss these issues in their entirety at the Examination rather than to rely solely on written representations at this stage.

Representor ID and details: 31/DP2 Mr Richard Price,	The Home Builders Federation
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Proposal Map: Constraints Map Appendices:
	MD7 6.32. 6.33
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	Problem Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Yes Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	od site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: The use of the phrase 'the council will require the use of a	an RSL' in paragraph 6.32 confli <mark>cts</mark> with paragraph 6. <mark>33 wh</mark> ich allows affordable housing to be provided without the use of an RSL.
The paragraph should be amended.	
3f - Please outline the changes you wish to see made to the D Please see comments above.	eposit Plan to make it sound (if relevant)
4h - If you wish to speak please confirm which part of your rer	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 31/DP3 Mr Richard Price,	The Home Builders Fed	leration					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form		r comments to be consie a hearing session of Pub		
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -		does not not meet o	` '	undness, please indicate	which test(s) that it f	fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unansw	ered C3 - Unanswe	red C4 - Unanswer	ed	
	Coherence and Effective	eness Tests - CE1 -	Unanswered C	CE2 - Yes C	E3 - Unanswered Cl	E4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number: F	Proposal Map:	Constra	aints Map App	endices:
	MG1						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? Yes	(If "	No" or "Unanswered" -	go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Paragraph:	New Or Amended Site:	Other (see Notes):	
	Unanswered	Yes	Unanswered 📉	Unanswered	Unanswered	Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit th Site Name:	e site as a Candidate S	Site? Unanswere	d (If "Yes", please	give the Candidate Site I Site Reference:	Name and reference	if known)
3a - Please set out your representation helow:	=======================================						

We have a number of issues with Policy MG1, which are set out below.

Land Supply Flexibility

The LDP provides a framework for the delivery of 9,950 dwellings plus land for an additional 995 dwellings on two 'reserve' sites at Llantwit Major and Sully (sites MG 2 [15] and MG 2 [25] refer).

We believe this policy requirement is too inflexible. We do not believe the land supply flexibility should be proposed to be delivered on predetermined sites, as it is impossible to ascertain where the extra flexibility will need to be applied. For instance, if the flexibility is needed in areas other than Llantwit Major or Sully, this policy would not allow for the appropriate delivery of homes in the right areas.

Therefore, we believe all allocations should form part of the total land supply and any sites that need to be utilised as flexibility, should be identified as and when they are required.

Phasing

In terms of phasing, Policy MG1 sets out the following criteria.

To ensure an adequate supply of housing land is maintained during the plan period, the release of housing land will be phased in five year periods with priority being given to brownfield and committed sites.

We believe the phasing requirements do not accord with the requirements of National Guidance. On the subject of phasing and the justification for phasing policies. Paragraph 2.5.1 of PPW states that a broad indication of timescales for the release of main sites or identified sites is a more appropriate form of phasing for an LDP, rather than an arbitrary numerical limit on permissions. In this respect, whilst the Housing Supply background paper and the implementation and monitoring section of the LDP state that the phasing of sites is indicative, the policy specifically requires the phasing to be split in the stated 5 years period. Therefore, the phasing requirements seem to have been arbitrarily set by the inflexible wording of the policy.

In addition to the above, the phasing requirements do not take account of the desperate need to deliver more homes, particularly in the current climate. In this respect, any arbitrary restriction on housing land coming forward would be completely inappropriate, given the shortage of housing, including affordable housing apparent in the area. We believe the land supply should be flexible enough to be delivered as and when it is required and the authority should be actively promoting their sites for development in order to ensure the housing strategy has every chance of success.

As such, we believe the phasing requirements within Policy MG1 should be removed.

(ordered by Representation ID No.)

Representor ID and details: 31/DP3

Mr Richard Price. The Home Builders Federation

Prioritising Brownfield Land and Committed Sites

With respect to prioritising the delivery of brownfield and committed sites, we do not believe this is a sensible approach. To ensure complete flexibility in the land supply, we believe all allocated sites should be given priority for delivery, in order to ensure the housing requirement figure is achieved and to ensure that housing land is provided in the areas the require it.

In addition to this, we do not understand how the Council proposes to implement this policy. Will the council refuse a planning permission because the site in question is not a brownfield allocation, despite the desperate need for housing, including affordable housing in that area? Also, will the council refuse planning permission on a greenfield site, even if there are no other brownfield allocations in a particular area? Furthermore, will the council refuse planning permission on a greenfield site, despite the fact that it is allocated for housing development in the LDP, solely on the grounds that the LDP's brownfield allocations have not vet been delivered?

We do not believe the policy provides a sensible approach to delivering development. It fails to recognise the need to deliver housing in all areas of the authority and also fails to recognise the importance of flexibility in helping to deliver the overall housing strategy.

In addition to the above, we also believe the policy does not properly consider its implications to development viability, particularly in the current climate. It might be the case that the brownfield allocations need additional time to be delivered, in part due to the current economic climate, but also due to the nature of the site and any abnormal or remediation works that might be required. It is also evident that the council has not considered the requirements of national guidance and the potential impact of these requirements on development viability in the immediate term, particularly with respect to the viability of brownfield allocations. Our comments with respect to affordable housing viability under Policy MG5 provide more information on this, particularly with respect to the impact of additional costs on land values in certain areas of the authority.

In our view, this policy approach seems to enforce an unjustified limit to the delivery of certain housing sites, which is not only contrary to the requirements of national guidance, but is also not based on robust and credible evidence.

In light of our concerns above the priority to deliver brownfield sites should be removed.

Windfall Development

We believe the LDP relies too heavily on windfall development. At present, nearly 30% of the land supply is proposed to be delivered by unknown unallocated sites, which we believe introduces an unacceptable level of uncertainty into the delivery of the housing strategy

Firstly, we believe that if the Council is confident the proposed windfall allowance will come forward, it would be far more sensible to identify additional allocations and take control over what is delivered and where. Development allocations provide clarity and certainty for developers and investors, which in turn results in an increased opportunity for the delivery of housing. Housing allocations also provide more certainty for users of the plan to understand where housing is planned across the authority. In our view, windfall development is meant to provide extra additional flexibility in the supply, in recognition that allocations might not always deliver the right amount of housing in any given area. Therefore, they should be an ancillary part of the housing supply, with the main allocations and commitments forming the central delivery mechanism. At present windfall development forms a considerable part of the supply, which introduces an unacceptable level of uncertainty into the delivery of the overall housing strategy.

Secondly, if you consider the number of windfalls achieved each year since 2001 (from the appendix within the Housing Supply Background Paper), it is evident that that some significantly large sites (100 units plus) have been delivered via windfall development, that buck the general trend with respect to the overall delivery of such sites. In this respect, it is evident that the Council is attempting to use previous delivery rates to inform future delivery and whilst we believe it is reasonable to assume that some large windfall sites will come forward over the LDP period, on balance we believe that if large sites are expected to be delivered, they should be allocated in order to provide certainty. Therefore, we believe that any estimation of future windfall delivery, which is based on past windfall achievements, should exclude large sites, particularly sites above the 100 unit threshold, in order to ensure larger development sites are allocated.

Lastly, paragraph 7.9 of the LDP states that in recognition of the current economic climate, the contribution from windfall and small sites to the housing supply is likely to be significantly reduced and therefore, the overall level of previous delivery has been discounted by approximately 25%. In this respect, we do not believe 25% relates to a 'significant reduction', as stated necessary by the Council.

In light of the above, we believe the current windfall allowance of 3049 units should be further reduced by a minimum of 50%, which would allow for the delivery of approximately 1500 windfall sites over the LDP period. We believe this would ensure larger sites are allocated within the LDP in order to provide certainty and would also more appropriately represent a 'significant reduction' on previous rates, stated as necessary by the council's evidence.

Increased flexibility in the land supply as a result of affordable housing need

Within our comments with respect to Policy SP3, we state that the overall dwelling requirement should be increase to 11,950 dwellings. Therefore, in line with the Council's requirement to introduce a 10% flexibility in the land supply to ensure the housing strategy is delivered, we believe policy MG1 should provide land for the delivery of 13,145 homes.

Representation ID No.)

Representor ID and details: 31/DP3 Mr Richard Price. The Home Builders Federation

Soundness Tests

In light of our comments above, we believe the land supply lacks flexibility and is not based on robust and credible evidence to ensure it can be delivered. As such, Policy MG1 contravenes Soundness Tests CE2 and CE4. Implementing the changes set out below would help to satisfy these Soundness Tests.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The following suggested changes are taken from our comments above.

Sites MG 2 [15] and MG 2 [25] should form part of the total land supply and any sites that need to be utilised as flexibility, should be identified as and when they are required.

We believe the phasing requirements should be removed.

We believe the priority to deliver brownfield and committed sites over other allocations should be removed.

We believe the current windfall allowance should be further reduced by a minimum of 50%, which would allow for the delivery of approximately 1500 windfall sites over the LDP period. Additional sites should be allocated to take up the shortfall.

We believe policy MG1 should provide land for the delivery of 13,145 homes.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -We believe it would be more appropriate to discuss these issues in their entirety at the examination, rather than to rely solely on written representations at this stage.

Representor ID and details: 31/DP4 Mr Richard Price,	The Home Builders Federation
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Proposal Map: Constraints Map Appendices:
	SP4
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered Unanswered Unanswered Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Site Reference:
3e - Please set out your representation below: Policy SP4 has over estimated the delivery of affordable	housing, due to the issues with respect to the viability of Policy MG5.
Please refer to our evidence for Policy MG5 for more info	rmation.
3f - Please outline the changes you wish to see made to the D Please see comments above.	eposit Plan to make it sound (if relevant)
	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 31/DP5 Mr Richard Price	e, The Home Builders Feder	ration					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	e Additional SA SEA		Rep format: Comment form	,	ur comments to be consie t a hearing session of Pub	•	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the F		does not not meet P2 - Unansw	` ,	oundness, please indicate	which test(s) t	hat it fails.
	Consistency Tests - C	1 - Unanswered	C2 - Yes	C3 - Unansw	ered C4 - Unanswer	ed	
	Coherence and Effectiver	ness Tests - CE1	- Yes (CE2 - Yes	CE3 - Unanswered Cl	E4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	n Number: F	Proposal Map:	Constra	nints Map	Appendices:
	SP3						
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your represe	entation? Yes	(If '	"No" or "Unanswered" -	go to 3d)		
3c - What changes would like to see made to the Deposit Plan	 -	mended Policy: 'es	New Paragraph: Unanswered	Amended Paragraph Unanswered	: New Or Amended Site: Unanswered	Other (see No Unanswered	otes):
	Notes:						
3d - If your representation relates to a new, deleted or amend	led site, did you submit the Site Name:	site as a Candidate	Site? Unanswere	ed (If "Yes", please	e give the Candidate Site Site Reference:	Name and refe	rence if known)

3e - Please set out your representation below:

We believe the housing requirement within Policy SP3 should be increased for the following reasons:

The need for affordable housing

Whilst we accept the council's decision to adopt the Welsh Government's household projections as the housing requirement for the LDP, we believe that more explanation needs to be provided on how the need for affordable housing has influenced the housing requirement.

Even though national guidance states that any deviation from the household projections should be evidence based, it does not preclude any local authority from increasing their housing requirement over and above the projections, should the need present itself.

In this respect, it is clear that there is a dire need for affordable housing in the authority, which the plan will fall significantly short of addressing. Notwithstanding the significant level of need assumed by the Council's evidence, our comments on the extent of housing need (please see representation for paragraph 3.9), indicate that the level of need might be even greater than assumed by the LDP. Also, given the significant issues with development viability, it is unlikely the LDP's current affordable housing target will be met in certain key areas of the authority and therefore, the path to delivering more affordable housing will clearly rely on an increase in the volume of homes delivered in total. (Please see our representations on affordable housing for more information on this).

In this respect, national guidance states that it is important for the local authority to consider the need to deliver affordable housing when planning for its total housing requirement for the LDP. Therefore, whilst we believe the current requirement of 9,950 dwellings should be the absolute minimum adopted in order to meet the requirements of current and future populations, we also believe the policy should include increased flexibility in order to help reduce the acute affordable housing shortage currently experienced.

In light of the above, we believe the plan should include an additional 20% onto the housing requirement, in order to recognise the considerable need to deliver more affordable homes. This additional requirement should not be merely for the delivery of 100% affordable housing, but should represent an additional target for the delivery of all homes, which will not only help to deliver more 'affordable housing', but would also help to improve accessibility to the housing market and make homes more affordable in general.

As such, we believe the Policy SP3 should set out a housing requirement as follows:-

Minimum housing requirement = 9,950 dwellings Additional flexibility (20%) = 2000 dwellings Total housing requirement = 11,950 dwellings

(ordered by Representation ID No.)

Representor ID and details: 31/DP5 Mr Richard Price, The Home Builders Federation

Employment strategy and housing growth

In addition to our comments above, it is clear that the LDP sets out a significant strategy to attract employment to the area. However, there does not appear to be a robust analysis of the level of housing growth that will be required as a result of the employment strategy.

In terms of considering the link between job growth and the need for new homes, Cardiff Council undertook an analysis of the likely numbers of homes required to deliver their employment strategy. Consequently, Cardiff Council presented their growth options with a direct link between the proposed job growth and housing requirement, which we believe is lacking within the evidence to inform this LDP.

In addition to this, if the current population projections are considered, the proportion of the expected future population that are currently of working age is relatively low in comparison with other age cohorts. Therefore, it would seem a thorough review of the employment strategy is required in order to ensure it will be delivered as proposed.

In light of the above, we believe the council should undertake a thorough analysis of the number of homes that might be required as a result of the employment strategy. This would help to inform the LDP strategy as a whole and ensure all aspects of the strategy have the best chance of delivery.

Relationship between Cardiff and the Vale of Glamorgan

It is clear from the LDP that the authority shares a very close relationship with Cardiff on a number of different levels. The authority's LHMA recognises that Cardiff and Vale are intertwined, which was a direct reason for the need to consider a joint LHMA between the two authorities. The LDP also recognises the common links shared between the two authorities and, in certain areas, aims to embrace these links, particularly in terms of the employment strategy and the pressure for growth in various sectors of the economy.

This relationship is also discussed in detail within the evidence produced to inform Cardiff's LDP. The report undertaken by Edge Analytics for Cardiff's LDP makes various assumptions on the levels of growth (population/housing etc) expected in the surrounding areas, as a result of growth in the City. However, there is little mention of how growth in Cardiff, particularly housing growth, has influenced the growth strategy of this LDP.

Clearly given this close relationship, and the recognition within the LDP of the significant impact Cardiff will have on the future development of the Vale of Glamorgan, we believe some analysis should be undertaken of how the level of housing growth might be influenced by growth in Cardiff. Even though there has been some collaborative working between the authorities in SE Wales, this work has mainly focussed on Cardiff's LDP, and there is currently very little evidence provided with the authority's LDP to demonstrate how growth in Cardiff has informed the LDP's growth strategy, particularly with respect to housing.

Soundness Tests

In terms of the Test of Soundness, we believe the LDP housing growth strategy falls short on a number of different levels:-

- •The housing growth strategy is not based on robust and credible evidence.
- •The strategy does not properly consider the impact of development plans prepared by neighbouring authorities.
- •The strategy does not pay sufficient regard to the requirements of national guidance, particularly with respect to the need to deliver affordable housing.
- •The strategy is not sufficiently flexible in order to ensure it delivers the appropriate amount of growth.

In light of the above, we believe Policy SP3 contravenes Soundness Tests C2, CE1, CE2 and CE4. Implementing the changes set out below would help to satisfy these Soundness Tests.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

We believe the Policy SP3 should set out a housing requirement as follows:-

Minimum housing requirement = 9,950 dwellings Additional flexibility (20%) = 2000 dwellings Total housing requirement = 11,950 dwellings

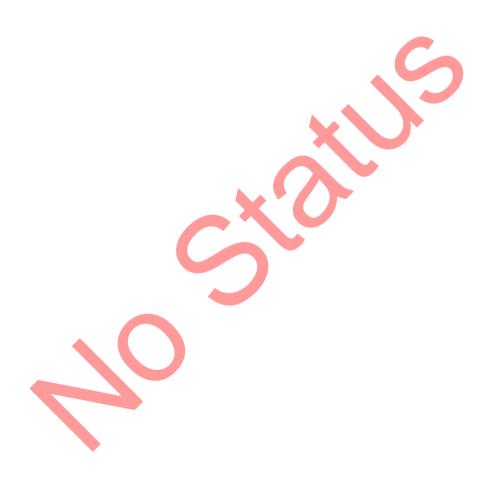
We believe the council should undertake a thorough analysis of the number of homes that might be required as a result of the employment strategy.

We believe the council should undertake a thorough analysis of how growth in Cardiff might influence the level of housing growth expected in the authority over the LDP period.

Representation ID No.)

Representor ID and details: 31/DP5 Mr Richard Price, The Home Builders Federation

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -We believe it would be more appropriate to discuss these issues in their entirety at the Examination, rather than to rely solely on written representations at this stage.



(ordered by Representation ID No.)

Repres	entor	ID and	details:	31/DP	6 Mr Ric	hard Price,	The Home Builders	Federation					
Date Lo 02/04		Status M	Petit	ion and No 0	o. Supportin	g Evidence	Additional SA SE	<u>A</u>	Rep format: Comment form	·		be consiered by 'writte sion of Public examina	en representations' or do tion? Examination
2a - Do	you co	onsider	the LDF	is Sound'	? Unsound		Procedural Tests - Consistency Tests	t the Plan is unsound and P1 - Unanswered - C1 - Unanswered ectiveness Tests - CE1	P2 - Unans C2 - Unans	wered	nanswered C4 -	, 	
3a - Wh	ich pa	rt of the	Depos	t Plan are	you comme	nting on?	Policy Number:	<u>Paragrap</u> 3.9		Proposal Map:		Constraints Map	Appendices:
3b - Do	you w	ish to s	ee any o	hanges m	ade to the D	eposit Plan	as a result of your	representation? Yes	(If	"No" or "Unanswe	ered" - go to 3d)		
							New Policy: Unanswered Notes:		New Paragraph: Yes	Amended Para Unanswered	graph: New Or Amer Unanswered	nded Site: Other (see Unanswere	
3d - If	our re	presen	ation re	lates to a ı	new, deleted		d site, did you subn Site Name:	nit the site as a Candidate	Site? Unanswe	red (If "Yes",	please give the Candi Site Ref	idate Site Name and reference:	eference if known)
E	tent o	fafforda	able hou	esentation sing need				C		,			
						eed has beer is out as bel		At present, the LHMA stat	tes that there is a r	net annual shortfall	of 915 affordable hom	nes in the authority. Pa	aragraph 3.5 of the
3.	5 The	analysis	for the	Vale of GI	lamorgan is	illustrated be	elow.						
St St	age 1 age 2 age 3 age 4	A A A	nnual N nnual S	equiremen ewly Arisin	ng Need ffordable Un	Current Nee	1516 ed 231 1255 571 915	0					

In terms of the table above, the LHMA calculation assumes that 571 dwellings would be provided over the next 5 years in order to help address the shortfall. However, it is clear from the LDP that a total provision of 2624 affordable homes is expected over the plan period, which annually equates to roughly 175 dwellings. As such, the supply of affordable units from the LDP, will be significantly less than the supply of affordable units assumed by the LHMA. Please see below:

- •LDP assumed affordable housing provision = 175 per year x 5 years = 875 dwellings
- •LHMA assumed affordable housing provision = 571 per year x 5 years = 2855 dwellings
- •Shortfall = 396 per year or 1980 dwellings

In this respect, if the actual assumed level of delivery from the LDP is inputted into the table above, the actual net annual shortage would be 1311 dwellings per annum (915 dwellings + 396 dwellings). Therefore, if the LDP affordable housing strategy is considered, the net annual need for affordable housing would be growing at a more substantial rate than assumed within the LHMA.

Further to this, paragraph 7 of the Affordable Housing Background Paper states that the LHMA requires the development of 915 affordable units per annum, but recognises that the LDP only proposes to deliver 663 units per annum in total. However, the paragraph then goes onto state that in order for the affordable housing need to be satisfied completely by the planning system, 45% of the LDP's housing requirement would need to be delivered as affordable housing over the next 5 years. We do not understand how this assumption has been calculated.

(ordered by Representation ID No.)

Representor ID and details: 31/DP6 Mr Richard Price, The Home Builders Federation

Clearly, given our evidence above, the level of development in the LDP would need to substantially increase in order to totally reduce the affordable housing need in the authority. In this respect, at 45% affordable housing (as mentioned within the paragraph), the annual development rate within the LDP would need to increase to roughly 2915 dwellings per annum (2915 x 45% = 1311). Therefore, we do not understand what this particular paragraph is attempting to portray.

In light of the above it is clear there is a significant shortfall in affordable housing need that is not being addressed as a result of the LDP housing strategy. It is also clear that the information within the affordable housing strategy does not correspond to the information on housing need within the LHMA, which results in a more alarming picture of the level of housing need required over the plan period. Therefore, we believe the level of affordable housing need over the plan period has not been based on robust and credible evidence and contravenes Soundness Test CE2. Implementing the changes set out below would help to satisfy this Soundness Test.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

We believe the extent of affordable housing need has been underestimated and needs to be addressed.

The housing strategy of the LDP should provide increased flexibility in order to help with the delivery of affordable housing. Please refer to our representations with respect to Policy SP3 for more information.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -We believe it would be more appropriate to discuss these issues in their entirety at the Examination, rather than to rely solely on written representations at this stage.

Representor ID and details: 31/DP7 Mr Richard Price,	The Home Builders Federation						
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		our comments to be consiered by 'written representations' or do at a hearing session of Public examination? Written				
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound an Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1	P2 - Unanswered C2 - Yes C3 - Unans	soundness, please indicate which test(s) that it fails. wered C4 - Unanswered CE3 - Unanswered CE4 - Yes				
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragray 36	oh Number: Proposal Map: 8th Bullet Point	Constraints Map Appendices:				
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered	" - go to 3d)				
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: Unanswered Yes Notes:	New Paragraph: Amended Paragra Unanswered Unanswered	oh: New Or Amended Site: Other (see Notes): Unanswered Unanswered				
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidat Site Name:	e Site? Unanswered (If "Yes", plea	ase give the Candidate Site Name and reference if known) Site Reference:				
3e - Please set out your representation below: 8. THEY MINIMISE THE CAUSES OF CLIMATE CHANGE AND INCORPORATE RENEWABLE AND LOW CARBON ENERGY USE FEATURES; We believe this bullet point is onerous, unnecessary and does not relate to the requirements of National Guidance. Firstly, we believe it is far more productive to ensure that energy savings are maximised as far as possible through the fabric of the building, than to favour the use of renewable energy technologies. There is a common acceptance that the priority is to maximise energy savings in this way, where such savings will be a permanent feature of the property. Also, we believe it would be far more practical to allow developers to choose the most appropriate way to achieve particular levels of carbon reduction, and whether renewable energy technologies are suitable. The policy also assumes that in all cases, renewable energy generation represents the most effective method of reducing CO2 emissions at any given location across the authority, when in many cases this might not be the accurate. Many renewable energy products remain largely unfested in terms of their application, durability and efficiency and the operation of many will also be impeded by landscape, topography and location, of which housing developers have little or no control. In addition to this, the policy does not allow for the possibility that developers could achieve similar or better results without the use renewable energy technologies. We believe it would be far more practical to allow developers to choose the most appropriate way to achieving particular levels of carbon reduction, and whether renewable energy technologies are suitable, rather than to arbitrarily favour developments that include such technologies. As a result, we this policy is restrictive and inflexible and we believe its introduction might lead to sub-optimal design and cost solutions, particularly in areas where it might be more difficult to take advantage of renewable energy production. We also believe this pol							
3f - Please outline the changes you wish to see made to the De For the reasons described above, we believe bullet point 3							
4b - If you wish to speak, please confirm which part of your rep		or about and why they consider it be nece	ssary to speak at the hearing -				

Representor ID and details: 31/DP8 Mr Richard Price,	The Home Builders Fede	eration							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		Rep format: Comment form	*		e consiered by 'written n of Public examination			
2a - Do you consider the LDP is Sound? Unsound	•	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered							
	Consistency Tests -	C1 - Unanswered	C2 - Yes	C3 - Unanswe	ered C4 - Ur	nanswered			
	Coherence and Effective	eness Tests - CE1 - L	Inanswered (CE2 - Unanswered	CE3 - Unanswered	d CE4 - Unanswer	ed		
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph N	lumber:	Proposal Map:		Constraints Map	Appendices:		
	MD3			MD3 1 <mark>0th and</mark> 11t	th Bullet Points				
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repres	sentation? Yes	(If	"No" or "Unanswered" -	go to 3d)				
3c - What changes would like to see made to the Deposit Plan	 -		ew Paragraph: nanswered	Amended Paragraph: Unanswered	: New Or Amende Unanswered	ed Site: Other (see Note of Unanswered	otes):		
	Notes:								
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	e site as a Candidate Si	te? Unanswere	ed (If "Yes", please	e give the Candida Site Refer	ate Site Name and refe ence:	erence if known)		
3e - Please set out your representation below: 10. THEY PROVIDE PUBLIC AND PRIVATE AMENITY S	SPACE IN ACCORDANC	E WITH THE COUNCIL	'S STANDARDS	5;					
11. CAR PARKING WOULD BE PROVIDED IN ACCORD	ANCE WITH THE COUN	NCIL'S SUPPLEMENTA	RY PLANNING	GUIDANCE ON ACCES	S, PARKING AND	CIRCULATION AND			
In terms of Criterion 10, we do not believe it is appropriate	e for the LDP to enforce s	standards that are not cl	early set out with	nin the LDP and could be	e subject to change	e outside the LDP prod	cess.		
Similarly in terms of Criterion 11, we believe it is contrary independent scrutiny, afforded to the LDP process.	to National Guidance for	adopted planning policy	to enforce the r	equirements of an SPG	that has not been	subject to the checks	and balances, including		
In terms of the proper use of SPG and its relationship to planning policy, paragraph 5.4 of LDP Wales (2005) specifically states that SPG can play a useful role in supplementing plan policies and proposals, however, SPG should not be used to avoid subjecting plan policies and proposals to public scrutiny in accordance with statutory procedures. The paragraph also goes on to state that Plan policies should not attempt to delegate the criteria for decisions on planning applications to SPG.									
In the context of the above, it is clear that Criteria 10 and Guidance on the appropriate creation of Local planning Position of				and SPG to be adhered	to. As such, this is	s contrary to the requi	rements of National		
3f - Please outline the changes you wish to see made to the D For the reasons described above, Criteria 10 and 11 of Po									
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to s	speak to the inspector a	bout and why the	ey consider it be necessa	ary to speak at the	e hearing -			

Representor ID and details: 31/DP9 Mr Richard Price	, The Home Builders Federation						
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA Rep format: You want your comments to be consiered by 'written representations' or do Comment form You want to speak at a hearing session of Public examination? Written						
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Yes						
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: 37 6.22						
3b - Do you wish to see any changes made to the Deposit Plar	n as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)						
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Site Reference:						
3e - Please set out your representation below: Paragraph 6.22 - Planning obligations Firstly, we believe the statement that viability will only be affected where a site has abnormal costs associated with development, is incorrect. There are many reasons why the viability of a particular site might be affected, which extend beyond the existence of any abnormal development costs. For instance, the level of planning obligations set out by the LDP might be enough to render a development unviable, if the proposed list of requirements cannot all be supported by land values. In addition to this, any new requirements resulting from national policy might also have a detrimental impact on development viability, which might in turn necessitate the need for planning obligations to be re-prioritised (the changes to Building Regulations set out below are an example of this). Therefore, we believe it is erroneous to assume that only abnormal costs would affect development viability, when there are clearly many issues that might impact on the viability of the development proposed. In light of the above, the statement within paragraph 6.22 set out below should be removed.							
Further to the above, we also do not believe this paragraph the site will need to take priority, however there will be added for instance, the need to adhere to the Welsh Government required by law. Furthermore, it is likely that the requirem	as abnormal costs associated with its development, e.g.brownfield sites or listed building redevelopments." ph is realistic with respect to the starements on planning obligations priorities. We accept that infrastructure and other requirements to physically deliver Iditional requirements that will also need to be considered before the affordable housing is prioritised. ent's proposed changes to Building Regulations in 2013 will take priority over all planning obligations, as this is outside the planning system and will be sent for education provision will take priority over affordable housing, where there is a requirement for such provision as a result of new developments. In the state of the statisfied, before affordable housing can be prioritised and paragraph 6.22 should be amended to recognise this.						
3f - Please outline the changes you wish to see made to the D Paragraph 6.22 should be amended as described above.							
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -						

Representor ID and details: 31/DP9 Mr Richard Price,	The Home Builders Federation
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: MD4 6.22
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: Unanswered Unanswered Unanswered Notes: New Policy: Amended Paragraph: Yes New Or Amended Site: Unanswered Unanswered Unanswered Unanswered
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Site Reference:
be affected, which extend beyond the existence of any ab For instance, the level of planning obligations set out by the this, any new requirements resulting from national policy in the set of the s	ne LDP might be enough to render a development unviable, if the proposed list of requirements cannot all be supported by land values. In addition to might also have a detrimental impact on development viability, which might in turn necessitate the need for planning obligations to be re-prioritised (the
issues that might impact on the viability of the developme	
In light of the above, the statement within paragraph 6.22 "However, this is only likely to be the case where a site has	set out below should be removed. as abnormal costs associated with its development, e.g. brownfield sites or listed building redevelopments"
	oh is realistic with respect to the statements on planning obligations priorities. We accept that infrastructure and other requirements to physically deliver ditional requirements that will also need to be considered before the affordable housing is prioritised.
	nt's proposed changes to Building Regulations in 2013 will take priority over all planning obligations, as this is outside the planning system and will be ent for education provision will take priority over affordable housing, where there is a requirement for such provision as a result of new developments.
In light of this, there will clearly be additional requirements	s that need to be satisfied, before affordable housing can be prioritised and paragraph 6.22 should be amended to recognise this.
3f - Please outline the changes you wish to see made to the D Paragraph 6.22 should be amended as described above.	eposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your rep	oresentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 31/DP10 Mr Richard Price	, The Home Builders Fe	deration					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form	•		be consiered by 'written ion of Public examination	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	e Plan is unsound and o	does not not meet P2 - Unans	` ,	of soundness, pleas	se indicate which test(s)	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Una	inswered C4 -	Unanswered	
	Coherence and Effecti	veness Tests - CE1 -	Unanswered	CE2 - Yes	CE3 - Unanswer	red CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:		Constraints Map	Appendices:
		5.19		Area objective 3rd bullet point	e for Cowbridge,		
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your repr	esentation? Yes	(If	"No" or "Unanswer	ed" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		New Paragraph: Unanswered	Amended Parage Yes	raph: New Or Amen Unanswered	nded Site: Other (see N Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	he site as a Candidate s	Site? Unanswer	red (If "Yes", pl	lease give the Candi	date Site Name and reference:	erence if known)
3e - Please set out your representation below: Paragraph 5.19 - Area Objectives for Cowbridge, 3rd bul	llet point						
The Strategy bullet point for housing does not mention th (in red) to the bullet point below.	e need to provide for an	y new residents that mi	ght wish to move	to Cowbridge. We be	elieve this needs to b	pe addressed by including	ng the following change
Provide for a range and choice of housing to meet the ne	eds of (new and) existin	g residents and the resi	dents of surround	ling rural communitie	es.		
3f - Please outline the changes you wish to see made to the D Please see above	Deposit Plan to make it s	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	presentation you wish to	speak to the inspector	about and why th	ey consider it be ned	cessary to speak at t	:he hearing -	

Representor ID and details: 55/DP1 Ms Jane Carpen	rer, Redrow Homes
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Proposal Map: Constraints Map Appendices:
	MG2. MG4
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your representation? No (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plar	? New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes):
	Unanswered Unanswered Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amend	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below:	
Our client welcomes the allocation of strategic housing s opportunity that will contribute towards the 5 year housing land supply.	te MG2(2) at Higher End, St Athan, for 280 dwellings as part of the St Athan Strategic Opportunity Area. This represents a sustainable development
Our client trusts that this approach will be carried forward	to the wider site at Higher End, St Athan, to ensure that the viability of delivering the scheme and, therefore, the LDP strategy is not compromised.
3f - Please outline the changes you wish to see made to the I N/A	Deposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 57/DP1 Mr Damiar	Barry, Lambert Smith Han	npton				
Date Lodged Status Petition and No. Supporting Ev 30/03/2012 M □ 0 □	idence Additional SA SE	<u>A</u>	Rep format: Letter	•	your comments to be consi k at a hearing session of Pu	ered by 'written representations' or do ublic examination?
2a - Do you consider the LDP is Sound? Unanswered	•	t the Plan is unsound and P1 - Unanswered		` '	of soundness, please indicat	te which test(s) that it fails.
		- C1 - Unanswered ectiveness Tests - CE1			swered C4 - Unanswered CE3 - Unanswered C	
3a - Which part of the Deposit Plan are you commenting	on? Policy Number: MG2	<u>Paragraph</u>		roposal Map:	Consti	raints Map Appendices:
3b - Do you wish to see any changes made to the Depos	sit Plan as a result of your r	epresentation? Unansw	vered (If "I	No" or "Unanswere	d" - go to 3d)	
3c - What changes would like to see made to the Depos	it Plan? New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	New Or Amended Site Unanswered	<u>Other (see Notes):</u> Unanswered
	Notes:					
3d - If your representation relates to a new, deleted or a	mended site, did you subm Site Name:	nit the site as a Candidate	Site? Unanswered	d (If "Yes", ple	ease give the Candidate Site Site Reference:	e Name and reference if known)

3e - Please set out your representation below:

Deposit Vale of Glamorgan Local Development Plan. Alternative Site Submission to support the inclusion of land at Anchor Way, Penarth for Residential Development.

As agent to and Investment Managers of the Regeneration Investment Fund for Wales and agent to British Rail Residuary Board (owners of the land along with Cardiff Council), we write in support of the inclusion of 3.26 hectares of brownfield land for residential development, submitted as Candidate Site reference 2396/CS.1.

This submission is supported by a broad/high level Flood Consequences Assessment (FCA) and a Sustainability Appraisal (SA), both prepared by Arup and red line location plan.

The Principle of the Allocation

The land is currently allocated in the Vale of Glamorgan Unitary Development Plan for residential development (Site 20, Llandough Fields) and so a precedent is established for the development of the site. It is understood through liaison with the Vale of Glamorgan Council that the reasons for omitting the site from the Local Development Plan are twofold – firstly possible flood risk and secondly uncertainty that the site would come forward in the lifetime of the Plan. Both of these matters are dealt with by this submission.

Flood Risk

The FCA concludes that:

The majority of the site and all of the developable area is outside of the flood plain.

The majority of the line of the proposed access road in the south is also outside of the flood plain. However, a small length of the access road in the south is between 8.9m and 10mAOD, this is above the fluvial extreme flood level, but below the undefended extreme tidal level. The Cardiff Bay Barrage protects this area from tidal inundation, however there is a very small risk that failure of the flood defence could occur, flooding parts of the access road by up to 0.6m for a 0.5% event. Flooding of the access road would only occur during a very short (3-4hr) period, when tides are high. Emergency vehicles could gain access to the site through a depth of up to 0.6m during such an event.

Deliverability

A joint development/sales agreement is being progressed between the Regeneration Investment Fund for Wales, the British Rail Residuary Board and Cardiff Council. It is the intention that this agreement will be concluded shortly, with a view to the site being sold to a housebuilder/developer. The current activity to progress an agreement demonstrates a strong commitment to joint working to bring the site forward,

Representation ID No.)

Representor ID and details: 57/DP1 Mr Damian Barry, Lambert Smith Hampton

ideally and ultimately by disposing of the asset to a residential developer.

The inclusion of the site as a residential allocation under the UDP demonstrates the acceptability of the redevelopment of this brownfield site for residential development. The current joint working and joint funding of the FCA demonstrates a desire to work to bring this site forward.

Work to date, indicates that the allocation would conform to the relevant test of soundness in terms of the allocation being realistic and appropriate.

Whilst we commend the inclusion of the land in the LDP as a residential allocation, at the least, it is considered that the site should be retained within settlement limits as white land to enable it to come forward as a 'windfall site' in the future.

Given that the FCA confirms that all of the developable area is not at risk of flooding, there is no material reason why the site should be excluded from settlement limits.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 70/DP1 Mr Mark Framptor	n, Hanson Aggregates						
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 ✓	Additional SA SEA		<u>Rep format:</u> Eform	•	•	o be consiered by 'writter ssion of Public examinati	•
•	2b - If you think that the Procedural Tests -		and does not not me P2 - No	eet one or more test(s) o	of soundness, ple	ase indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - Yes	C3 - No	C4	- No	
	Coherence and Effective	veness Tests - (CE1 - Yes	CE2 - No	CE3 - No	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Parac</u>	graph Number:	Proposal Map:		Constraints Map	Appendices:
	SP9			SP9			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation? Yes	 3	(If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy: No Notes:	Amended Policy: Yes	New Paragraph No	Amended Paragra No	naph: <u>New Or Am</u> Yes	ended Site: Other (see I	Notes):
3d - If your representation relates to a new, deleted or amende	d site, did you submit the Site Name: Forest Wo			(If "Yes", ple	-	didate Site Name and re	ference if known)

Please set out your representation below:

Vale of Glamorgan – Local Development Plan Deposit Plan - Feb 2012

Representations on Behalf of Hanson regarding Policies SP9 (mineral allocations) and MG24 (Mineral Safequarding) with specific reference to Forest Wood and Lithalun quarries. Hanson wishes to object to the lack of areas identified for both mineral allocations and safeguarding areas within the Vale of Glamorgan Local Development Plan 2011-2026, with particular reference to two of its sites.

Hanson Operates two sites at:- 1 Forest Wood guarry, south of Llanharry 2. Lithalun guarry south of Bridgend.

Both of these sites are operational and have permitted mineral reserves however, they will need further permissions towards the end of the plan period. Logical extensions for both sites are proposed as part of this objection and in Hanson's view, these should be protected for future mineral working. The potential extension areas of concern abut existing planning permission areas and need to be protected now as the opportunity to extend both quarries in other directions is restricted due to a variety of constraints such as the presence of public roads, a SSSI and other environmental issues. Hanson considers that it is appropriate to allocate Preferred Areas (as described in Para. 14 of MPPW) within which extensions to each of its two quarries could be accommodated in order to ensure flexibility in the plan for the provision of future aggregate supplies to meet society's need.

In the event that the council is still minded to proceed with its plan without allocating any further mineral sites, then these potential extension areas should, in the very least, be identified as safeguarded minerals.

Policy SP9 Objection Hanson objects to policy SP9 on the basis that the policy is not sound by virtue of:-

SP9- Objections Consistency Test C2 as the policy does not properly reflect the MPPW (see below) aim to provide the mineral resources to meet society's needs:

Coherence Test CE1 as the policy seeks to avoid allocating new reserves whilst the authority's Minerals Background Paper (see below) notes serious problems with productive capacity in the existing landbank and supply chain upon which its non allocation policy approach is reliant.

Coherence Test CE4 as the plan allocates no new mineral working areas and safeguards very few others despite recognising the productive capacity in the plan is at significant risk and that the volume of reserves in the Vale is at the limit of acceptability (see below: South Wales RTS - page 90).

SP9-Discussion Mineral Planning Policy Wales – December 2000 (MPPW)

MPPW aims to provide positively for the working of mineral resources to meet society's needs through, as far as practicable, the identification of areas for future working where this can be undertaken in a

(ordered by Representation ID No.)

Representor ID and details: 70/DP1 Mr Mark Frampton, Hanson Aggregates

sustainable way; and to safeguard deposits of minerals from permanent development that would prevent or hinder their subsequent extraction for future generations

Regional Technical Statement (RTS), South Wales Regional Aggregates Working Party, October 2008 Box 1 in Section 4.17 of the RTS makes it clear that the guidance deals with the apparent requirements for crushed rock but does not take full account of matters that might be material in ensuring an adequate supply of aggregates. Four bullet points set out what these material issues might be and includes, at bullet point four, reference to productive capacity. The RTS advises (page 90 paragraph 6) that whilst taken together Bridgend and the Vale of Glamorgan have adequate permitted reserves, the Vale of Glamorgan is close to the limit of 15 years of planned reserves applied as the minimum requirement in the RTS.

The Draft Local plan does not seek to allocate new reserves because of the extant planned reserves, however as the Vale of Glamorgan is close to the limit of having less than adequate reserves, Hanson considers this position to be a very inflexible approach to aggregate supply. It is therefore appropriate to provide for the release of more reserves to build in flexibility of supply during and beyond the plan period.

Future Productive capacity The Vale of Glamorgan's Minerals Background Paper (November 2011) makes it clear (at paragraph 4.5) that 50% of productive capacity in the Vale comes from Wenvoe quarry and that this site will be exhausted by 2016. In paragraph 8.2, it seems that further extensions to Wenyoe are unlikely as a result of issues with European Protected species. Paragraph 8.3 of the Mineral Background Paper suggests that there are serious environmental constraints to new guarry sites coming forward to replace Wenvoe and on that basis, no new allocations are proposed.

Paragraph 4.5 of the Minerals Background Paper makes it clear that existing sites are expected to pick up the shortfall in productive capacity once Wenvoe ceases production although it is unclear if these sites have the ability to do so. It seems at least likely, that productive capacity in the Vale will fall by approximately 50% post 2016 and that if other operators do absorb this capacity, then their existing permitted reserves will be depleted more quickly than they previously envisaged.

Proposed New Allocations – Lithalun and Forest Wood guarries.

The Vale of Glamorgan UDP (policy Min 2 and 3) protected areas at Forest Wood and Lithalun quarries for mineral extraction. New permissions now exist at both sites but the principle of protecting future quarrying areas adjacent to these sites remains important in light of the potential changes to productive capacity that the Minerals Background Paper highlights (at para 4.2). The allocation of additional minerals therefore needs to be rolled forward in order to maintain the ability to provide longer term supplies (throughout the plan period) from both Forest Wood and Lithalun quarries to absorb some of the loss of productive capacity once Wenvoe ceases production. In these circumstances, it is essential (in accordance with MPPW paragraph 14) that the development plan makes it clear as to where mineral extraction should or is most likely to take place, in order that aggregate supplies can meet society's needs.

SP9 -Conclusions

Hanson concludes that policy SP9 does not satisfy the aims of MPPW as it fails to allocate new mineral sites where there are recognised deficiencies in the existing reserves and productive capacity. It is difficult to see how the Vale of Glamorgan can claim to be providing minerals to meet society's needs when it is allocating no new sites, safeguarding very few areas of limestone resources and is relying on existing reserves and productive capacity which are known to be respectively near to their minimum acceptable limits or could reduce substantially in the relatively near future.

Policy SP 9 should be amended to allow further allocations to be made to provide flexibility to the landbank.

Further Preferred Areas are proposed below at both Forest Wood and Lithalun quarries.

Lithalun Quarry - Proposed Preferred Area

Proposed allocation for future limestone extraction at Lithalun Quarry.

Hanson considers that a Preferred Area should be allocated (or at the very least - safeguarded) and should be shown on the proposals map to protect limestone to the west of the existing permitted quarry limits at Lithalun quarry in order to protect future reserves that will be required towards the end of, and beyond, the current plan period. This is particularly important as the area identified (see yellow area on the aerial photograph above) represents the only reasonable extension to the existing guarry. Land to the south of Lithalun guarry is affected by the Old Castle Down SSSI and is therefore environmentally sensitive; Land to the north is occupied by the mature Kings Wood and land to the east has already been excavated. Securing the only remaining reserves is therefore essential for the future of Lithalun guarry and local limestone supplies in general.

The Preferred Area suggested has been drawn in recognition of the fact that this area of limestone resources could be won from either Pant Quarry and/or Lithalun Quarry, with an adequate nature conservation corridor being maintained to prevent coalescence of the two working areas.

Forest Wood Quarry

Possible Futu	re Allocatio	n at Forest	t Wood	Quarry
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(ordered by Representation ID No.)

Representor ID and details: 70/DP1

Mr Mark Frampton, Hanson Aggregates

There is no allocation or safeguarded area in the plan at Forest Wood guarry.

A recent permission at the site provides for 20 years plus of mineral extraction at current output levels but the site's longer term life beyond that is less clear. This site is particularly important as it is one of the closest operational sites to Cardiff city and provides not only aggregate, but also ready mixed concrete and coated roadstone. The site is an important provider of construction materials to the urban area.

The anticipated changes in productive capacity in the area as a result of the potential closure of Wenvoe guarry could lead to increases in output at Forest Wood resulting in more rapid depletion of the permitted reserves.

An allocation of a preferred area for a future extension to the site is therefore essential to maintain future supplies of aggregate in this area.

The loss of a major supplier to the local market means that the remaining operational sites increase in importance to the local economy and therefore need to be fully and properly protected to maintain long term supplies.

Hanson would like to see a Preferred Area for an extension to the Forest Wood site or at the very least have an area properly safeguarded for future mineral development in the longer term. Such an area is shown shaded yellow on the photograph above.

Hanson - Objection to Policy SP9

In summary MPPW Paragraphs 13 and 14, require mineral planning authorities to provide for the working of mineral resources to meet society's needs. In doing so, the council should identify such resources on their proposals map.

The LDP does not allocate any new reserves and seeks to safeguard only limited reserves for a handful of operating sites on the basis that mineral working is not environmentally acceptable elsewhere in the county. This is not flexible, sustainable nor in accordance with MPPW.

The plan and its supporting documents recognise the Vale of Glamorgan is an important supplier of construction materials: that productive capacity will be halved in 2016 when Wenvoe guarry becomes exhausted, but then fails to provide in a meaningful way for alternative long term supplies in light of that.

The guidance to MPA's on apportionment provision calculations in the RTS (page 79) ignores issues such as productive capacity but the LDP Minerals Background Paper makes it clear that this is a major material consideration in the Vale of Glamorgan. There is an apparent reliance on increased output at other permitted sites to absorb this capacity, but this will result in faster reserve depletion in those remaining sites, assuming of course that those sites have the physical capability of absorbing the extra capacity in the first place. There is no indication as to how this increased output will be secured in policy. This faster depletion of existing planned reserves should therefore justify the allocation of extensions to operating sites that might be required to increase output to higher levels than were envisaged. Furthermore if these sites cannot or do not absorb the spare capacity, the Vale will inevitably be unable to provide adequately for society's needs, as required in MPPW.

Safeguarding is not intended to provide allocations as it does not imply an acceptance that minerals will be worked. However, it does seek to protect known occurrences of potentially viable mineral resources, especially where there is a proven track record of need. It is Hanson's view that the limestone reserves in the Vale should be safeguarded as a whole. This approach has been taken in other areas of South Wales and further afield in England and is consistent with BGS advice on the matter in England.

Hanson's Lithalun and Forest Wood sites lie close to centres of population and as such can provide for society's aggregate needs using existing transportation links. Minerals are wasting assets and over time, both sites will move to a point where further planning permissions are needed. Whilst this will not be necessary immediately, it is essential that future accessible reserves are identified and made available in line with the requirements of MPPW.

Hanson has proposed two areas that should be allocated as Preferred Areas in the LDP or at the very least be specifically safeguarded.

In its current form, the plan is neither consistent with national policy nor coherent with regards to mineral provision, and it is, therefore, not sound.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

Proposed New Allocations - Lithalun and Forest Wood guarries.

The Vale of Glamorgan UDP (policy Min 2 and 3) protected areas at Forest Wood and Lithalun quarries for mineral extraction. New permissions now exist at both sites but the principle of protecting future quarrying areas adjacent to these sites remains important in light of the potential changes to productive capacity that the Minerals Background Paper highlights (at para 4.2).

Representation ID No.)

Representor ID and details: 70/DP1

Mr Mark Frampton, Hanson Aggregates

The allocation of additional minerals therefore needs to be rolled forward in order to maintain the ability to provide longer term supplies (throughout the plan period) from both Forest Wood and Lithalun quarries to absorb some of the loss of productive capacity once Wenvoe ceases production.

In these circumstances, it is essential (in accordance with MPPW paragraph 14) that the development plan makes it clear as to where mineral extraction should or is most likely to take place, in order that aggregate supplies can meet society's needs.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -Hanson wish to speak to the inspector as the proposed extension of the Forest Wood and Lithalun quarries is a major issue for both Hansons business and the ability of the Vale to supply aggregates for society's needs in the future. The issue is therefore critical in underpinning the delivery of the entire LDP as a lack of basic construction materials will threaten every construction project proposed in the plan.

(ordered by Penrecentation ID No.)

Representor ID and details: 70/DP2 Mr Mark Frampton	n, Hanson Aggregates						
<u>Date Lodged Status Petition and No. Supporting Evidence</u>	Additional SA SEA		Rep format:	, ,	,	be consiered by 'writter	•
02/04/2012 M 🔲 0			Eform	you want to speak	cat a hearing ses	sion of Public examinati	on? Speak at hearing
•	•			et one or more test(s) of	f soundness, plea	se indicate which test(s) that it fails.
	Procedural Tests -		P2 - No				
	Consistency Tests -	C1 - No	C2 - Yes	C3 - No	C4 -	No	
	Coherence and Effect	tiveness Tests - CE1	- Yes	CE2 - Yes	CE3 - No	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrap</u>	<u>h Number:</u>	Proposal Map:		Constraints Map	Appendices:
	MG24(2)			MG24			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(1	f "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	ph: New Or Ame	ended Site: Other (see I	Notes):
	No	Yes	No	No	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit	the site as a Candidate	e Site? Yes	(If "Yes", plea	ase give the Can	lidate Site Name and re	ference if known)
	Site Name: Forest W	ood and Lithalun Quar	rries		Site Re	eference:	
3e - Please set out your representation below:							
Vale of Glamorgan – Local Development Plan							
Deposit Plan - Feb 2012							

Representations on Behalf of Hanson regarding Policies SP9 (mineral allocations) and MG24 (Mineral Safeguarding) with specific reference to Forest Wood and Lithalun guarries.

Hanson wishes to object to the lack of areas identified for both mineral allocations and safeguarding areas within the Vale of Glamorgan Local Development Plan 2011-2026, with particular reference to two of its sites.

Hanson Operates two sites at:-

- 1.Forest Wood guarry, south of Llanharry
- 2.Lithalun quarry south of Bridgend

Both of these sites are operational and have permitted mineral reserves however, they will need further permissions towards the end of the plan period. Logical extensions for both sites are proposed as part of this objection and in Hanson's view, these should be protected for future mineral working.

The potential extension areas of concern abut existing planning permission areas and need to be protected now as the opportunity to extend both quarries in other directions is restricted due to a variety of constraints such as the presence of public roads, a SSSI and other environmental issues. Hanson considers that it is appropriate to allocate Preferred Areas (as described in Para. 14 of MPPW) within which extensions to each of its two quarries could be accommodated in order to ensure flexibility in the plan for the provision of future aggregate supplies to meet society's need.

In the event that the council is still minded to proceed with its plan without allocating any further mineral sites, then these potential extension areas should, in the very least, be identified as safeguarded minerals.

Policy MG 24 - Safeguarding - Objection

Hanson objects to policy MG 24 as it fails to properly safeguard limestone mineral resources as required by MPPW Paragraphs 12 and 13. The policy is not therefore sound. Hanson relies on the following tests:-

MG24 - Objection

(ordered by Representation ID No.)

Representor ID and details: 70/DP2 Mr Mark Frampton. Hanson Aggregates

Consistency Test C2 as the policy does not properly reflect MPPW requirement to safeguard mineral resources to meet society's needs. The plan has safeguarded some areas of limestone but not others, without any evidenced explanation as to why.

Coherence Test CE1 as the policy safeguards some land but not other, without defining why (for example land between Pant and Lithalun guarries)

Coherence Test CE2 – the safeguarding policy has made a broad assumption that most limestone minerals are not worth safeguarding because of the existence of long term permitted reserves but then undermines this by highlighting issues of productive capacity and ignores RTS advice that reserves are close to the limit of being adequate.

Coherence Test CE4 as the plan allocates no new mineral working areas and safeguards very few areas despite recognising the productive capacity in the plan is at significant risk. As the RTS advises that the volume of reserves in the Vale is at the limit of acceptability this does not provide for a flexible approach to mineral supply.

MG24 - Discussion

Mineral Planning Policy Wales (MPPW)

The need for mineral safeguarding is defined in Mineral Planning Policy Wales (MPPW) in paragraphs 12 and 13.

Defining Safeguarded Minerals

Paragraph 12 acknowledges that minerals can only be worked where they are found and that local planning authorities should safeguard potential primary land won resources for future generations.

Paragraph 13 goes on to confirm that it is important that access to mineral deposits which society may need is safeguarded and that areas to be safeguarded should be identified on proposals maps. This policy advice is acknowledged at Para. 5.72 of the Draft LDP.

Environmental Impacts in Safeguarded areas.

MPPW makes the point in paragraph 13 that safeguarding does not provide any guarantee that safeguarded minerals will be worked. MPPW merely requires that minerals capable of being worked are recorded and shown on the proposals map for protection. Environmental constraints are not an issue that needs to be considered in safeguarding, as those are issues to be addressed in more detail at a later specific site allocation or application stage.

The aim of safeguarding lies in the fact that minerals can only be worked where they occur and for those reasons such minerals should be protected from permanent development, regardless of what the planning merits of working them might be. Consistency of Approach

The Draft Local Development Plan fails to achieve a consistent approach to mineral safeguarding as it identifies safeguarded minerals in some limited cases, but not in others without explaining why.

The correct approach in Hanson's view is to safeguard all limestone reserves in the Vale based on the BGS mapping.

Hanson's concerns arise due to the lack of any allocation or safeguarding at its Lithalun and Forest Wood guarries despite competitor guarries being granted safeguarded status. This approach does not seem to follow any consistent approach.

Environmental Impacts

The principle of safeguarding is also addressed in SP9 (as well as MG24) with the aim of safeguarding of resources of Limestone....where these could be worked in the future without unacceptable detriment to the environment or residential amenity. Paragraph 5.72 of the LDP then expands on the aims of safeguarding policy. In particular, it states: Whilst Carboniferous and Liassic limestone are widespread in the Vale of Glamorgan, the potential for working further areas without undue detriment to the environment or amenity once existing permitted reserves are exhausted is limited. No justification is put forward to support this claim which seems to be based on a general presumption that minerals cannot be worked without undue detriment to the environment, which is not correct. As mentioned above safeguarding does not require minerals to be assessed for environmental acceptance as it is clear that safeguarding provides no guarantee that the minerals can be worked. Safeguarding is about protecting potential mineral reserves from other forms of development, it is not about the promotion or prevention of minerals development. MG24(3) – Safeguarded Areas Policy MG24 identifies safeguarding for three limestone sites, item 2 of which relates to land to the northwest of Pant Quarry close to Lithalun guarry. It is not clear why the MG 24 (2) site has been drawn linking to Pant Quarry but no area has been safeguarded that links to the neighbouring Lithalun quarry, less than 100m away and seemingly subject to identical environmental considerations. This makes the plan inconsistent especially when the whole area sits within a joint Lithalun / Pant Buffer zone as per MG25. The safeguarded area in MG 24(2) attributes the safeguarding area to Tarmac's Pant guarry but the area could also be easily worked from Lithalun guarry. Reference to Tarmacs Pant guarry should therefore be removed. In summary, Hanson considers that safeguarding should be based on the BGS mapping of the limestone reserve and that all sites

(ordered by Representation ID No.)

Representor ID and details: 70/DP2 Mr Mark Frampton, Hanson Addregates

should be appropriately safeguarded not just a few individual randomly favoured locations. Hanson – Objection to Policies SP9 and MG 24 In summary MPPW Paragraphs 13 and 14, require mineral planning authorities to provide for the working of mineral resources to meet society's needs. In doing so, the council should identify such resources on their proposals map. The LDP does not allocate any new reserves and seeks to safeguard only limited reserves for a handful of operating sites on the basis that mineral working is not environmentally acceptable elsewhere in the county. This is not flexible, sustainable nor in accordance with MPPW. The plan and its supporting documents recognise the Vale of Glamorgan is an important supplier of construction materials; that productive capacity will be halved in 2016 when Wenvoe guarry becomes exhausted, but then fails to provide in a meaningful way for alternative long term supplies in light of that. The guidance to MPA's on apportionment provision calculations in the RTS (page 79) ignores issues such as productive capacity but the LDP Minerals Background Paper makes it clear that this is a major material consideration in the Vale of Glamorgan. There is an apparent reliance on increased output at other permitted sites to absorb this capacity, but this will result in faster reserve depletion in those remaining sites, assuming of course that those sites have the physical capability of absorbing the extra capacity in the first place. There is no indication as to how this increased output will be secured in policy. This faster depletion of existing planned reserves should therefore justify the allocation of extensions to operating sites that might be required to increase output to higher levels than were envisaged. Furthermore if these sites cannot or do not absorb the spare capacity, the Vale will inevitably be unable to provide adequately for society's needs, as required in MPPW. Safeguarding is not intended to provide allocations as it does not imply an acceptance that minerals will be worked. However, it does seek to protect known occurrences of potentially viable mineral resources, especially where there is a proven track record of need. It is Hanson's view that the limestone reserves in the Vale should be safeguarded as a whole. This approach has been taken in other areas of South Wales and further afield in England and is consistent with BGS advice on the matter in England. Hanson's Lithalun and Forest Wood sites lie close to centres of population and as such can provide for society's aggregate needs using existing transportation links. Minerals are wasting assets and over time, both sites will move to a point where further planning permissions are needed. Whilst this will not be necessary immediately, it is essential that future accessible reserves are identified and made available in line with the requirements of MPPW. Hanson has proposed two areas that should be allocated as Preferred Areas in the LDP or at the very least be specifically safeguarded. In its current form, the plan is neither consistent with national policy nor coherent with regards to mineral provision, and it is, therefore, not sound.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) In summary, Hanson considers that safeguarding should be based on the BGS mapping of the limestone reserve and that all sites should be appropriately safeguarded not just a few individual randomly favoured locations.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -Hanson consider that the safeguarding approach in the LDP is fundamentally wrong and needs a radical change as the proposed safeguarding is being approached as a policy of development control rather than one of resource protection as is required by MPPW. Minerals Safeguarding is critical to the future of the aggregate supply industry in the Vale of Glamorgan and it would be wrong for the inspector to consider this issue without involving representatives from the industry responsible for providing those aggregate supplies.

Date Lodged Status Petition and No. Supporting Evidence	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination?
a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
Which not of the Deposit Disc are you compositing and	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices:
, , ,	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: MG2(14). MG2(15)
b - Do you wish to see any changes made to the Deposit Plan	
c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered Unanswered
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	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
seems better suited. I know that all the practical arguments will be put before you	you by concerned citizens to argue against the building of homes in the two proposed locations at Llantwit Major; arguments such as:
a) the problem of excessive traffic exiting onto roads which	ch were only intended as access to a small housing estate or which in another case would lead onto an already busy roundabout.
b) that facilities within the town are already over-subscribe such as the swimming pool which needs updating.	ed such as doctor surgeries, or that there is no assembly room large enough for community activities as it is, besides the need for better sports facilities
	be expressed and which is the concern of many local people - that the planning authorities should take much more into account the intrinsic planning decisions as the need to follow bland, all-embracing instructions from on high requesting land be made available for housing.
by the most recent housing developments produces notice	te land from restrictions to development as with the decrease in the Conservation Area boundary and has found that the increase in population brought eable congestion, an increase in traffic along narrow ancient ways such as West Street, as motorists try to find short cuts, contributing to air, noise and riginal town resulting from this increase in housing development. Much more growth will make Llantwit Major just a satellite of Cardiff with its intrinsic being lost as development takes place further out.
No doubt you have in mind the possibility of developing 'bi was once put forward. We are not sure why this was regard	brown-field sites' within the Vale or even creating a new town at Llandow which could generate its own intrinsic character over time, given the chance, as arded as 'unsustainable'.
We hope that consideration for keeping the Vale separate areas in Llantwit Major.	e from urban sprawl will be a major part of planning authority policy and would prefer that planning permission should not be given to the two proposed
f - Please outline the changes you wish to see made to the De	
	oresentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 80/DP1 Mr Robin Simpso	n, Campaign for Protection of Rural Wales			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		you want your comments to be consiered by 'w nt to speak at a hearing session of Public exam	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and d Procedural Tests - P1 - Unanswered	oes not not meet one or mor P2 - Unanswered	re test(s) of soundness, please indicate which te	est(s) that it fails.
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3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph I	Number: Proposal M	lap: Constraints Map	Appendices:
	Other - Not Listed 0.0 - Other.		gr <mark>aph 11- Desig</mark> nation of a Green Wedges background	
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "U	nan <mark>swe</mark> red" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?	- 	lew Paragraph: Amende Jnanswered Unansw	ed Paragraph: New Or Amended Site: Other (servered Unanswered Unansw	
	Notes:			
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate S Site Name:	ite? Unanswered (If	"Yes", please give the Candidate Site Name an Site Reference:	d reference if known)

3e - Please set out vour representation below:

We are advised that the Council has again considered the designation of a green belt within the Vale of Glamorgan as recommended by the planning inspector in his report of the objections received to the draft Vale of Glamorgan UDP (November 2000) and its commitment to review such a designation as part of the 1st review of the plan. Having considered the matter further, the Council maintains its original position that prior to the designation of a green belt within the Vale of Glamorgan it will be necessary for a sub-regional study to be conducted to identify development needs and ways of managing change over the next 30 years within the region.

And, in the absence of, and until such a study has been conducted it is the view of the Vale of Glamorgan Council that the designation of a green belt within the Vale of Glamorgan would be premature and could have a serious detrimental effect upon both the growth dynamics of the region and regional sustainability.

Government advice encourages LPA's which are subject to very significant pressures for development to seriously consider the needs for green belts. Following on from the panel's recommendation at the then South Glamorgan structure plan EIP discussion about establishing a green belt around Cardiff took place within the SEWUDP Liaison group. The panel concluded that:

"Accordingly which favouring a green belt in principle... a sub regional exercise is necessary not merely to create the sub regional context for a green belt but to identify all the key areas to be included after assessment of the scale and distribution strategy for long term development". There is, however, sufficient of merit in what is proposed to warrant inclusion in the plan, as an addition to Policy EV1, of a broad provisional policy on the following lines:

- 1) Prevent the coalescence of Cardiff, Penarth, Dinas Powys and Barry...;
- 2) Preserve the setting of the main urban areas in the county;
- 3) Conserve those areas of countryside forming a vital amenity and recreational resource for the people in the urban areas.

These conclusions were considered by the liaison group and a study published at the time of the inquiry, however, this study had not been revised in the light of consultations and has no statutory status. The group concluded that a green belt designation around Cardiff could play an important role in the long term development of the region as a whole however, in the absence of a regional study addressing both constraint and growth issues it was not considered appropriate to propose a continuous green belt around the city. In order to establish the need for and permanence further green belt designations, the liaison group intended to undertake its own regional development strategy. Given the absence of any green belt strategy being progressed through a regional development strategy by the liaison group we consider that the plan is deficient and unlikely to afford the necessary protection to the openness of the countryside throughout the Vale. Whilst the Council considers that the inclusion of a policy identifying green built would be premature, without such a policy the plan fails to meet its major environmental objective which demands that areas important for landscape are recognised. An essential characteristic of green belts is their permanence.

We consider, therefore, that there is an essential need for such a policy to be included in the plan.

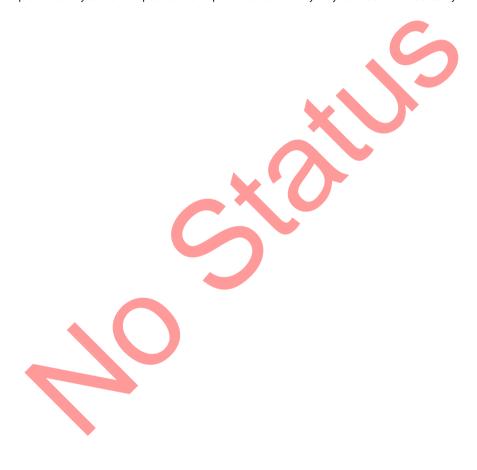
(ordered by Representation ID No.)

Representor ID and details: 80/DP1

Mr Robin Simpson, Campaign for Protection of Rural Wales

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) Further consideration should be given within the plan to the inclusion of a greenbelt designation based on the suggestion in the superseded Vale of Glamorgan Local Deposit Draft, Amended to exclude the areas within the urban settlement boundaries of Penarth, Llandough (Penarth), Dinas Powys, Sully, Wenvoe and the area of Culverhouse Cross, and subject to any amendments of these boundaries recommended in response to other objections made to the plan.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 80/DP2 Mr Robin Simpson Date Lodged Status Petition and No. Supporting Evidence		Rep format:	4a - do you want your com	nments to be consiered by 'written representations' or o
02/04/2012 M				aring session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan i Procedural Tests - P1 - Consistency Tests - C1 -	s unsound and does not not meet Unanswered P2 - Unans Unanswered C2 - Unans	one or more test(s) of soundn wered wered C3 - Unanswered	ess, please indicate which test(s) that it fails. C4 - Unanswered
	Coherence and Effectiveness	Tests - CE1 - Unanswered	CE2 - Unanswered CE3 -	Unanswered CE4 - Unanswered
Ba - Which part of the Deposit Plan are you commenting on?	Policy Number:		Proposal Map:	Constraints Map Appendices:
Bb - Do you wish to see any changes made to the Deposit Plan	as a result of your representat	ion? Yes (If	"No" or "Unanswered" - go to	3d)
3c - What changes would like to see made to the Deposit Plan?		ded Policy: New Paragraph; swered Unanswered		v Or Amended Site: Other (see Notes):
	Notes:			
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site a Site Name:	as a Candidate Site? Unanswer	ed (If "Yes", please give	the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: We are advised that the existing green wedges designation Local Development Plan. In addition a new green wedge of	ns (with certain amendments) designation is proposed to affo	contained within the adopted Vale d protection to land located between	e of Glamorgan Unitary Develop een Penarth and Sully.	pment Plan 1996-2011 should be included within the
We are advised that the existing green wedges designation Local Development Plan. In addition a new green wedge of Green Wedges are therefore proposed at the following local series of Sully: -North West of Sully; -North of Wenvoe; -South of Bridgend; -Between Barry and Rhoose; -North of Rhoose; and -South Penarth to Sully With regard to the principle of green wedges, the council is designated settlement boundaries and allocated sites. It at the plan. It is designed to protect the openness of land buth or protect undevelopment does not prejudice the open To protect undeveloped land from speculative development. To maintain the setting of built up areas it is noted that dereview the existing green wedge designations to ascerta	ndicates that such a designation implicates that such a designation implicates that such a designation implicate that such a designation implicate that such a designation implicate that such a designation is not to identify or protect areas nents nature of land; and is said in whether they remain appropriate that is not the said in the said	on Policy ENV3 is an urban contains frotection to those areas where so of landscape quality or of ecological and ertaken to:	een Penarth and Sully. nment mechanism intended to it is considered that developme	restrict the spread of built environment beyond ent pressure exists or will exist during the fifteen years
We are advised that the existing green wedges designation Local Development Plan. In addition a new green wedge of Green Wedges are therefore proposed at the following local Between Dinas Powys, Penarth and Llandough; -North West of Sully; -North of Wenvoe; -South of Bridgend; -Between Barry and Rhoose; -North of Rhoose; and -South Penarth to Sully With regard to the principle of green wedges, the council is designated settlement boundaries and allocated sites. It at the plan. It is designed to protect the openness of land but the plan. It is development does not prejudice the open ropotect undeveloped land from speculative development of maintain the setting of built up areas it is noted that development does not prejudice the development.	ndicates that such a designation improved to afformations: Indicates that such a designation improved an extra layer of a not to identify or protect areas an ents and the set of land; and the set o	on Policy ENV3 is an urban contains of protection to those areas where so of landscape quality or of ecological undertaken to: riate and relevant; leed for additional green wedges; assessment of existing green we	nment mechanism intended to it is considered that developme ical importance. Policy ENV3 h	restrict the spread of built environment beyond ent pressure exists or will exist during the fifteen years has four objectives:

Representation ID No.)

Representor ID and details: 80/DP2 Mr Robin Simpson, Campaign for Protection of Rural Wales

Your assessment methodology is noted. We do have concerns however regarding the area of land removed from green wedge designation to the south of Dinas Powys. We are of the opinion that this land should be retained as a green wedge. See Map Insert.

-North West of Sully

Your assessment methodology is noted. We would make no comment.

-North of Wenvoe

Your assessment methodology is noted. We do have concerns however regarding the area of land removed from green wedge designation to the east of Wenvoe. We are of the opinion that this land should be retained as a green wedge. See Map Insert.

-South of Bridgend

Your assessment methodology is noted. We would make no comment.

-Between Barry and Rhoose

Your assessment methodology is noted. We do have concerns however regarding the area of land removed from green wedge designation to the south of the airport. We are of the opinion that this land should be retained as a green wedge. See map insert.

-North of Rhoose

Your assessment methodology is noted. We do have concerns however regarding the removal of land to the west of Rhoose from green wedge designation. We are of the opinion that this land should be retained as a green wedge. See Map Insert.

-South Penarth to Sully

Your assessment methodology is noted. We would make no comment.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

Consideration should be given within the Plan to the suggested changes to green wedge designation.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 112/DP1 Mr Michael Skinn	ner, Jehovah's Witnesses
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	e Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Eform you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices:
	MD4 6.15 - CIL / Planning
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan	n? <u>New Policy:</u> <u>Amended Policy:</u> <u>New Paragraph:</u> <u>Amended Paragraph:</u> <u>New Or Amended Site:</u> <u>Other (see Notes):</u> Unanswered Unanswered Yes Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	led site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: I would like to see specific mention made to places of wor	orship/education where community buildings are concerned.
3f - Please outline the changes you wish to see made to the D the policy would support the alteration, renovation or convemployment sites.	Deposit Plan to make it sound (if relevant) eversion for community use including for religious purposes outside settlement boundaries. the policy would allow use for religious purposes redundant
The policy would allow for new buildings within the settlen	ment boundaries specifically for religious purposes
4b - If you wish to speak, please confirm which part of your rep	epresentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 151/DP1 Mr Tim Wilson, C	ardiff Gypsy and Travel	ller Project				
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Letter		r comments to be consider a hearing session of Pu	ered by 'written representations' or do blic examination?
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that th Procedural Tests -		does not not meet P2 - Unansw	` '	pundness, please indicat	e which test(s) that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unansw	vered C3 - Unanswe	ered C4 - Unanswe	red
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3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	n Number:	Proposal Map:	Constr	aints Map Appendices:
	MG9. MD12					• • • •
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3c - What changes would like to see made to the Deposit Plan?	New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragraph: Unanswered	New Or Amended Site Unanswered	Other (see Notes): Unanswered
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3d - If your representation relates to a new, deleted or amende	ed site, did you submit tl Site Name:	he site as a Candidate	Site? Unanswere	(If "Yes", please	give the Candidate Site Site Reference:	Name and reference if known)

3e - Please set out your representation below:

Cardiff Gypsy and Traveller Project are writing to make formal representations on the Deposit Local Development Plan 2011-2026:

Cardiff Gypsy & Traveller Project (CGTP) is a small charitable voluntary organisation set up in 1981 following discussions between Gypsies and Travellers, Councillors and Voluntary Organisations in Cardiff. CGTPs' geographical remit is the areas of Cardiff and the Vale of Glamorgan.

CGTP provides an extensive information, advice and liaison service to the Gypsy and Traveller communities in Cardiff and the Vale, to the Local Authorities and all relevant Agencies and Professionals. Our main areas of work are liaison on issues of Development, Management and Maintenance of Sites; Homelessness; Welfare Benefits, Reviews and Appeals; Education, Health, Planning, Social and Housing services; and Equality and Racial Discrimination.

Specific and recent work in the Vale of Glamorgan includes active membership of the Vale Equalities Consultative Forum, assistance with the drafting of the current Strategic Equality Plan, and a first contact service with Gypsies and Travellers for the Vale Council (project established in 2009).

- 1. First of all we would like to summarise our discussions regarding the LDP and accommodation needs with the families that are currently living in Llangan and Sully.
- 1.1 The group of New Travellers that are currently residing at the Old Recycling Centre, Hayes Road, Sully, were residing at the Billy Banks Estate, Penarth from August 2010, until they moved to this location in January 2012. There are approximately 6 10 separate family groups within the site who stop on locations separate to other groups of Gypsies & Travellers.

This groups' negotiations with the Vale Council have been on the basis of a need for permanent pitches in the Vale area and require permanent Site provision in the vicinity of their current location (Sully/Penarth area) so that transport links for work, health services, and education can be maintained. Their view is that the Llangan Site would not be able to meet their needs, and that additionally they would not want to live on Site accommodation for Gypsy families.

2.2 The family that are currently living at Llangan have resided there since approximately 1994. CGTP provided a response regarding the future of the Site in Llangan in 2001, which stated "the family have maintained throughout that the most effective solution involves a land exchange for nearby land at St Mary Hill". This view was expressed by CGTP and the family, initially to the then South Glamorgan County Council in March 1994, and subsequently to the Vale of Glamorgan Council.

Following hostile and illegal actions by the local housed community to prevent any Gypsy site development at Llangan, the resident family have made huge efforts to engage with the local housed community and have minimised any impact on neighbours, highway traffic, the local community, the environment and Council site management services. Additional pitches of any type will jeopardise this progress. It is well known that the family have for over 20 years consistently sought quiet, secure and peaceful accommodation solutions, to provide a special and appropriate environment for their son who has a variety of special

(ordered by Representation ID No.)

Representor ID and details: 151/DP1 Mr Tim Wilson, Cardiff Gypsy and Traveller Project

needs issues. Additionally the family are strongly opposed to additional pitch development at Llangan on the basis of compatibility and potential conflict with other groups of Travellers.

- 2.1 We have been informed that none of the Gypsy & Traveller families currently living in the Vale have been contacted in any way regarding these draft Plan proposals. There has been a lack of engagement and assessment in the development of the proposals enabling appropriate and practicable proposals to be considered. Para 15 of the Welsh Assembly Circular 30/2007 states that "It is expected that at an early stage in the preparation of LDP's, local planning authorities will discuss Gypsies and Travellers' accommodation needs directly with the Gypsies and Travellers themselves, their representative bodies and local support groups." The Llangan families discovered the proposals through contacts in the local housed community, whilst the Sully families were only made aware of the draft proposals in the last few days. We were surprised at a lack of communication as there have been numerous opportunities to engage with the families through visits and contacts by both the Vale Council, and through CGTP services.
- 2.4. Para16. of the Welsh Assembly Circular 30/2007 states; Section 63 of the Planning and Compulsory Purchase Act 2004, requires local planning authorities to prepare their LDP in accordance with a Community Involvement Scheme (CIS) in which they will set out their policy on involving their community in preparing Local Development Plans. Local planning authorities should put in place arrangements so that communication with Gypsies and Travellers is direct and accessible, and conflict and tensions are minimised. It should be recognised that Gypsy and Traveller communities are not organised in such a way that it is easy to identify who might represent the interest of any particular community, so developing local knowledge and trust is important. Identifying and understanding the needs of groups who find it difficult, for a number of reasons, to engage with planning processes is essential.
- 2.5. CGTP assisted in the 2008 Accommodation Needs Assessment but have not been involved in any discussions since 2008 concerning the development of the policies MD 12 & MG 9.
- 2.6. Para18. of the Welsh Assembly Circular 30/2007 also states; When identifying sites the local planning authority should work with the Gypsy and Traveller community. This should include encouraging Gypsies and Travellers to put forward candidate sites as part of the LDP preparation process.
- 3.1 The Welsh Government's "Travelling to a Better Future", the first national Gypsy and Traveller Framework in the UK, Objective 5 states that situating transit provision on residential sites is not an option preferred by the Gypsy and Traveller community as this can lead to tensions among different family groups and make site management and maintenance very difficult. There is also the danger of transit pitches fulfilling a more permanent need when permanent site provision has not been addressed locally or regionally.
- 3.2 To our knowledge there are no transit and permanent pitches that are situated on the same site in Wales or the UK. One or two pitches are sometimes available on permanent Sites providing transit pitches for existing residents extended family. Transit provision is made on separate locations to permanent provision.
- 4.1 Our view is that the Vale Council have not demonstrated a sufficiently independent search of alternative locations and that this element of the process requires a degree of objectivity and independence to overcome public hostility and suspicion and encourage community cohesion.

To summarise, CGTP have serious reservations concerning the extension of the Llangan Site, the number and location of both permanent and transit pitches together at Llangan, and the location of any transit pitches at Llangan Site.

If we can be of any assistance in assisting the Council to develop appropriate locations criteria and policies, and to engage with Gypsy & Traveller residents in the Vale of Glamorgan, please do not hesitate to contact us.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

		•			•		•	,		Representation ID No.)
Representor ID	and d	etails:	151/DP	2 Mr Tim Wilson, Ca	ardiff Gypsy and Trave	eller Project				
Date Lodged S	Status	Petitio	on and No.	Supporting Evidence	Additional SA SEA		Rep format:	4a - do you want	your comments to be consiere	ed by 'written representations' or do
02/04/2012	М		0		Letter you want to speak at a hearing session of Public examin					c examination?
2a - Do you con	sider th	e LDP	is Sound?	Unanswered	2b - If you think that the	he Plan is unsound a		` '	of soundness, please indicate v	which test(s) that it fails.
					Procedural Tests -	P1 - Unanswere	ed P2 - Unan	swered		
					Consistency Tests -	C1 - Unanswere	ed C2 - Unan	swered C3 - Unar	nswered C4 - Unanswere	d
					Coherence and Effect	tiveness Tests - C	E1 - Unanswered	CE2 - Unanswered	CE3 - Unanswered CE4	4 - Unanswered
3a - Which part	of the D	Deposit	Plan are yo	ou commenting on?	Policy Number:	<u>Parag</u>	raph Number:	Proposal Map:	Constrair	nts Map <u>Appendices:</u>
					MG9. MD12					
3b - Do you wish	h to see	any ch	nanges mad	de to the Deposit Plan	as a result of your rep	oresentation? Una	inswered	If "No" or "Unanswere	d" - go to 3d)	
3c - What chang	ges wou	uld like t	to see mad	e to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:		aph: New Or Amended Site:	Other (see Notes):
					Unanswered	Unanswered	Unanswered	Unanswered	Unanswered	Unanswered
					Notes:					
3d - If your repr	resenta	tion rela	ates to a ne	w, deleted or amende	d site, did you submit	the site as a Candid	ate Site? Unansw	ered (If "Yes", ple	ease give the Candidate Site N	ame and reference if known)
					Site Name:				Site Reference:	
3e - Please set	out you	ur repre	sentation b	elow:				,		
Cardiff Gyp	psy and	d Travel	ler Project	are writing to make for	mal representations o	on the Dep <mark>os</mark> it Local	Development Plan 2	011 - 2026.		
				GTP) is a small charita		ation set up in 1981	following discussion	s between Gypsies and	d Travellers, Councillors and Vo	oluntary Organisations in Cardiff.

CGTP provides an extensive information, advice and liaison service to the Gypsy and Traveller communities in Cardiff and the Vale, to the Local Authorities and all relevant Agencies and Professionals. Our main areas of work are liaison on issues of Development, Management and Maintenance of Sites; Homelessness; Welfare Benefits, Reviews and Appeals; Education, Health, Planning, Social and Housing services; and Equality and Racial Discrimination.

Specific and recent work in the Vale of Glamorgan includes active membership of the Vale Equalities Consultative Forum, Assistance with the drafting of the current Strategic Equality Plan, and a first contact service with Gypsies and Travellers for the Vale Council (project established in 2009).

It should be noted that in the 3 most recent Health Surveys of Gypsies and Travellers:

Barry J, Herity B, Solan J. The Travellers' health status study, vital statistics of travelling people, 1987. Dublin: Health Research Board, 1987.

Van Cleemput P, Parry G. Health status of Gypsy Travellers. J Public Health Med2001;23:129–34.

Lewis G, Drife J. Why mothers die 1997–1999: the confidential enquiries into maternal deaths in the United Kingdom 41.

It has been found that, Health problems amongst Gypsy Travellers are between two to five times more common than in the settled community.

Gypsy Travellers are more likely to be anxious, have breathing problems (including asthma and bronchitis) and chest pain. They are also more likely to suffer from miscarriages, still births and the death of young babies and older children.

The 1987 national study of Travellers' health status in Ireland reported a high death rate for all causes and lower life expectancy for Irish Travellers: women 11.9 years and men 9.9 years lower than the non-Traveller population.

Accommodation needs of Gypsies and Travellers are paramount in being able to access Health Services, We would therefore submit that there should be references to MD12 and MG9 within the Living Conditions of the Health Impact Assessment which will directly and in-directly affect the health and wellbeing of the Gypsies and Travellers within the community.

(ordered by Representation ID No.)

Representor ID and details: 151/DP2 Mr Tim Wilson, Cardiff Gypsy and Traveller Project

CGTP's view and submission to the Local Development Plan process is that MD12 and MG 9, require a more detailed assessment in order to meet the current and future health needs of Gypsies and Travellers as we feel that the proposals will have a negative effect on the community.

If we can be of any assistance in assisting the Council to develop appropriate policies and engage with Gypsy & Traveller residents in the Vale of Glamorgan, please do not hesitate to contact us.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 155/DP1 Ms L Wood AM			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0			comments to be consiered by 'written representations' or do a hearing session of Public examination?
·			indness, please indicate which test(s) that it fails.
	Coherence and Effectiveness Tests - CE1 - I	Jnanswered CE2 - Unanswered CI	E3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph	Number: Proposal Map:	Constraints Map Appendices:
	MG2(16). MG2(19). MG2(20)		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswe	red (If "No" or "Unanswered" - g	o to 3d)
3c - What changes would like to see made to the Deposit Plan?			New Or Amended Site: Other (see Notes): Unanswered Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate S Site Name:	ite? Unanswered (If "Yes", please of	give the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: I write with reference to the Vale of Glamorgan Deposit Lo Development Plan.	cal Development Plan 2011 — 2026. I would be	e grateful if you would take the following poi	ints as my submission to the public consultation on the Local
I wish to raise concerns in particular regarding the potential infrastructure and general community facilities.	al impact of large housing developments without	t due regard to the additional stresses that	these would place on both the existing transport/road
Of particular concern is the plan to build a minimum of 400 pressure, especially at peak times - will be unable to cope impact on the community, both in terms of traffic congestive recommended level being 40 units along Cardiff Road, Eaunder further pressure as a result of other developments pressure.	with the additional 600-800 cars that would ac on and increased air pollution levels - already re stbrook. Any increase in vehicles, particularly in	company such a housing development. Any ecorded as excessive. Nitrogen Oxide [N02] a standing traffic, would exacerbate the situa	y additional flow of traffic will undoubtedly have an adverse levels are recorded as being 43.8 units with the maximum ation. It is worth noting that these roads will already come
I am also concerned that current community facilities will reducational, sporting and other facilities would need to be			ra households into the area. The provision of medical,
I have further concerns regarding the proposal to allow for environmental importance to the area due its close proxim magnitude would have an adverse environmental impact of	ity to Cosmeston Country Park, the National Co	pastal Path at Lavernock and the Severn es	k, site MG16(2) in the plan. This site is of significant stuary. I'm concerned that a housing development of such a
3f - Please outline the changes you wish to see made to the De			
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to the inspector	about and why they consider it be necessar	y to speak at the hearing -

Representor ID and details: 167/DP1 Mr W H Burgess, Holy Trinity Presbyterian Church
Date Lodged Status Petition and No. Supporting Evidence Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on? Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: MG2
3b - Do you wish to see any changes made to the Deposit Plan as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan? New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered
3d - If your representation relates to a new, deleted or amended site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: Dear Sirs,
I am not a qualified Engineer but a long standing resident of Barry with I believe good local knowledge of the area and sound commonsense. Obviously, it is good to make provision for more homes and wherever possible these should be built on "brown" areas, e.g., former docks, railway and other reclaimed industrial land. However, as a resident who, with others, objected to the diversion of sewage via a new pipe line from the Marine Drive area of Barry into the Knap area on the grounds that there would almost certainly be objectionable odours, I wish to mention our past experience. Our objections were over-ruled and we were assured by the engineers dealing with the development that they would ensure with treatment and pumping systems there would be no smells. This proved not to be the case and on several occasions I and other neighbours of mine in Maesycoed, The Knap could not sit in our gardens because of the highly objectionable smell.
The people giving the assurances sold out to another business and after many Meetings with the Water Authority the situation was considerably improved though there are occasionally unpleasant odours emanating from the manhold covers in the green bank between Marine Drive and Maesycoed and also in the area in The Parade near The Ship Hotel.
My concerns at the increase in dwellings and other facilities is that the infrastructure and especially the Sewerage and road accesses will be unable to cope with the increased pressures that will inevitably result. Clearly, improved access to Barry Island, a new Cinema and other leisure facilities are urgently needed but it is equally clear that sewerage Engineers will find it extremely difficult to cope with the problems that will arise with any further large housing developments on low lying land.
Technical assurances I mentioned earlier proved to be worthless until additional urgent measures were taken.
I trust that the Authorities concerned will take serious note of these comments and avoid overdevelopment that will cause long term problems. The Barry and Vale area provides an attractive environment for residents and visitors and great care needs to be taken to preserve this situation by avoiding over-development.
Yours truly, W. Haydn Burgess.
3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 170/DP1 Barry & Vale Frie	ends of The Earth, c/o A	gent - Mr Keitl	n Stockdale					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		Rep fo Eform		•	•	to be consiered by 'writte ssion of Public examinat	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that th Procedural Tests -		ound and does not P2 -		et one or more test(s) o	of soundness, ple	ease indicate which test(s) that it fails.
	Consistency Tests -	C1 - Yes	C2 -	Yes	C3 - No	C4	- No	
	Coherence and Effecti	veness Tests	- CE1 - No		CE2 - No	CE3 - No	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u> </u>	Paragraph Number:		Proposal Map:		Constraints Map	Appendices:
	MD13							
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your repr	resentation?	Yes	(1	f "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Yes	Amended Po	olicy: New Para Yes	igraph:	Amended Paragra No	<u>New Or Am</u> Yes	ended Site: Other (see No	Notes):
	Notes:							
3d - If your representation relates to a new, deleted or amend	ed site, did you submit tl Site Name:	he site as a C	andidate Site?		(If "Yes", ple	•	ndidate Site Name and re deference:	ference if known)
3e - Please set out your representation below: Tidal Power is not covered.)				
POLICY MD 13 – LOW CARBON AND RENEWABLE EN The Severn estuary is nationally important for tidal power One of the proposed projects for tidal projects with landfa	and has high potential.			astal laı	nd and access either a	ıt Lavernock Poin	nt or near Aberthaw.	
3f - Please outline the changes you wish to see made to the D Outline potential and requirements for a major tidal powe			,	late suc	h a proposal.			
4b - If you wish to speak, please confirm which part of your re			•	,	ney consider it be nece	essary to speak a	at the hearing -	

(ordered by Representation ID No.)

Representor ID and details: 170/DP2 Barry & Vale Frie	nds of The Earth, c/o A	gent - Mr Keith Stock	dale				
Date LodgedStatusPetition and No.Supporting Evidence02/04/2012M0	Additional SA SEA		Rep format: Eform	,	,	to be consiered by 'written ession of Public examinati	•
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests -	P1 - No	P2 - No	``		ease indicate which test(s) that it fails.
	Consistency Tests - Coherence and Effective			C3 - No CE2 - Yes	CE3 - No	- No CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MD13	 -	oh Number: mployment n	Proposal Map:)	Constraints Map	<u>Appendices:</u>
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation? Yes	<u> </u>	(If "No" or "Unanswere	ed" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Yes Notes:	Amended Policy: Yes	New Paragraph: No	Amended Paragra Yes	aph: New Or Am Yes	nended Site: Other (see I	Notes):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	he site as a Candidat	e Site?	(If "Yes", ple	•	ndidate Site Name and re	ference if known)

3e - Please set out your representation below:

THE ON-LINE FORM IS UNREASONABLY INFLEXIBLE: FURTHER PARTS OF THE PLAN ARE REFERRED TO IN ADDITION TO THOSE NUMBERED ABOVE.

The proposals are based on the Regional Waste Plan, believing 2.14 The Regional Waste Plan (RWP) provides a long-term strategic waste management strategy and land use planning framework for the sustainable management of waste and recovery of resources in South East Wales.

The RWP doesn't do this:

It was pushed through with flawed 'public consultation', highly criticised including by the Assembly Petitions Committee.

It predicted increasing volumes of municipal waste to 2025, yet the amounts in Wales have decreased since 2005 and the WG now advises a continuing decrease by 1.2% pa. It assumed recycling/composting fractions would be limited to WAG's 70%, yet all evidence and experience points to achieving rates above 70% by or before 2020 and higher fractions 80% or more thereafter.

Its projections for residual waste are therefore outdated and wildly wrong. They cannot be used for allocating sites (hectares) for waste infrastructure as the LDP does. The Cabinet recently adopted substantially different alternative projections from Prosiect Gwyrdd.

The VoG Waste Management Strategy adopted after appropriate public consultation has not been reviewed and re-consulted. The Regional Waste Plan consultation cannot substitute that as the LA grouping did not function democratically and in accord with Planning law. The Strategy is still valid and was wrongly ignored by the council.

The Welsh Waste policy 'Towards zero waste' adopted after the Regional Waste Plan requires significant changes. It emphasises efficient energy recovery with 60% target thermal efficiency. Location near appropriate heat users is essential. The LDP is unsound in failing to include this.

The Welsh Waste policy requires maximising recycling and composting, and reducing waste to meet one-planet living (dropping by 1.2% pa). The VoG proposes to sign an incineration contract for 25-30 years that conflicts with this, would limit recycling /composting to 65% and plan for current high levels of waste making.

The council's change to co-mingled 'recycling' collections instead of kerbside sort does not maximise recycling/composting and does not meet the directive on separate collection. Nor does the shipping out to England of the co-mingled waste meet the Proximity and Regional self-sufficiency principles. The LDP is unsound if it has no mechanisms for ensuring the Council sticks to principles on Waste policy.

A second basic flaw in the RWP is that it does not produce a comprehensive network of waste management installations as required under the Waste Framework Directive.

(ordered by Representation ID No.)

Representor ID and details: 170/DP2 Barry & Vale Friends of The Earth, c/o Agent - Mr Keith Stockdale

In particular, it proposes burning residual waste in incinerators, but has no proposals for dealing with the huge tonnages of ash that incinerators generate (25-30% of the input tonnage). It assumed flyash would be sent to dumps outside the SE Wales Region, but that seriously breaches the Proximity and Regional Self-sufficiency principles of the Welsh strategy and the Framework Directive.

It assumed incinerator bottom ash (grate ash) would be re-used as aggregate, ignoring the fact that only part of such ash is re-used elsewhere and that the ash on creation is 'waste' and can only be re-used if suitably processed, yet no processing facilities were considered.

The RWP used the WRATE 'black box' computer program for comparing incineration with MBT processes, yet that is known to be flawed and subject to huge errors. The government's central assessment unit in Defra compared incineration with MBT and found that MBT performs better in greenhouse gas terms and environmental impacts generally (Defra: Economics of Waste and Waste Policy June 2011). As this conclusion is directly contrary to the WRATE assessment for the RWP, the Defra assessment must be preferred and the RWP/LWP considered unsound.

The RWP proposed that all industrial sites – and only industrial sites – be potentially available for waste infrastructure. This could not deliver the comprehensive network of waste management installations required under the Waste Framework Directive.

Landfill sites may be in old guarries and derelict land, seldom industrial sites

Processing of organic wastes is often on farms or similar, not industrial sites processing of wastes for aggregates may best be done in quarries with fresh aggregate production. Likewise 6.48 says "employment sites are considered suitable to accommodate waste facilities", which is again silly, refusing to face up to the diverse types of facilities and trying to sneak in incinerators under this heading. European and Welsh policy (TAN21) recognises that incinerators need special planning, determination of site-specific BPEO and higher degrees of public consultation. The Welsh Ombudsman has agreed this in criticising Cardiff Council handling of the Viridor/Splott incinerator and deciding it amounted to maladministration.

Incinerators as proposed import around 100 to 300 000 tonnes of waste pa and process ash amounting to ~25% of this tonnage, then exporting it to landfill or for construction. Some hazardous emissions are unknown, some (dioxins) are unregulated during start-up and shut-down, while others (ultrafine particles) are essentially unregulated. They run substantial risk of fire, IT is only rational to site such plants well away from residential areas. The LDP is unsound in not recognising this, under the illusion that the pollution regime is fully effective in safeguarding health and amenity. It is also unsound in not recognising this, under the illusion that the pollution regime is fully effective in safeguarding health and amenity. It is also unsound in not recognising this. regard to incinerators as regards genuine public consultation as major developments and raising widespread public concern.

Policy MD 13 includes "energy from waste" as "low carbon renewable energy" (6.54). This is false and the WG's Low Carbon energy policy has dropped incinerator energy from its list. Central government now recognises EfW as high carbon relatively to the UK average and gas-fired power plant, and that it will worsen with the changing composition of waste as paper and foodwaste is increasingly removed for recycling.

Section 7. Waste has an aim "avoid landfill of waste".

That aim contradicts the incineration aim, when the best (environmentally and financially) option for incinerator ash can be to landfill it. Landfill has its place as a rational waste management option, for inert wastes, for interim storage of difficult wastes, and for sequestering carbon, The LDP's denial of landfill is unsound.

Proposal to designate Barry Dock and Haves Wood for Waste

We absolutely oppose this. Haves wood is close to housing and to ancient woodland. It has failed as a WDA development for light industry. To now designate for waste facilities is a crime.

The council's aspirations for Barry Dock are for housing and mixed light industry. The Council went to public inquiry defending this view (if poorly). The Biogen incinerator has many environmental issue/conditions still to be resolved and needing EIA, so does not have full planning permission. The Sunrise waste wood incinerator is so close to housing that the condition set on noise levels from an inherently high noise process may well stop it. The LDP should adopt the positive aspirations for the dock-land in the expectation that the Incinerators may not proceed

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

Make consistent with the Wales Waste Strategy and Waste Framework Directive.

Full public consultation on any changes to the existing VoG Waste Management Strategy that may be appropriate.

Formulate policies and/or allocate sites for a comprehensive network of waste management installations, including collection of household toxics, the recycling village of the WMS/UDP, and local waste recycling depots.

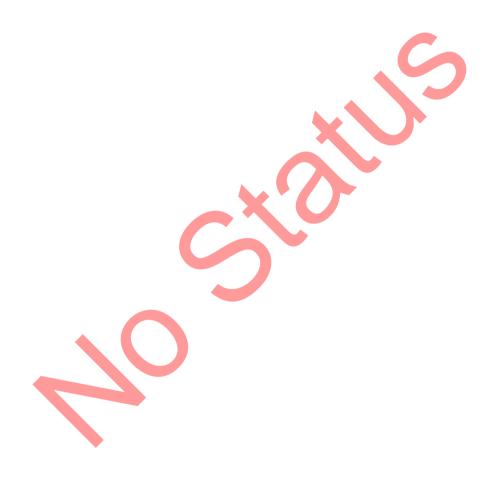
Include mechanisms in the LDP for ensuring the Council sticks to principles on Waste policy, including separate collections for recycling and processing waste in accordance with the Proximity and RSS principles.

(ordered by Representation ID No.)

Representor ID and details: 170/DP2 Barry & Vale Friends of The Earth, c/o Agent - Mr Keith Stockdale

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - Complexity of the issue.

Need to respond to expected Council material



Representor ID and details: 170/DP3 Barry & Vale Frie	nds of The Earth, c/o	Agent - Mr Keith Stockd	ale					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Eform	,	,	to be consiered by 'writte ssion of Public examinat	•	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that t Procedural Tests -	that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. 8 - P1 - No P2 - Yes						
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4	- No		
	Coherence and Effec	tiveness Tests - CE1	- No	CE2 - Yes	CE3 - No	CE4 - Yes		
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: SP5(3)		n Number:	Proposal Map:		Constraints Map	Appendices:	
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	presentation? Yes	((If "No" or "Unanswere	d" - go to 3d)			
3c - What changes would like to see made to the Deposit Plan	? New Policy: Yes	Amended Policy: Yes	New Paragraph: Yes	Amended Paragra Yes	New Or Am	nended Site: Other (see No	Notes):	
	Notes:							
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candidate	Site?	(If "Yes", ple	•	ndidate Site Name and re Reference:	ference if known)	
3e - Please set out your representation below: Cardiff Airport - Employment and Transport Opportunity								
This whole proposal (5.9) is a wish that has not been sub The UDP included the airport for major expansion over th Passenger growth did not produce much employment inc the Vale, showing it is wrong to assume multiplier factors	, e last decade, that was rease in the past, so c	s never realistic and nev annot be assumed to de		s of jobs have repeated	ly proved false. T	he airport and airlines ha	ave very few suppliers in	
The BE Group predictions on employment land are regula	arly overstated; the near	arby industrial site is go	ng nowhere. Wi	th no independent asse	essment, the UDI	P mistake might well be r	repeated.	
The new transport infrastructure proposals identified in Po Similarly, Policy SP 5 on new employment opportunities t	olicy SP 7 for a potenti o capitalise on the Air	al role as a transport hu port's spin offs is unreal	b are not soundly and unsound.	/ based.				
3f - Please outline the changes you wish to see made to the D Need a hard-headed independent assessment of the Car associated activities contracting.			elsh government	t policy on a low carbon	economy. It ne	eds to cover the possibili	ty of the Airport and	
4b - If you wish to speak, please confirm which part of your re	presentation you wish	to speak to the inspecto	r about and why	they consider it be nece	essarv to speak a	at the hearing -		

Representor ID and details: 170/DP4 Barry & Vale Frie	ends of The Earth, c/o A	gent - Mr Keith Stock	dale				
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Eform			to be consiered by 'writte	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound ar P1 - No	nd does not not me P2 - No	eet one or more test(s)	of soundness, ple	ease indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - Yes	C3 - No	C4	- No	
	Coherence and Effect	tiveness Tests - CE	1 - No	CE2 - Yes	CE3 - Yes	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Area Objectives		ph Number:	Proposal Map:	7	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plar	n as a result of your rep	resentation?		(If "No" or "Unanswere	ed" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: No Notes:	Amended Policy: No	New Paragraph No	Amended Paragr No	aph: New Or Am No	nended Site: Other (see No	Notes):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candida	te Site?	(If "Yes", pl	· ·	ndidate Site Name and re	ference if known)
3e - Please set out your representation below: Objective 3: To reduce the need for Vale of Glamorgan re	esidents to travel to me	et their daily needs ar	nd enabling them o	reater access to susta	inable forms of tra	ansport.	
This is far from adequate as a transport objective.							
need to manage traffic and parking need to help deliver 3% pa reduction in carbon commitme	ent.						
The Regional Transport Plan (2010) fails to show how the	e 3% target could/would	d be met.					
3f - Please outline the changes you wish to see made to the D Need paragraphs and policies to cover management of tr measures including diversion of road-space to bus-lanes	raffic and parking; also	,	ons in travel by car	and vans as part of th	e contribution to t	he 3% pa reduction (qua	ntify) and specify
4b - If you wish to speak, please confirm which part of your re	presentation you wish t	o speak to the inspec	tor about and why	they consider it be nec	essary to speak a	at the hearing -	

Representor ID and details: 170/DP5 Barry & Vale Frie	ends of The Earth, c/o A	gent - Mr Keith Stock	dale				
Date Lodged Status Petition and No. Supporting Evidence 04/02/2012 M □ 0 □	e Additional SA SEA		Rep format: Eform			o be consiered by 'writter ssion of Public examinati	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound an P1 - No	d does not not mee P2 - Yes	et one or more test(s) o	of soundness, plea	ase indicate which test(s) that it fails.
	Consistency Tests -	C1 - Yes	C2 - No	C3 - No	C4 -	· No	
	Coherence and Effect	iveness Tests - CE	1 - Yes	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraj	oh Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(27)	2.27 - Po	olicy Context				
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your rep	resentation? Yes	(If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	aph: New Or Am	ended Site: Other (see I	<u>Notes):</u>
	No	Yes	Yes	Yes	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amend	ed site, did you submit t Site Name:	the site as a Candidat	e Site?	(If "Yes", ple	J	didate Site Name and re eference:	ference if known)
3e - Please set out your representation below: Severn Estuary Shoreline Management Plan 2 (2010) and	d Draft Lavernock Point	t to St Ann's Head Sh	oreline Manageme	nt Plan 2 (2010).			
Despite these studies from 2010 and the delay in the LD	P, the Council still has r	not identified the most	sustainable appro	aches to managing the	e risks to the coas	st in the short term (0-20	years).
3f - Please outline the changes you wish to see made to the I Assess each of the coastal residential areas at risk, incluretreat over the next decades as well as the LDP period.	•	,	Penarth Head, and	d the costs/practicality	of coastal defence	e and categorise them fo	or defence or managed
4h - If you wish to speak please confirm which part of your re	presentation you wish to	o speak to the inspect	or about and why t	hev consider it be nece	essary to sneak a	t the hearing -	

Representor ID and details: 170/DP6 Barry & Vale Frie	nds of The Earth, c/o A	gent - Mr Keith Stoc	kdale							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Eform			o be consiered by 'writter ssion of Public examinati				
2a - Do you consider the LDP is Sound? Unsound	•	o - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. rocedural Tests - P1 - No P2 - Yes								
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4	- No				
	Coherence and Effecti	veness Tests - Cl	E1 - No	CE2 - Yes	CE3 - Yes	CE4 - Yes				
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragr</u>	aph Number:	Proposal Map:		Constraints Map	Appendices:			
		3.15 - S	Spatial Profile							
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation? Yes	(If "No" or "Unanswere	ed" - go to 3d)					
3c - What changes would like to see made to the Deposit Plan'	No New Policy:	Amended Policy: Yes	New Paragraph: No	Amended Paragray Yes	aph: New Or Am No	ended Site: Other (see I	Notes):			
	Notes:									
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	he site as a Candida	ate Site?	(If "Yes", ple	ū	didate Site Name and re	ference if known)			
3e - Please set out your representation below:										
Retail sector - a range of convenience and comparison st reduce the need for travel by car.	ores centred principally	in the settlements of	of Barry, Penarth, Lla	antwit Major and Cowb	ridge.This gives r	no consideration to local s	shopping, as needed to			
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	sound (if relevant)								
Reassess retailing proposals to facilitate and encourage from parking charges.	ocal shopping, with redu	uced use of the car.	This to include charg	ges for car parking at/r	near shops, and ir	nproved accessibility by p	oublic transport funded			
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to	speak to the inspe	ctor about and why t	hey consider it be nec	essary to speak a	it the hearing -				

Representor ID and details: 170/DP7 Barry & Vale Frier	nds of The Earth, c/o A	gent - Mr Kei	th Stockdale					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA			Rep format: Eform			to be consiered by 'writte ssion of Public examinati	
•	•	e Plan is uns P1 - No	sound and doe	es not not me P2 - No	eet one or more test(s)	of soundness, ple	ase indicate which test(s) that it fails.
	Consistency Tests -	C1 - No		C2 - No	C3 - No	C4	- No	
	Coherence and Effecti	veness Tests	s - CE1 - Ye	s	CE2 - Yes	CE3 - Yes	CE4 - Yes	
, , ,	Policy Number:		Paragraph Nu	ımber:	Proposal Map:		Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	esentation?	Yes		(If "No" or "Unanswer	ed" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy:	Amended F Yes	Policy: New Ye	w Paragraph s	Amended Parag No	raph: New Or Am No	ended Site: Other (see No	Notes):
	Notes:							
3d - If your representation relates to a new, deleted or amende	d site, did you submit the Site Name:	ne site as a (Candidate Site	9?	(If "Yes", p	ū	ndidate Site Name and re reference:	ference if known)
3e - Please set out your representation below:								
The 7720 homes of MG2 is quite excessive and not cons Nothing is allowed for bringing empty homes into use. No regard is paid to the economic recession, the need to				-as-Usual is	no longer presumed			
SE Wales authorities are pressing for housing expansion	to be directed to regene	erate the Vall	leys, against h	ouse-builde	s who want to respond	d to the market pre	eference for homes in the	Severnside counties
3f - Please outline the changes you wish to see made to the Di Rewrite the LDP to support strategic emphasis on the Val needs for affordable housing, but will give the latter first pr	leys and not meet mark	et pressures	for "in-migrar		at the Vale cannot and	d will not accommo	odate the "market" dema	nds as well as meeting
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to	speak to the	e inspector ab	out and why	they consider it be need	cessary to speak a	at the hearing -	

Representor ID and details: 170/DP8 Barry & Vale Frie	nds of The Earth, c/o	Agent - Mr Keith Stock	dale				
Date Lodged Status Petition and No. Supporting Evidence 04/02/2012 M □ 0 □	Additional SA SEA		Rep format: Eform	-	•	be consiered by 'writter sion of Public examinati	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that t Procedural Tests -		d does not not mee P2 - No	et one or more test(s) o	of soundness, plea	ase indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effec	tiveness Tests - CE	I - Yes	CE2 - Yes	CE3 - Yes	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraj	oh Number:	Proposal Map:		Constraints Map	Appendices:
	Vision						
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your rep	oresentation? Yes	(If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	aph: New Or Ame	ended Site: Other (see I	<u> </u>
	Yes	No	No	No	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candidat	e Site?	(If "Yes", ple	· ·	didate Site Name and reference:	ference if known)
3e - Please set out your representation below: The 'vision' is a "motherhood and apple pie" aspiration u	seless for guiding polic	ey choices.					
3f - Please outline the changes you wish to see made to the D It needs to include some elements of equity, living sustain	•	,	ents of CO2 and re	esource use, and stew	ardship of the Val	e for future generations.	
4b - If you wish to speak, please confirm which part of your re	presentation you wish	to speak to the inspect	or about and why t	hev consider it be nece	essarv to speak at	the hearing -	

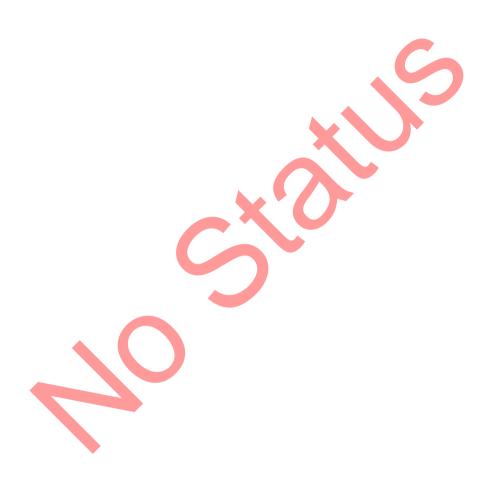
Representor ID and details: 170/DP9 Barry & Vale Frier	ids of The Earth, c/o Agent	t - Mr Keith Stockdale					_
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Eform			be consiered by 'written sion of Public examinatio	
	Consistency Tests - C1 Coherence and Effectivene	I - Unanswered I - Unanswered ess Tests - CE1 - U	P2 - Unansword C2 - Unansword C	vered C3 - Una CE2 - Yes	nswered C4 -	Unanswered CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph N	lumber: P	Proposal Map:	7	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan				'No" or "Unanswere	ed" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy: Ar Unanswered Ye Notes:		ew Paragraph: es	Amended Paragr Unanswered	raph: <u>New Or Ame</u> Yes	ended Site: Other (see N Unanswered	
	Site Name:		te? Unanswere	d (If "Yes", pl	· ·	didate Site Name and reference:	erence if known)
Be - Please set out your representation below: 5.21 says The designation of St Athan as an Enterprise Zone key to the successful delivery of the Strategy. there are many other references to the St Athan strategic opportunity area, including policy MG4. With abandonment of the Defence Training College, the VoG should have cut its losses and cut back on inflated plans for expansion, but has left them the same. It pretends the Planning approvals are extant, yet they were explicitly dependent on the DTC. the Welsh Government has restated its support for the Aerospace 'Centre of Excellence' but there to be appears no more substance to this than previously. The designation for aerospace industry could well be a recipe for failure. The past decade with such designation has proved a failure; there is no assessment that this time is likely to be any more successful, indeed the contrary with the aerospace industry in contraction phase. This designation blights any alternative use of the St Athan base for alternative business development and as brownfield housing land. Expansion of the Aerospace industry is incompatible with sustainable development and should not be supported in the LDP: # part of it is supplying military equipment going via the arms trade to repressive regimes and fighting wars overseas. The UK no longer operates to ethical principles in arms supplies, the government is complicit in bribing e.g Saudi leaders. # the civilian part of the aerospace industry is expanding without regard to the need to cut CO2 emissions to meet Welsh and UK targets; # air travel tax advantages and CO2 exemption will soon cease The Aerospace development is insecure and it makes the LDP unsound to make it a key part							
3f - Please outline the changes you wish to see made to the De Implications of the extension of "Enterprise Zone Status" to The designations for Enterprise Zone and centre of Excellent	o the Rhoose airport busing the ence are largely political, so	ess area need coverin		llistic technical asse	essment; policy ame	ended or re-written in con	nsequence; the
continuing blight on the St Athan land should be minimised 4b - If you wish to speak, please confirm which part of your rep		eak to the inspector al	bout and why the	ey consider it be nec	cessary to speak at	the hearing -	

Representor ID and details: 178/DP1 Dr C A Pearce, C	Cowbridge & Llanblethian Residents Group		
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		our comments to be consiered by 'written representations' or do at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - P1 - Unanswere Consistency Tests - C1 - Yes Coherence and Effectiveness Tests - C	d P2 - Unanswered C3 - Unanswered E1 - Yes CE2 - Yes	soundness, please indicate which test(s) that it fails. vered C4 - Yes CE3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?		aph Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered"	- go to 3d)
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: Unanswered Yes Notes:	New Paragraph: Amended Paragraph Yes Unanswered	n: New Or Amended Site: Other (see Notes): Unanswered Unanswered
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candid Site Name:	ate Site? Unanswered (If "Yes", pleas	se give the Candidate Site Name and reference if known) Site Reference:
This was already an identified problem in the current Vale two Llandow sites. This led to the inclusion in the UDP of reasons. The necessity and importance of the Llysworney This previous allocation of land for employment at Llandov inevitably exacerbate this problem, especially as the Trad Management. Furthermore the LDP identifies under Policy MG 12 (2) an sites will generate more industrial traffic taking the B 4270 sections unsuited to heavy goods traffic. The LDP should	of heavy lorry traffic which is already causiveen the Llandow industrial area and the A of Glamorgan adopted Unitary Developme the Llysworney Bypass in Policy Tran 2 who Bypass scheme is described in paragraph whas led to increases in the heavy lorry traing Estate site is also selected as a preferred (3) two Strategic Employment Sites, on I and B4268 route through Llysworney on the inot allocate employment land without provenosit Plan to make it sound (if relevant): In Policy SP 7 as a high priority highway infractified funding because it should be funded for the province of the pro	and adjacent to Cardiff Airport and at the Aerone way west to the A48 and M4 Routes northy authors authors and and paramout and and paramout and adjacent so the cardiff are way west to the A48 and M4 Routes northy adding suitable road infrastructure and paramout astructure scheme for safety and environment rom planning gain from other allocations which	ems in the Conservation Area village of Llysworney which lies on of land under Policy EMP 1 for Employment Uses at the same ction of local highway schemes for safety and environmental g operations. Allocation of more land at Llandow in the LDP will in the LDP under Policy SP-8 — Sustainable Waste pospace Business Park, St Athan. These two major employment ward in the western rural Vale are all Broads with narrow winding unt amongst these is the Llysworney Bypass tal reasons and to support and lend credibility to Policy MG 12 (2) th will benefit e.g. those described above.

(ordered by Representation ID No.)

Representor ID and details: 178/DP1 Dr C A Pearce, Cowbridge & Llanblethian Residents Group

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - The proposed policy inclusion and its background and reasons. To put the case more fully, to ask and answer questions. To hear other representations on the policy



(ordered by Representation ID No.)

Representor ID and details: 178/DP2 Dr C A Pearce	e, Cowbridge & Llanblethi	an Residents Group					
Date Lodged Status Petition and No. Supporting Evider 02/04/2012 M □ 0 ✓	nce Additional SA SEA		Rep format: Comment form	·	,	o be consiered by 'writte ssion of Public examina	en representations' or do tion? Written
2a - Do you consider the LDP is Sound? Unsound	•	he Plan is unsound an P1 - Unanswered		,	s) of soundness, ple	ase indicate which test(s) that it fails.
	Consistency Tests -	C1 - Yes	C2 - Yes	C3 - Un	answered C4	- Yes	
	Coherence and Effec	tiveness Tests - CE	1 - Unanswered	CE2 - Yes	CE3 - Yes	CE4 - Unansw	vered
Ba - Which part of the Deposit Plan are you commenting on	? Policy Number:	Paragra	ph Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(11)						
Bb - Do you wish to see any changes made to the Deposit F	lan as a result of your rep	oresentation? Yes	(If	"No" or "Unanswe	red" - go to 3d)		
8c - What changes would like to see made to the Deposit Pl	an? New Policy: Unanswered	Amended Policy: Yes	New Paragraph: Unanswered	Amended Para Unanswered	graph: New Or Am	ended Site: Other (see Unanswere	
	Notes:						
3d - If your representation relates to a new, deleted or ame	· •	the site as a Candidat ge Cattle Market / Catt		` '		didate Site Name and re eference: 178/CS.1 / 2	,

3e - Please set out your representation below:

The Cowbridge Cattle Market site is currently used for two important functions in the town.

- 1. A successful livestock market for farmers, operating one day per week throughout the year.
- 2. An informal car park for employees, shoppers and visitors to the town with over 200 spaces capacity.

LDP Deposit Plan Policy MG2 (11) allocates this 0.87 ha site for residential development and offers no satisfactory or viable replacement alternatives and is inconsistent with other parts of the plan as indicated below, making parts of the plan incoherent.

LDP Deposit Plan Policies MG12 (11) and MG 15 allocate land at a 4.1 ha greenfield site at St Mary Hill for a replacement cattle market. No funds have been identified or are likely to be available for the construction of this proposed new facility; nor are the local highway improvements cited in Policy MG12 (11) (which may be required on the A4222 at Pentre Meyrick and the Felindre roundabout) included in the Highways section of the LDP Plan Policy MG 20.

LDP Deposit Plan Policy MG2 (11) provides for a "consolidated public parking scheme" along the Grade II listed Town Walls to the east and will be guided by a development brief which has been prepared for the site. This development brief was issued in 2000 and provides for an area capable of accommodating an extra 25-30 parking spaces. This Policy would cause a reduction of 170-175 medium to long stay parking spaces in the town with a consequent negative impact on the town's economy and vitality which, due to the relatively poor public transport provision to the town, depends heavily on adequate parking provision for visitors, shoppers and employees.

Residents Group Representation Authorisation and 16 pages of Supplementary Evidence attached.

Additional pages submitted as Evidence in Support of our Representation Opposing Policy MG 2 (11) of the Vale of Glamorgan Deposit LDP 2011 - 2026: "Allocation of Land at Cowbridge Cattle Market for Residential Development".

1. Context of the Proposed Allocation

In 2011 it was reported in VOG Council Cabinet minutes (Item C1348 11th June 2011) and local press articles that several Council owned sites in Cowbridge were proposed for sale as "surplus to Council requirements"

(ordered by Representation ID No.)

Representor ID and details: 178/DP2 Dr C A Pearce, Cowbridge & Llanblethian Residents Group

We wrote to the VOG Council Leader Mr G.Kemp on 16th July 2011 regarding the "Proposed Sale of Vale of Glamorgan Property in Cowbridge" (Ref 1) laying out our case for the retention of the Cattle Market for its current uses for livestock sales and as an informal car park for the town.

The Council decision appeared to have been taken without any prior public consultation, despite strong public opposition to the proposal, as evidenced by the 2,700 signatures to the Petition which we organised on the issue (Ref 1), coupled with opposition from the Cowbridge Chamber of Trade and the farmers represented by the local NFU secretary, both also backed by substantial petitions opposing the sale of the site.

No change in position on this decision has since been indicated by the Council and indeed, the decision has been confirmed by the inclusion of Policy MG 2 (11) in the subject Vale of Glamorgan Council Deposit Local Deposit Plan, to which this representation responds.

2. Present Uses of the Cattle Market Site

(A) Livestock Sales

These take place on the Cowbridge Cattle Market site once per week throughout the year. The need for this market function by the local farming community is described in detail in the case put forward in the representation report to the Leader of the VOG Council by the farmers' representative D.R.S Harris "Retention of Cowbridge Livestock Market" in October 2011 (Ref 2)

(B) Informal Public Car Park

This use has become an extremely important function of the site and is crucial to the continued successful economy and vitality of the town's retail, business and community activities (See Section 3 below).

The extent of public use of the site for parking is evidenced in the "Cowbridge Cattle Market Car Park Usage Survey" by C.A.Pearce and D.R.Williams, 30th October 2006 (with 201 land 2012 updates) (Ref 3)

The plan of the Cattle Market site is shown in Ref 4

Area A is the cattle market site in question and has a capacity of approximately 200 spaces which is full during the Cowbridge Food and Drink Festival (weekend in October) and for other festive days. The number of cars parked there on non-festive days is normally between 60 and 120(Ref3).

The Cattle Market site is used for informal public parking every day except Tuesdays (livestock market day) and acts as an overflow car park to the three Council owned car parks, behind the Town Hall (capacity 176), the Market Place (Ref 4 map area C, capacity 22-28) and the Market Pen and Southgate Town Wall (Ref 4 map area D, capacity 44) All of these three designated Council car parks are full during normal shopping hours.

Private car parking areas owned by shops and businesses in the town centre total 205 spaces some of which are reserved for employees (43) or identifiable customers (73) with restricted entry. (This will increase by 138 short stay spaces planned for the Waitrose town centre retail development at the end of 2012). These car parks are always almost full during shopping hours.

There are also 122 on-street parking spaces (1 hour limit 8.00-6.00) along the High Street, Eastgate and Westgate which are always full in the daytime and also in the evening, in the High Street section.

Thus the Cattle Market represents 45% of the Council owned medium to long stay public parking capacity (445) in Cowbridge.

Policy MG 2 (11) provides for a replacement parking scheme in area B of the site map (Ref 4) with an estimated parking capacity of 25 -30 spaces, leaving a net loss of 170-175 spaces. That is 38-39% net loss of Council spaces and 26-27% of total (council + private) medium to long stay spaces. It is clear from the data presented that Policy MG 2 (11), even with the proposed mitigation, would result in a significant loss of medium to long stay parking capacity with inevitable associated loss of visitors, reduced shopper footfall and associated revenue which runs contrary to other LDP policy statements and strategies as summarised in Section 4.

Medium to long stay parking provision in Cowbridge represents an important facility for visitors in the town as indicated by the Residents Group "Cowbridge Town Hall Car Park User Survey" by C.A. Pearce 15th October 2005 (Ref 5) which shows that for the Town Hall car park (the largest in town):

33% of people parking come from the 16 neighbouring villages (5 mile radius) and 54% come from a wider locality (20 mile radius).

Only 30% come from places which have a frequent direct public transport link to Cowbridge (Cardiff and Bridgend).

For the remaining 70%, public transport is either non existent or involves an infrequent, and inconvenient service (see Section 3 p 3) and so are obliged to come by car.

35% of people who park stay for 2-4 hours and 30% stay for more than 4 hours.

50% of people who park come for shopping / day out and 50% come for business / employment.

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Representor ID and details: 178/DP2 Dr C A Pearce, Cowbridge & Llanblethian Residents Group

Only 4% of people who park come from Cowbridge and Llanblethian indicating that a high proportion of very local shoppers come by other means.

3. Cowbridge as a Centre of Economic, Social, Employment and Tourist Activity

Cowbridge town centre, unlike many other market towns in the UK, continues to thrive with very few vacant retail premises.

This is despite having the smallest local population (4.182 with Llanblethian: 2001 census) of the District Centres identified in the Deposit LDP.

This comes about because the town is an attractive commercial and retail hub in the heart of the rural Vale which draws on a wider population from the surrounding area in the Vale of Glamorgan and beyond which depend on and support its economic, social and other activities.

Cowbridge however is not well provided with public transport connections, particularly to other rural settlements in the Vale.

Cowbridge has no railway station, often a preferred method of public transport.

The bus routes serving Cowbridge are published in the "Vale of Glamorgan Public Transport Guide"

The most frequent bus route serving Cowbridge is the X2 with a regular Vz hourly service in each direction along the A48 between Cardiff and Porthcawl. This only links with two other villages in the Vale of Glamorgan, Bonvilston and St Nicholas and is mainly used by passengers travelling between Cardiff, Cowbridge and Bridgend.

Other services are:

The VI and V2 Village Bus between Cowbridge and Llantwit Major; 4 buses per day operate on a circular route via 10 villages (3 of these stops are only on a prearranged ring and request diversion basis) Total circular journey time 1 hour.

The V3 and V4 Village Bus between Cowbridge and Bridgend; 4 buses per day operate on a circular route via 8 villages (2 of these stops are only on a prearranged ring and request diversion basis). Total circular journey time 1 hour.

The V5 Village Bus between Cowbridge and Barry: 3 buses per day operate on a circular route via 13 villages (3 of these stops are only on a prearranged ring and request diversion basis). Total circular journey time 1 hour.

This relatively poor public transport service makes its thriving economy and community base dependent on and vulnerable to the degree of parking capacity for visitors coming by car which is, of necessity, their predominant mode of access. LDP Policy MG 2 (11) undermines this by reducing parking capacity in Cowbridge.

The CACI Retail Planning Study (as amended October 2011) for the Vale Council underlines this vulnerability in paragraph 1.12:

"The Cowbridge study area currently has very little means of retaining its resident convenience spend of £33.3m. This expenditure is leaking to Bridgend and other zones, and is the highest expenditure leakage of any study zone."

Cowbridge is also an increasingly important centre for social activities in the rural Vale which is illustrated by the following examples:

Farmers' Market selling local produce Food and Drink Festival **Fashion Week** Music Festival Book Fair Reindeer and Christmas Lights day Art Exhibitions Big Screen Community Cinema History Society Meetings Adult Classes

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Representor ID and details: 178/DP2 Dr C A Pearce, Cowbridge & Llanblethian Residents Group

There are numerous other regular social and sporting activities centred in the town throughout the year

- 4. National and Local Development Plan Policies with which Policy MG 2 (11) is Inconsistent and Non-Coherent
- The significant reduction in number of visitors to Cowbridge that would result from the reduction in medium to long term parking capacity in implementing LDP Policy MG 2 (11) is not consistent or coherent with the National planning guidance and the other LDP Policies quoted below:
- (A) Planning Policy Wales Edition 4 February 2011 Chapter 10 Planning for Retailing and Town Centres Section W.1 Objectives Paragraph 10.1.1 The Assembly Government's objectives for retailing and town centres are to:
- secure accessible, efficient, competitive and innovative retail provision for all the communities of Wales, in both urban and rural areas
- promote established town, district, local and village centres as the most appropriate locations for retailing, leisure and other complementary functions;
- enhance the vitality, attractiveness and viability of town, district, local and village centres
- (A) Strategic Planning Guidance for South East Wales Volume 1 (2000) Paragraph 4.1
- development plan policies should seek to preserve and enhance retail provision in these town, district and local shopping centres

This Guidance also recognised that in recent years this [retail] hierarchy had come under increasing pressure from out-of-town-centre retail development. Paragraph 4.2 indicated that a basic objective of Planning Policy Wales is to sustain and enhance the vitality, attractiveness and viability of retail centres.

- (B) Vale of Glamorgan Deposit Local Development Plan 2011-2026 Section 4: Vision and Objectives Paragraph 4.3
- Safeguard and enhance the vitality and viability of existing retail and tourist and visitor attractions that encourage people to use, visit and enjoy the diverse range of facilities and attractions on offer in the Vale of Glamorgan.

 LDP Objectives
- Objective 1: To sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all.
- 4.5 Sustainable communities are places where people want to live and work. They offer access to housing, work and services and contribute to a high quality of life. The LDP will seek to ensure that the role and function of the towns and villages identified in the sustainable settlement hierarchy is maintained and enhanced by ensuring that new development is of a scale appropriate to its location, supports the local economy and sustains and wherever possible improves local services and facilities.
- Objective 6: To reinforce the vitality, viability and attractiveness of the Vale of Glamorgan's district, local and neighbourhood shopping centres.
- 4.11 Within the established district centres of Barry, Penarth, Cowbridge and LI an twit Major, diversity will be encouraged to maintain a range of services and facilities while retail uses will be protected in local and neighbourhood centres Objective 9: To create an attractive tourism destination with a positive image for the Vale of Glamorgan, encouraging sustainable development and quality facilities to enrich the experience for visitors and residents.
- 4.14 The Vale of Glamorgan benefits from a wide variety of tourist and visitor attractions................. The LDP will favour proposals, which protect and support existing tourist attractions and enhance the range and choice of tourist and visitor facilities.
- Section 3: The Spatial Profile of the Vale Of Glamorgan challenges and Opportunities for the LDP Paragraph 3.20
- The leakage of expenditure in the retail sector to Cardiff and Bridgend
- Section 5: LDP Strategy Area Objectives
- 5.19 Cowbridge
- Reinforce the vitality, viability and attractiveness of the town centre by maintaining a diverse range of retail, commercial and community uses and encouraging the town's vibrant evening economy

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• Promote development proposals which provide opportunities for additional or improved short stay parking facilities within the town centre.

Ref 1, Extract from Residents Group letter to the VOG Council Leader Mr G.Kemp on 16th July 2011 regarding the "Proposed Sale of Vale of Glamorgan Property in Cowbridge"

We understand from recent Council Cabinet minutes (Item C1348 11th June 2011) and local press reports, that several Council owned sites in Cowbridge are proposed for sale as "surplus to Council requirements".

We are submitting this representation because we wish to ensure that the requirements of Cowbridge residents, ratepayers, farmers and visitors are also taken into consideration in making decisions on the fate of Council owned property in Cowbridge.

Out of town visitors and the residents of the 16 surrounding villages approach the Cowbridge mainly from east and west directions. In order to minimise the traffic flow through the centre of town which can cause congestion at peak times, we should plan for adequate parking at each end of town.

At present a large proportion of the parking need at the west end is provided informally by the Livestock Market site A (see attached plan) which has between 70 and 140 cars parked there on a typical day and up to 225 when festivities are in progress (see attached Usage Survey made in 2006 with 2011 update).

This amount of parking should be maintained as a minimum in the revised Development Brief for the site, if we are not to significantly reduce visitor and shopper numbers. (Shop vacancy and turnover in Cowbridge has increased significantly in the last 2 years).

The proposed extra parking area B shown in the Cabinet minute addendum is totally inadequate, being approximately the same size as the present parking area C which has 21 spaces (and is always full in shopping and restaurant hours). Also area B is immediately next to a unique turreted section of the historic town wall which has just been restored (and celebrated yesterday) under the initiative of the Cowbridge Charter Trust. Although currently obscured by obsolete market buildings, adjacent car parking could also detract from this feature.

Implementation of the resolutions in the Cabinet 11th June minutes would reduce the current parking capacity at the western end of town by more than 170 spaces.

We therefore need the revised Cattle/Livestock Market Development Brief to provide 170 spaces (including provision for 1-2 coaches, currently not catered for).

We refer to our petition signed by 2,700 residents and visitors which was submitted to the Council Leader at the full Council meeting on Monday March 5th 2007.

PETITION TO THE LEADER OF THE VALE OF GLAMORGAN COUNCIL COWBRIDGE CATTLE MARKET

WE, THE UNDERSIGNED, OPPOSE THE RECENT CABINET RESOLUTION (20/9/2006)- "... TO DEEM THE SITE SURPLUS TO THE COUNCIL'S REQUIREMENTS AND DISPOSE OF THE SITE... "AND STRONGLY URGE THE COUNCIL TO RETAIN THE SITE FOR PARKING WE VALUE THE SITE AS ESSENTIAL FOR ITS PRESENT USE OF PROVIDING 150 TO 200 CRITICALLY NEEDED PARKING SPACES WHICH ARE IN CONSTANT USE BY VISITORS TO THE TOWN, WHO ARE INDISPENSIBLE FOR ITS RETAIL SERVICES ECONOMY, TOURISM AND VITALITY

The brief should also include updated facilities for the sale of farm animals. We understand that local farmers make full use of the livestock market (Site A) every Tuesday (when more than 500 animals are sold each week). These farmers and the local NFU secretary are opposed to the sale and closure of the Market because the nearest alternative markets are at Carmarthen or Abergavenny which would entail over 100 miles of extra road transport for at least 25 vehicles each week, with resulting increased carbon emissions, stress on animals and loss of local trade in Cowbridge.

The chairman of the Cowbridge Chamber of Trade has informed us that his organisation is also strongly opposed to the sale and development of the livestock market site for the reasons stated above.

Ref 2. "Retention of Cowbridge Livestock Market" by D.R.S.Harris (October 2011) Retention of Cowbridge Livestock Market

1. Introduction

On Saturday 17th September 2011 representatives from the NFU, FUW, the Cowbridge Chamber of Trade and the farming community of the Vale of Glamorgan met with the Leader of the Vale of Glamorgan Council, Councillor Gordon Kemp, and handed over a petition containing 1192 signatures of people opposing the closure of Cowbridge Livestock Market.

This report has been produced to form the basis of discussions with the Council and sets out the history of the livestock market, the land involved, the decision of the Cabinet Members of the Vale of Glamorgan Council, the economic impact on the farming community and traders in Cowbridge should the market be closed and the site developed.

2. Vale of Glamorgan Cabinet Meeting on 22nd June 2011.

At the Cabinet meeting of the Vale of Glamorgan Council on the 22nd June 2011 authority was granted to the Director of Finance, ICT and Property to market Cowbridge Livestock Market site for a privately

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funded and managed Extra Care (and/or other suitable older persons/social care) residential use.

This decision was taken by the Cabinet of the Council without consultation with:-

Cowbridge Town Council

- Cowbridge Chamber of Trade
- •Local representatives of the National Farmers Union
- •Local Representatives of the Farmers Union of Wales
- •Farming Community members in the Vale of Glamorgan
- •Full Council of the Vale of Glamorgan who represent many farmers in the Vale of Glamorgan

This action was therefore taken without gaining full knowledge or taking any interest in the impact of the closure of the livestock market and the development of the site on the farming community and also the traders in Cowbridge. This is clearly undemocratic and disrespectful to the bodies mentioned above.

The closure of the market is opposed by the first four organisations mentioned above and a petition from the farming community raised over 1190 signatures opposing the closure of the market. In addition Herbert R Thomas submitted a total of 210 signed letters opposing the closure of the livestock market under cover of their letters dated 10th January 2011 and 4th February 2011. These letters were from local Community and Town Councils, farmers and individuals and included a letter from Mr. Gwyn Gwillim County Councillor for Powys County Council.

Clearly the Vale of Glamorgan Council were aware of the groundswell of the opposition to the closure and need to consult further and gather all the facts before any action on this decision is taken too far.

The report submitted to the Cabinet at the meeting on the 22nd June draws reference to 'the Rural Housing Market Assessment undertaken in 2010 by Fordham Research which had concluded that the highest proportions of older persons households were found in Cowbridge with Llanblethian where over 40% of the population are pensioner households'

The above information was actually taken from the Rural Affordable Housing Needs Survey 2010 in which the following statement is made:-

The highest proportions of older persons only households are found in Cowbridge with Llanblethian, Peterston -super- Ely and Dinas Powys, where over 40% of the population are pensioner's households.' The introduction of this study states:-

'The results of this study will provide evidence to support the development of affordable housing in appropriate rural locations within the County.'

There are no statements in the Executive Summary of the report that indicates the need for an Extra Care (and/or other suitable older persons/social care) residential use.

The information stated in the report to the Cabinet has therefore been used out of context and is inaccurate.

In addition the proposal would appear to be in contravention of the present Adopted Unitary Development Plan which states in

Policy 14:-

"Development associated with community and utility services will be permitted if there is not unacceptable impact on the interests of agriculture, conservation, listed buildings, archaeological features, areas of ecological, wildlife and landscape importance and residential amenity.

3. Economic Case for Maintaining a Livestock Market in Cowbridge. The Farming Community

The Cowbridge Market run by Glamorgan Marts is held every Tuesday and over the period from 1st September 2010 to 30th August 2011 the significant usage of the market can be demonstrated by the following figures:-

Number of animals sold 27.614

Number of farmers who have used the market to sell animals 210

Average number of vendors per week 28

Average number of purchasing accounts per week 13

Turnover for the year at an average price of £75 per head of sheep £ 2,071,050

If the market is closed the farmers will have to take their livestock to either Carmarthen or Abergavenny Markets. This will result in:-

Farmers having to take their 4 x 4s/lorries up to an extra 116 miles each week to market their animals which will result in :-

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- •Increased cost due to extra fuel, wear and tear on the vehicles including trailers, and increased maintenance
- •Increased travelling time of at least 3 hours resulting in lost time on the farm
- •Increased stress on the animals resulting in possible loss of weight and value.
- •The need for farmers from the Vale of Glamorgan to obtain a Level 2 Certificate in the Welfare of Animals during Transport

The financial impact of the above can be estimated as follows:-

- •Increased vehicle costs per annum £103,000
- •Cost of lost time per annum £ 63.000
- •Loss of value due to loss of weight per annum £99,500

Total £265,500

This is a cost per farmer using the market of at least £1,300 per annum assuming he only uses the market 7 times a year to sell animals. This excludes the additional times the farmer will go to the market to buy animals.

4. The Cowbridge Trading and Business Community

The trading and business community of Cowbridge benefits from holding a livestock market in Cowbridge.

The market draws people to the town each week to sell livestock, to meet fellow farmers, and to visit a facility which has been part of the fabric of the community for many years. These same people visit businesses in the town, in particular agricultural businesses, other retailers, banks and pubs. If the market is closed this regular weekly clientele will be lost. It is difficult to put a financial figure to this but there are on average 80 people visiting the town due to the market per week and if they spend on average £40 this would be a loss of revenue to the town of £164,000 per annum.

In addition the auctioneers would lose a business providing an estimated gross income of around £73,000, and they would also lose opportunity value for new business which is provided through regular contact with the farming community

If the market site was developed, the existing provision for parking would also be lost. There is already an under provision for parking in the town and the additional parking spaces proposed on the cattle market area would not make up for this loss.

The reduction in parking provision on top of the existing under provision could result in a decline in visitors to Cowbridge and the resultant negative impact on the business and trading community.

The Cowbridge Chamber of Trade has expressed their concerns at the potential loss of parking in the past.

5. Alternative Sites for Residential Development in Cowbridge

There are two existing sites which are at present available for residential development. The former Cowbridge Comprehensive Lower School site and the Sixth Form site. Both sites will require the Vale of Glamorgan's Planning Department's approval which would enable them to determine the mix of residential accommodation that can be built. The 6th form site is owned by the Council who through their development brief can determine the exact use of the site. It was mentioned, by Councillor Gordon Kemp, at our meeting on the 17th September 2011 that the Sixth Form site was too far from the town centre. The distance to the Town Hall is very similar to the distance from the market site and therefore the site would be just as good for an elderly care facility if the need is proven.

6. Conclusion

In conclusion this report has identified:-

- •The history of the Livestock market in Cowbridge and the development carried out by the Borough of Cowbridge and the Operators
- The land on which the present market is built was originally purchased by the Borough of Cowbridge. The titles to the land were registered with the Land Registry by the Vale of Glamorgan in 2010 however there are no details of transfer or restrictive covenants provided with the titles and these need to be investigated.
- The decision by the Cabinet of the Vale of Glamorgan Council to market the site was taken without consultation with any representative body that have an interest in the site and the market activities. In addition the need quoted in the report to the Cabinet for the site namely elderly extra care (and/or other suitable older/social care) residential use is not proven.
- The market operation is viable and provides an essential facility for the farming community.
- If the market closes farmers using the market will see a loss of income of at least £1300 per annum. The operators will lose an annual gross income of around £73,000 and the town traders could see a loss of income of around £164,000 per annum.
- If the site is developed there will be a loss of parking provision which could result in a negative impact on the trading and business community in Cowbridge.
- There are two existing development sites in Cowbridge Town that could be used for an elderly extra care facility if proven.

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The Welsh Government are keen to promote local procurement, and hence reduce food miles. The closure of the market would be contrary to this principle because of the extra travelling involved. The Vale has always been renowned for producing top quality stock with the market being the shop window where this stock is advertised.

It would be a calamity if this were closed as buyers always like to buy stock from the area in which they were reared.

The uncertainty of the future of Abergavenny market is also significant because we could end up in the position of not having a livestock market in the whole of South East Wales.

Based on the above we ask the Vale of Glamorgan Council to rescind their decision to sell the Livestock Market site and:-

- •Enter into discussions with representatives of the Community effected by their decision
- •Enter into discussions with operators to continue the provision of the livestock market in Cowbridge
- •Provide funding together with the operator to improve the site in particular the surfacing to enable satisfactory parking on days when the market is not operating.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
 In order to make the plan sound, consistent and coherent we strongly recommended: Deletion of Policy MG 2 (11)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing I wish to speak about the reasons for our objection to Policy MG2 (11) and to be able to hear other representations on the policy and to answer questions on our representation.

(ordered by Representation ID No.)

Representor ID and details: 182/DP1 Lisa Allemby, Pe	simmon Homes Wales Ltd				
Date Lodged Status Petition and No. Supporting Evidence 29/03/2012 M □ 0 ✓	Additional SA SEA	Rep format: Comment form		ents to be consiered by 'written reg session of Public examination	•
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is u Procedural Tests - P1 - Un Consistency Tests - C1 - Un	answered P2 - Unansw	()	.,	nat it fails.
	Coherence and Effectiveness Tes	sts - CE1 - Unanswered	CE2 - Unanswered CE3 - Una	answered CE4 - Unanswere	ed .
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph Number:	Proposal Map:	Constraints Map	Appendices:
	53. 110				
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation	? No (If	"No" or "Unanswered" - go to 3d))	
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Unanswered Unanswered		Amended Paragraph: New Or Unanswered Unansw	r Amended Site: Other (see Nowered Unanswered	tes):
	Notes:				
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Site Name:	a Candidate Site? Unanswer	\ /1	Candidate Site Name and reference:	ence if known)
0 D					

3e - Please set out your representation below:

Please see attached and accompanying report (4 copies provided).

Vale of Glamorgan Local Development Plan 2011-2026

Representations on behalf of Persimmon Homes East Wales LDP Written Statement Policies MG2(4) and MG12(12)

RESPONSE TO SECTION 3e

Persimmon Homes owns an option over the majority of the land to the north of Waycock Cross, Barry and welcomes and supports the Vale of Glamorgan Council's decision to allocate the site for a mixed use development of housing, employment and community facilities.

The allocation reflects Barry's identified role as a "Primary Key Settlement" in The Wales Spatial Plan and as the Vale's only "Key Settlement" in the deposit LDP. Development of the site will help realise the Council's vision for the Vale and achieve its LDP strategy, a cornerstone of which is the promotion of a significant amount of new housing and employment development in Barry.

In order to help meet the identified need for new homes in the plan period (2011- 26), the LDP allocates substantial areas of land for housing in Barry. The Council has, rightly, adopted a realistic and balanced approach, allocating both brownfield sites - notably Barry Waterfront - and green field sites, thus ensuring range and choice. The land to the north of Port Road is the largest green field allocation in Barry and, as such, is a very important element in the overall LDP strategy.

The site is very well located:

- It lies on the edge of the built-up area and is adjoined on two sides by existing development.
- It is strategically located in relation to the highway network in the Vale, lying at the intersection of important east-west and north-south routes.
- It is sustainably located in relation to existing community facilities and services.
- It lies close to areas that are designated for substantial economic growth, notably Cardiff Airport and the St Athan Strategic Opportunity Area.

Significantly, the allocated site is relatively free of environmental constraints. It is not subject to flood risk or geotechnical hazards, it does not contain any statutory designations and its topography, landform and aspect are conducive to development. The deposit LDP recognises that the site holds ecological interest at a local level and Persimmon Homes acknowledges that this is a matter that must be given full and proper consideration through the environmental impact assessment process. Additional land, outside the allocated site, is available to Persimmon Homes for use for ecological mitigation and enhancement.

Representation ID No.)

Representor ID and details: 182/DP1 Lisa Allemby, Persimmon Homes Wales Ltd

Although much work needs to be carried out before a refined master plan can be presented, preliminary work indicates that the site is capable of accommodating the quantum of development proposed in the deposit LDP: see the enclosed report submitted in support of these representations. Development on the site can be satisfactorily accessed, drained and serviced.

Development of the site will not be hindered or delayed by difficulties associated with land ownership. The majority of the land to the east of Five Mile Lane is consolidated in a single ownership and is subject to an option in favour of Persimmon Homes. As one of the UK'S leading house builders, Persimmon is well placed to promote and fund the comprehensive development of the site and has an established track record in bringing forward major sites for development. Persimmon does not envisage any difficulty in completing development of the second and third phases of the plan period, as envisaged by the Council.

The site is suitable and deliverable. It has the potential to make an important contribution to meeting the Vale's future needs for new homes and new jobs and to do so in a way that is both environmentally attractive and sustainable.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) N/A

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -To support the allocation in the event of objections by others.

Representor ID and details: 182/DP2 Lisa Allemby, Per	simmon Homes Wales Ltd		
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		ments to be consiered by 'written representations' or do ring session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and de Procedural Tests - P1 - Unanswered	oes not not meet one or more test(s) of soundne P2 - Unanswered	ess, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered	C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - U	Unanswered CE2 - Yes CE3 - U	Jnanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N Delivery and Implementation	Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3	3d)
3c - What changes would like to see made to the Deposit Plan?			Or Amended Site: Other (see Notes): Swered Yes
	Notes:		
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate S Site Name:		he Candidate Site Name and reference if known) Site Reference: Previous UDP allocation reviewed
3e - Please set out your representation below: The Delivery and Implementation Table, however continue permission having established a breakdown of 6.3 hectare However, outline permission made no reference to the nu	es of residential and 6.9 hectares of open space		
3f - Please outline the changes you wish to see made to the D Whilst the reserved matters planning application is referred. Plan on the grounds that a higher number of units, i.e. 17	ed to in the schedule, as is the position where it		process, we wish to object to this section of the Deposit
4b - If you wish to speak, please confirm which part of your rep We would wish to speak at the relevant hearing sessions			speak at the hearing -
We wish to respond directly before the Inspector to any of	bjectors who may be present.		

Representor ID and details: 182/DP3 Lisa Allemby, Pe	rsimmon Homes Wales Ltd		
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		our comments to be consiered by 'written representations' or do at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - P1 - Unanswer	ed P2 - Unanswered	soundness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswer		
	Coherence and Effectiveness Tests - 0	CE1 - Unanswered CE2 - Yes	CE3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Parag	<u>graph Number:</u> <u>Proposal Map:</u>	Constraints Map Appendices:
	49		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	s (If "No" or "Unanswered	- go to 3d)
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy Unanswered Yes	New Paragraph: Amended Paragrap Unanswered Unanswered	h: New Or Amended Site: Other (see Notes): Unanswered Yes
	Notes:	Situation of the situat	
3d - If your representation relates to a new, deleted or amend	ed site, did you submit the site as a Candi Site Name: Previous UDP allocation rev		se give the Candidate Site Name and reference if known) Site Reference:
higher number of dwellings at a density of 28 units per he phases of the Plan period. National policy, embodied in Planning Policy Wales seek that Policy MG 8 favours the application of a minimum de established that with the dedication of 6.9 hectares of pul The proposed density resulting from a scheme totalling 1 with surrounding housing. Moreover, as has been stated MG 8. 3f - Please outline the changes you wish to see made to the E	ctares. However, the principle for development of the ctare will further assist in meeting a significant of the control of the control of the ctare within the	nent of a larger area of 6.3 hectares was accelerant shortfall in the housing land supply, reference and in Paragraph 4.6.4, higher densities are Key Service Centres, i.e. Barry, subject to int at White Farm will not have an impact on the is considerably less than adjacent developming of a listed building would be preserved. Con	epted at the outline application stage. The development of a cred to in paragraph 5.3 above, which may continue in the early be encouraged near to public transport routes. It is further noted inpact on the character of the surrounding area. It has been
4b - If you wish to speak, please confirm which part of your re We would wish to speak at the relevant hearing sessions			ssary to speak at the hearing -
We wish to respond directly before the Inspector to any o	bjectors who may be present.		

Representor ID and details: 182/DP4 Lisa Allemby, Persimi	nmon Homes Wales Ltd		
Date Lodged Status Petition and No. Supporting Evidence A 02/04/2012 M □ 0 ✓			oe consiered by 'written representations' or do on of Public examination? Examination
Pro Col	ocedural Tests - P1 - Unanswered	s not not meet one or more test(s) of soundness, please P2 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered C5 - Yes C53 - Unanswered	Jnanswered
, , , , , , , , , , , , , , , , , , ,	llicy Number: Paragraph Num	mber: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan as	a result of your representation? Yes	(If "No" or "Unanswered" - go to 3d)	
		Paragraph: Amended Paragraph: New Or Amended Paragraph: Unanswered Unanswered	ded Site: Other (see Notes): Unanswered
3d - If your representation relates to a new, deleted or amended si	ite, did you submit the site as a Candidate Site? te Name:	P No (If "Yes", please give the Candid Site Refe	date Site Name and reference if known) erence:
3e - Please set out your representation below: Policy MG 1 (Housing Supply in the Vale of Glamorgan), whice object to either of these sites, or the numbers of housing units at the densities proposed. Furthermore, the sites held in reserve, if they emerge as a reseapplication procedures and provision of necessary infrastructurals oconsider that the projected contribution of large 'windfall' identified in the allocations. The provision for sites with planning permission as of April 20 continuation of housing land supply which can be carried over under the residual method of calculation. It also demonstrates are supplied to the Deport Policy MG1 is therefore objected to on the grounds that the flex (See attached Submission document)	es proposed, we consider that further flexibility shape it is suit of a future review of the Plan, may be unlike ture. This may also apply to other sites program it is, i.e. 2,183 may be an over-estimation and control of only 175 units (which excludes 'constrained to the LDP. This is demonstrated by the currents that windfall sites cannot be relied upon to consist Plan to make it sound (if relevant)	hould be introduced in the Plan on the basis that a large ely to be developable in their entirety within the Plan permed later in the Plan period, including sites occupied be that sites such as the HTV studios, which would norm ed sites') further illustrates the extent to which the current shortfall in the Joint Housing Land Availability Study ntribute to such shortfalls as the timing of releases is discontinuation.	e proportion of the sites may not come forward eriod, given the likely timescale for planning by current uses such as the HTV studios. We nally be included in this category, have been ent adopted UDP has not provided for a (April 2010) where only 3.3 years supply exists ifficult to predict.
4b - If you wish to speak, please confirm which part of your representations.	sentation you wish to speak to the inspector about	out and why they consider it be necessary to speak at the	he hearing -
We would wish to speak at the relevant hearing sessions rela We wish to respond directly before the Inspector to any object		posed number of units and phasing.	

Date Lodged 02/04/2012 Status 02/04/2012 Petition and No. 02/04/2012 Supporting Evidence 02/04/2012 Additional SA SEA 02/04/2012 Rep format: Comment form 02/04/2012 4a - do you want your comments to be consiered by 'written representations' or you want to speak at a hearing session of Public examination? Examination 02/04/2012 2a - Do you consider the LDP is Sound? Unsound 02/04/2012 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered C5 - Unanswered C63 - Unanswered C63 - Unanswered C64 - Unanswered C64 - Yes 3a - Which part of the Deposit Plan are you commenting on? Policy Number: Paragraph Number: Paragraph Number: Proposal Map: Constraints Map Appendices: SP1. SP2. SP3. MG1. MG2 7.3. 7.4. 7.5. 7.6. 7.7	
Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Yes 3a - Which part of the Deposit Plan are you commenting on? Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: SP1. SP2. SP3. MG1. MG2 7.3. 7.4. 7.5. 7.6. 7.7 MG5; MG8; MG10; MD1; MD2;	r do
Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Yes 3a - Which part of the Deposit Plan are you commenting on? Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: SP1. SP2. SP3. MG1. MG2 7.3. 7.4. 7.5. 7.6. 7.7 MG5; MG8; MG10; MD1; MD2;	
3a - Which part of the Deposit Plan are you commenting on? Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: SP1. SP2. SP3. MG1. MG2 7.3. 7.4. 7.5. 7.6. 7.7 MG5; MG8; MG10; MD1; MD2;	
SP1. SP2. SP3. MG1. MG2 7.3. 7.4. 7.5. 7.6. 7.7 MG5; MG8; MG10; MD1; MD2;	
MD3; MD4; Para 7.3 - 7.12.	
3b - Do you wish to see any changes made to the Deposit Plan as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan? New Policy: Unanswered Yes New Paragraph: Amended Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered	
Notes:	
3d - If your representation relates to a new, deleted or amended site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Land West of Swanbridge Road (southern portion of site) and Land West Site Reference: 2587/CS7 and 2616/CS1	
3e - Please set out your representation below: PLEASE REFER TO ACCOMPANYING REPORT.	
3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) PLEASE REFER TO ACCOMPANYING REPORT.	
4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - Comments on Policy MG1 and MG2 (and notably site allocation MG2 (25)). As a major homebuilder, Taylor Wimpey's promotion of the site and its experience of the development issues and timescales facing the Vale means that its presence at the hearing sessions will help make	the

(ordered by Representation ID No.)

Representor ID and details: 203/DP2 Keith Roberts, Ta	ylor Wimpey Developme	ents Ltd					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form	· · · · · · · · · · · · · · · · · · ·	comments to be consient a hearing session of Pub	•	•
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests -	P1 - Unanswered	P2 - Unansv	one or more test(s) of sorvered vered C3 - Unanswe	· 		nat it fails.
	Coherence and Effective	reness Tests - CE1 -	- Unanswered	CE2 - Yes C	E3 - Unanswered Cl	E4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: 73	<u>Paragraph</u>		Proposal Map: MG2 MG2 (24)	<u>Constra</u>	ints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? Yes	(If	"No" or "Unanswered" - g	go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	? New Policy: Unanswered Notes:		New Paragraph: Unanswered	Amended Paragraph: Yes	New Or Amended Site: Yes	Other (see No Unanswered	<u>tes):</u>
3d - If your representation relates to a new, deleted or amende	ed site, did you submit th Site Name: Land Soutl			(If "Yes", please	give the Candidate Site I Site Reference: 2		ence if known)
3e - Please set out your representation below:						.=========	

We write, on behalf of Taylor Wimpey, in response to the Vale of Glamorgan's deposit Local Development Plan (LDP), which is out for public consultation until the April 2012.

Whilst we generally support the housing strategy set out in the deposit LDP, including the proposed level of growth and distribution of this growth across the Vale, we must raise an objection to the plan on the basis that it does not meet the soundness tests under CE2 and CE4. Our objections are raised specifically in relation to Land South of the Railway Line at Rhoose Point and the allocation made under Policy MG 2 (housing allocations) of the plan. We provide more detailed comments below.

Summary of objections

Land south of the Railway Line at Rhoose Point, which totals 2.65 hectares, is allocated under Policy MG 2 (24) with a capacity of 50 dwellings.

Supporting text set out within the description of the site, at page 139 of the plan, indicates that the site is allocated for mixed use, with 60% residential and 40% community uses. The text also suggests that community uses and open spaces should be provided within the development and that improved pedestrian links with land to the north of the railway line should be included.

The objection to the plan is based upon the supporting text and the unnecessarily low target number of dwellings for the site within the policy text. This is explained further below, following a review of the key housing land supply polices within the plan.

Housing supply (Policy MG 1)

Distribution of bounds as assembly (Delian MO 4)

The deposit LDP indicates that land is required to be made available for the provision of 9,950 new residential units in the plan period (2011-2026). In order to meet this supply, Policy MG 1 makes provision for 10,945 new dwellings, including a 10% margin for flexibility. The 'Population and Housing Projections Background Paper' identifies that the most recent Welsh Government (2008) population figures indicate there will be need for 10,034 new dwellings during the plan period — a 17% increase in households in the Vale of Glamorgan. These projections are calculated collaboratively by the Wales sub-national household projection working group, the local authority and key users.

The Council's proposed population figures have been adjusted slightly to reflect revised (2011) and the latest mid-year estimates issued by the Office of National Statistics (i.e. Option 1 outlined in the 'Population and Housing Projections Background Paper'). Whilst experiences of other local authorities may indicate the unadjusted Welsh Government projections ought to be applied in the plan preparation, unless robust evidence suggests otherwise, the proposed level of growth is broadly supported.

Distribution of nousing growth (Policy MG 1)			

(ordered by Representation ID No.)

Representor ID and details: 203/DP2 Keith Roberts, Taylor Wimpey Developments Ltd

The deposit plan refers to a supply of 10,945 dwellings required, which are proposed to be provided by a) sites with planning permission; b) LDP provision from allocations within the plan; and c) from small and large windfall sites.

It is estimated that 3,049 new dwellings will be generated by both small and large windfall sites — this figure, however, is considered over ambitious given the settlement characteristics of the Vale. There are considered to be relatively few sites within settlement limits, which are previously developed and available for infill development in the Vale and, as such, the stated potential for windfall sites is overly optimistic and skewed by past build rates.

Whilst a 25% discount has been applied to the figures to reflect the current economic climate, it is considered that this discount does not reflect the true amount of windfall land likely to be available to absorb this contribution. Whilst past build rates for units on unallocated windfall sites may have slowed since 2007, the Vale continues to be a popular and desirable location to reside. As far as we are aware, there are no published urban capacity studies, which provide evidence for the proposed level of windfall sites available within the Vale. Without such justification, we question the availability of such sites and consider whether there is sufficient urban capacity across the Vale to meet this level of provision. As a consequence, the LDP should seek to maximise the potential of allocated housing sites, such as the land south of the railway line at Rhoose Point.

The LDP settlement hierarchy (Policy MG 6)

It is evident that the Council has considered the relative sustainability benefits of each settlement in order to define the proposed 'Sustainable Settlement Hierarchy'. In principle, the categorisation of the 'Settlement Hierarchy' and the definition of settlements within the hierarchy appear appropriate and sensible. Rhoose is considered a primary settlement in the deposit LDP. In terms of housing, an overall objective for such settlements include the provision of an appropriate level, range and choice of housing.

Rhoose benefits from a wide range of services and facilities to support its population. It is also located in close proximity to Barry, a key settlement, and has excellent wider transport links to Cardiff, Bridgend and further afield. The 'Sustainable Settlements Appraisal Review' (2011) identifies Rhoose as the most sustainable settlement within the Vale.

Housing allocations (Policy MG 2)

Land to the south of the railway line at Rhoose has been allocated for housing under Policy MG 2. We welcome and support the principle of the allocation for housing. We do, however, contend the number of dwellings proposed to be provided and the mix of development that is inferred by the supporting text.

The subject site is located within Rhoose settlement boundary, in an accessible location in close proximity to Barry, an identified key settlement. We contend that the best and most effective use of the site should be promoted. It has potential to deliver a greater number of dwellings and, therefore, the numbers provided at Policy MG 2 should not be considered as limits to possible provision. This is further justified by our concerns regarding the availability of windfall sites in the Vale and their potential to deliver 3,049 of the 10,945 dwellings required across the plan period and the resulting need to maximise the potential of allocations.

Indicative layouts have been discussed with the Council by various parties, which show that the site is capable of delivering a higher number of dwellings than that set out within the deposit plan. The site is capable of delivering circa 90 dwellings, alongside open space to serve the needs of the future occupiers of the site.

The introduction of community uses has been explored extensively with the Council and developers over a period of at least 5 years. In the first instance, the original owners of the site, Cofton, promoted a mixed use scheme including residential, offices, a public house, a creche etc. The market demand for such uses was unfortunately non existent and, therefore, such a scheme would have been unviable.

Further schemes were explored by substituting the commercial Community uses with a care home to provide some employment generating use. Likewise, the ability to deliver a care home, in the current and recent market, has been fully explored and found to be unattractive.

The 2007 Employment Land Study, prepared to inform the LDP, evaluated the potential of the site for employment purposes, with the conclusion that the site was not attractive to the employment market and, therefore, it should be de-allocated for employment uses. It is suggested that a mixed use should be promoted, however, there was no justification for this approach.

The introduction for a requirement for community uses, in particular, on site is equally unjustified. It is recognised that there was a failure on the part of the previous landowners to deliver community benefits as part of the original development, however, the site would not have delivered community facilities (other than providing B Class floorspace) as an employment allocation. Consequently, there is no justification for the delivery of community uses over and above those originally envisaged in relation to this site.

The requirements for affordable housing and other standard Section 106 contributions will deliver community benefits and, indeed, the requirement for community facility contributions generated by each house, as set out within the Council's planning obligations SPG, would generate a significant contribution towards community facilities in the Rhoose area.

The position of the site is not best located to benefit residents of the original settlement and Rhoose Point. The provision of community facilities is best made off site to benefit the community as a whole. As

(ordered by Representation ID No.)

Representor ID and details: 203/DP2 Keith Roberts, Taylor Wimpey Developments Ltd

such, off site contributions would be more appropriate than delivering on site community development.

The Council have recently secured the land transfer of the nature reserve and other areas of open space within the Rhoose Point site. It is understood that there is a shortage of playing fields in the area and the contribution, in lieu, of on site open space provision, combined with the community facility contributions, could contribute significantly towards the provision of a community facility in the form of either a Mixed Use Games Area (MUGA) or playing pitch elsewhere within Rhoose. The land south of the railway line is not appropriately positioned or suitable in terms of size for the delivery of such facilities on site. As a consequence, the allocated site would be best used for residential use only, with a proportionate area of open space, on site, to serve the localised needs of the development only.

Furthermore, there is a clear advantage in increasing the proportion of housing on the site, both through reducing the reliance on windfall sites over the plans period and adding certainty to the numbers that can be delivered and, by increasing the contributions that can be made to community uses through an SPG led S 106.

A development of 90 dwellings would result in considerably higher contributions towards community facilities compared with the draft allocation for 50 units, for which there would be a commitment to work with the Council and the Local Community to deliver.

The supporting text also includes a requirement to upgrade pedestrian links to the land north of the railway line. The original desire to improve these links was based upon the allocation of the site for employment uses. Employment uses on land south of the railway line would have generated greater demand to cross the existing level crossing, thereby increasing risk. The fact that the site is no longer allocated for employment uses and community uses and other commercial uses have been shown not to be viable within the site means that the demand for crossing the railway line will not increase as a result of the development of the site for housing.

Feasibility studies had previously been undertaken in respect of the planning applications on land to the north of the railway line. The proposed development north of the railway line is likely to create a greater demand for increased pedestrian activity on the railway crossing, given the public open space that is available on land to the south. The desire for people on land to the south of the railway line to cross to the north is unlikely to be present and, therefore, this requirement should be deleted from the supporting text.

Conclusion

In light of the above, we generally support the housing strategy set out in the deposit LDP. We welcome and support the allocation of the subject site for residential development, in principle; however for reasons identified above, the numbers provided at Policy MG 2 should be revised, and not viewed as upper limits and; the mix of uses proposed should be restricted to residential only.

The following changes are, therefore, requested to the plan:

- MG 2 (24) land south of the railway line, Rhoose Point delete reference to 50 units and replace with reference to 90 units.
- Delete references to provision of community uses and open spaces and improved pedestrian links with land to the north of the railway line, Rhoose from the supporting text at page 139.
- Remove reference to mixed use development and the 60/40% residential / community uses split within the supporting text.
- Remove reference to the expectation to deliver up to 50 dwellings with appropriate community uses from the supporting text at page 140 and replace with text that the site can be developed for circa 90 dwellings.

The site is capable and suitable for delivering a higher number of units than that specified in the deposit LDP. Feasibility studies have demonstrated that the site can accommodate circa 90 dwellings. The community uses are best positioned off site and contributed towards as part of the general requirements under the planning obligation SPG, particularly given the recent acquisition of land in and around Rhoose Point by the Vale of Glamorgan Council. As such, the policies should afford greater flexibility to the development of the site and references to on site community uses should be removed from the supporting text. The reference to mixed uses should also be removed from the supporting text and the number of dwellings to be delivered, on the site, increased to 90 units.

We trust our representations will be considered as part of the deposit LDP consultation process. However, should you require any further information or wish to discuss the above in greater detail, please do not hesitate to contact either myself or Meryl Lewis.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

See covering letter summary below

MG 2 (24) land south of the railway line, Rhoose Point - delete reference to 50 units and replace with reference to 90 units.

Delete references to provision of community uses and open spaces and improved pedestrian links with land to the north of the railway line. Rhoose from the supporting text at page 139.

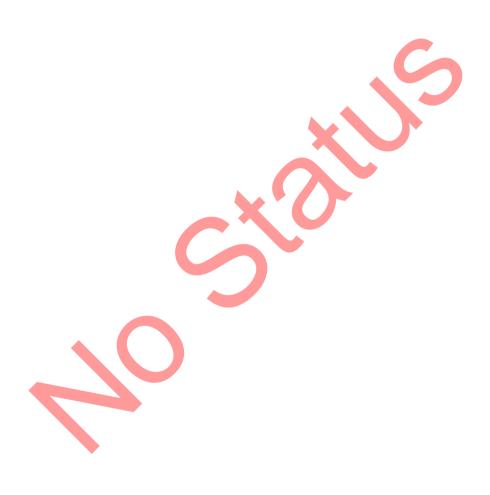
Remove reference to mixed use development and the 60/40% residential/community uses split within the supporting text.

Remove reference to the expectation to deliver up to 50 dwellings with appropriate community uses from the supporting text at page 140 and replace with text that the site can be developed for circa 90 dwellings.

(ordered by Representation ID No.)

Representor ID and details: 203/DP2 Keith Roberts, Taylor Wimpey Developments Ltd

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - Comments on Policy MG2 (and notably site allocation MG2 (24)



(ordered by Representation ID No.)

Representor ID and details: 279/DP1 Mr M Wix							
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M ✓ 84	Additional SA SEA		Rep format: Comment form		ur comments to be consi t a hearing session of Pu		
•	•	ne Plan is unsound and o P1 - Unanswered	does not not meet o	` '	oundness, please indica	te which test(s) tl	nat it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unanswe	ered C3 - Unansw	ered C4 - Unanswe	ered	
	Coherence and Effect	iveness Tests - CE1 -	Unanswered C	E2 - Unanswered (CE3 - Unanswered (CE4 - Unanswere	ed
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number: P	roposal Map:	Const	raints Map	Appendices:
	MG2(15)						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "	No" or "Unanswered" -	go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Paragraph:	New Or Amended Site	e: Other (see No	tes):
	Unanswered	Unanswered	Unanswered	Unanswered	Yes	Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	d site, did you submit t Site Name:	the site as a Candidate s	Site? Unanswere	d (If "Yes", please	e give the Candidate Site Site Reference:	e Name and refer	ence if known)
3a - Please set out your representation helow:							

- - 1. The proposed site MG2(15) is a Greenfield site.
 - 2. The proposed development will have a detrimental impact on local resources for existing residents and amenities. The proposed site will exacerbate the present problems of high volumes of traffic along Boverton Road and in the town centre.
 - 3. Part of the proposed site is an established floodplain.
 - 4. The proposed access at Nant-y-Adar will produce a high volume of traffic through a quiet residential area.
 - 5. There is no alternative viable access to the proposed development, as both Shakespeare Drive and access from the Boverton end of town are unsuitable and will produce a high volume of traffic through quiet residential streets.

Delete the proposed MG2 (15) from the Local Development Plan Reserve List (Please see full representations attached) (typed below)

The proposal to build a new development of 346 houses at MG2 (15) is unsound and we wish the site to be deleted for the following reasons:

- 1. The proposed site MG2 (15) is a Greenfields Site. It would seem more appropriate to use a brown-field site instead for building, such as the Llandow Estate.
- 2.A large development of 346 more houses grouped all together on the MG2 (15) area would be overpowering for Llantwit Major and its resources:
- i)The extra burden of traffic from 346 houses would create far reaching problems.
- ii)Local traffic is already more than the roads can take, especially in the morning rush hour when the Boverton Road can become a bottleneck and it is difficult to exit from any side road. Extra traffic would exacerbate the problem.
- iii)At school times, the Boverton Road pavements are already full of children. Well behaved as they usually are, the children do tend to spill over onto the road, especially from the very narrow pavement on the south side, and where the road narrows by the cemetery. Accidents would be likely.

(ordered by Representation ID No.)

Representor ID and details: 279/DP1 Mr M Wix

iv)The greater volume of traffic caused by the development would make the existing parking problem in the town even more critical. Parking areas are already very limited and often used to capacity. There is a special problem in the supermarket car parks in the late afternoon, when the movement in the car parks can become very difficult indeed when cars arrive after school for shopping and visiting Eryl Surgery. Extra traffic could make the situation impossible and people could be discouraged from shopping at this key time, with a detrimental effect upon the local economy.

- v)The increase in population would stretch still further the already overstretched Health Centre and Surgery
- vi)An extra burden would be placed on public transport, which is already facing cuts.
- 3. The MG2 (15) site is ill-chosen for housing for the following reasons:
- i)Part of the proposed site is an established flood plain. The Hoddnant Stream regularly overflows in heavy rain. It seems impractical to build in that area and most unfair to prospective householders.
- ii)The flight path from St. Athan passes over part of the site, posing obvious potential hazards. The constant nuisance of noise and pollution from low flying aircraft would adversely affect the health of inhabitants particularly if civil aircraft were passing across to land or take off.
- 4. The proposed building would have a particularly detrimental effect on the so-called "Welsh Estate" and Ham Lane East, which are scheduled to provide the only access to the site.
- i)The space allottted for access at the junction of Lon-od Nant and Nant-v-Adar is barely adequate for cars from 346 houses. The volume of through traffic would ruin the character of what has always been a delightful, quiet, residential area.
- li)It is difficult to imagine how Ham Lane East could cope with yet more cars, already burdened as it is with traffic from three schools and the Leisure Centre. The Welsh School will grow larger over the next five years exacerbating the problem.
- 5. There is no viable access point that could provide a better alternative:

The entrance at Shakespeare Drive is unsuitable, as would be access from the Boverton-end of the town, each causing major traffic congestion onto an already busy Boverton Road.

This LDP would destroy a green and pleasant backdrop to a famous and historic town and change its character forever. It may not be an imminent development as it is on the reserve list, but do we need this blight hanging over part of the town for the next ten to fifteen years?

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

Delete the proposed MG2 (15) from the Local Development Plan Reserve List

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 353/DP1 Mr Vaughan			
Date Lodged Status Petition and No. Supporting Evidence 29/03/2012 M □ 0 □	Additional SA SEA	Rep format: 4a - do you want your comments Letter you want to speak at a hearing s	to be consiered by 'written representations' or do ession of Public examination?
2a - Do you consider the LDP is Sound? Unanswered	Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered		4 - Unanswered
	Coherence and Effectiveness Tests - CE1 -	Unanswered CE2 - Unanswered CE3 - Unans	swered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph MG2(16)	Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswe	ered (If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?		New Paragraph: Amended Paragraph: New Or Al Unanswered Unanswered Unanswer	
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate S Site Name:		andidate Site Name and reference if known) Reference:
3e - Please set out your representation below: Response to The Vale of Glamorgan Local Development	Plan (LDP) 2011-26		
To the Planning Commission of the LDP			
We fully understand the need for further residential develor massive expansion of the Lower Penarth residential area			e construction of 450 "dwellings", which is a
We have the following concerns, which need to be include	ed in the early planni <mark>ng phase of</mark> such a large d	evelopment site:	
1. Traffic (residential and construction) – It is absolutely in the new development site. The construction traffic would residents once construction has been completed. We, the	lead to serious traffic congestions and would ha	ave a serious impact on the Cliff Walk recreational are	a. The same holds true for the traffic by the new
2. Recreational area – The Cliff Walk is a very busy recreclear day). The MG 2 (16) development site with its planr own recreational area, which may an extension of the exist	ed 450 dwelling would cause a "collapse" of the		
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)		
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector	about and why they consider it be necessary to speak	at the hearing -

Representor ID and details: 379/DP1 Mr I Colston			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	e Additional SA SEA ☑		nt your comments to be consiered by 'written representations' or do eak at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound Procedural Tests - P1 - Unanswere Consistency Tests - C1 - Unanswere Coherence and Effectiveness Tests - C	d P2 - Unanswered d C2 - Unanswered C3 - Un	c) of soundness, please indicate which test(s) that it fails. answered C4 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?		raph Number: Proposal Map: 7.12 MG2 (15)	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Pla		(If "No" or "Unanswe	red" - go to 3d)
3c - What changes would like to see made to the Deposit Plan			graph: New Or Amended Site: Other (see Notes): Yes Unanswered
3d - If your representation relates to a new, deleted or amend	ed site, did you submit the site as a Candid Site Name:	late Site? No (If "Yes",	please give the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: The site area should be increased to include a) the land (b) Ham Wood to the south-west of the site.	to the east adjacent Trebeferad and		
These areas should be included in a comprehensive develements:	elopment in conjunction with the allocated	site. Such an overall site would permit the	e preparation of a mixed use scheme providing for the following
Low density, high density and affordable housing/retirem Boverton to the beach along the river/through Ham Wood		aying field with pavilion/public house/emp	loyment workshops/nature walks including a public footpath from
A mixed use scheme similar to the attached illustrative la development should not be identified as a reserve site.	ayout would enable additional facilities to be	provided for the community at large, and	d to assist the early provision of such facilities, the overall
3f - Please outline the changes you wish to see made to the I a) Extension of site boundaries to include the areas ident	tified above and on the attached plan, as pa		o cito"
b) Revision to the text of paragraph 7.11 to recognise the	<u></u>		
4b - If you wish to speak, please confirm which part of your re It is considered important for this major scheme for Llant such facilities should be discussed at the hearing.		• •	ecessary to speak at the hearing - ber of features of benefit for the wider community, and the provision of

Representor ID and details: 402/DP1 Mr B & Mrs D Ma	son					
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA	Rep format: Comment form	· · · · · · · · · · · · · · · · · · ·	our comments to be o at a hearing session o	,	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsoun Procedural Tests - P1 - Unanswe		` '	soundness, please inc	dicate which test(s) th	nat it fails.
	Consistency Tests - C1 - Unanswe	ered C2 - Unansv	wered C3 - Unans	wered C4 - Unai	nswered	
	Coherence and Effectiveness Tests -	CE1 - Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswere	d
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Para	agraph Number:	Proposal Map:	Co	onstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? U	nanswered (If	"No" or "Unanswered'	' - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	New Policy: Amended Policy Unanswered Unanswered	y: New Paragraph: Unanswered	Amended Paragrap Unanswered	h: New Or Amended Unanswered	Site: Other (see Not Unanswered	<u>tes):</u>
	Notes:					
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Cand Site Name:	didate Site? Unanswere	ed (If "Yes", plea	se give the Candidate Site Referen		ence if known)
3e - Please set out your representation below: We are not happy with the proposed entry and exit via Na	nt-yr-Adar.					
The whole estate is totally unsuitable for any more traffic	as certain times of the day (weekdays) i.	e. schoo <mark>l tr</mark> affic and also	church traffic on Sund	lays is full both sides o	of the entry road to the	e estate.
There are 5 schools on Ham Lane East and a further influ	x of vehicles would be dangerous.					
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant))				
4b - If you wish to speak, please confirm which part of your rei	resentation you wish to speak to the ins	pector about and why the	ev consider it be neces	ssary to speak at the h	nearing -	

(ordered by Representation ID No.)

Representor ID and details: 483/DP1 Mrs S E Stuart						
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA		Rep format: Comment form	, ,		ered by 'written representations' or do ublic examination? Unanswered
	2b - If you think that th Procedural Tests -		does not not meet o	` '	f soundness, please indicate	e which test(s) that it fails.
	Consistency Tests -	C1 - Yes	C2 - Unansw	vered C3 - Unans	swered C4 - Unanswe	ered
	Coherence and Effecti	iveness Tests - CE1	- Unanswered C	CE2 - Unanswered	CE3 - Unanswered C	CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	n Number: F	Proposal Map:	Constr	raints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "	'No" or "Unanswered	go to 3d)	
3c - What changes would like to see made to the Deposit Plan?	New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragrap Unanswered	ph: New Or Amended Site Unanswered	: Other (see Notes): Unanswered
	Notes:					
3d - If your representation relates to a new, deleted or amende	d site, did you submit t Site Name:	the site as a Candidate	Site? Unanswere	d (If "Yes", plea	ase give the Candidate Site Site Reference:	Name and reference if known)

3e - Please set out your representation below:

Vale of Glamorgan Deposit Local Development Plan (LDP) 2011 - 2026

I wish to object to the two proposals for new housing developments, under the terms of the aforementioned LDP, at Swanbridge Road, Sully, and at Cosmeston respectively. I do so on the following grounds:

- 1. Planning policy must always look to the avoidance of urban sprawl and the loss of green spaces where pre-used sites are available. The siting of such large housing developments on the outskirts of a small village like Sully and a rural area such as Cosmeston invades the natural greenbelt barrier between the two, merging them into indistinct and ill-defined urban centres which they can neither sustain nor afford.
- 2. Sully in particular has already been over-developed, with no increase in supporting infrastructure. It has no train, an intermittent bus service and only village-appropriate road links. The increase in cars such a development would entail it is an affluent area and liable to at least two vehicles per dwelling cannot be supported by the current road network. I note there are no plans to improve/widen roads around either development.
- 3. Cosmeston has no designated facilities other than a nearby small shop and a community hall. Sully's pub has closed and it has only one shop and a post office. There is no pharmacy, bank, dentist or any of the other facilities considered necessary to the modern home-owner.
- 4. At a recent meeting of the Community Advisory Panel, representatives of the Sully Moors Sewage Works explained that facility was already at capacity. There is no provision for such a sizeable increase method the number of dwellings in the area.
- 5. The Swanbridge Road is prone to flooding, partially due to its status as a minor road and also to its winding and undulating nature. It is therefore unsuitable for further development without significant investment.
- 6. Sully Primary School is currently running at capacity and couldn't accommodate the anticipated increase in pupils resulting from the new developments. Similarly, there is an expectation among parents of Sully Primary School attendees that they will fall within the catchment area for Stanwell School in Penarth. An increase in pupil numbers at Swanbridge and Cosmeston could jeopardize these expectations. It is also unlikely Stanwell could accommodate the new intake without significant investment in any event. An increase in pupils means more cars on the road at peak times, i.e. during the 'school-run', which is already at saturation point. There will also be more demand for school buses which the local authority can ill afford.
- 7. Previous experience has shown that most purchasers of new homes in the area, that are of working age, commute to Cardiff Every conceivable route is already overflowing at peak times and it can take twenty minutes to travel from Sully through Penarth. Basing two large housing developments on the main artery for commuter traffic into Cardiff will only add to the congestion.

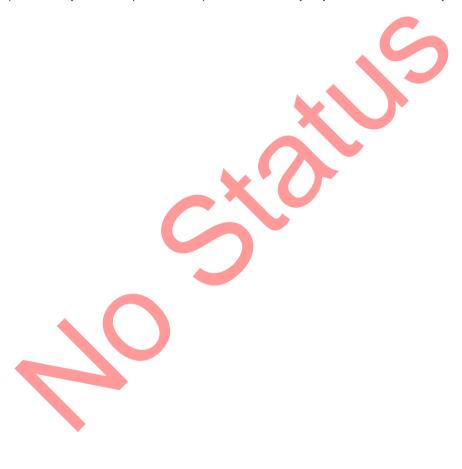
(ordered by Representation ID No.)

Representor ID and details: 483/DP1 Mrs S E Stuart

8. I would also question, most strongly, the need for these new houses. There is already an expansion programme in place at Pencoedtre and a proposed development for the area formerly known as the Billybanks. A cursory glance anywhere in Sully, Penarth, Barry, the Waterfront and Cardiff Bay reveals innumerable 'for sale' and 'to let' signs. There are more than enough houses and flats to go round. With the loss of the aircraft maintenance facility at St Athan and the down-sizing of the Chemical Complex at Sully, it is impossible to see where all these new home owners will come from.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



(ordered by Representation ID No.)

Representor ID and details: 495/DP1 Mr R King							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Letter	, ,	our comments to be cor at a hearing session of	,	•
2a - Do you consider the LDP is Sound? Unanswered	Procedural Tests -	P1 - Unanswered	P2 - Unansv	vered	soundness, please indicates		that it fails.
	Coherence and Effective	eness Tests - CE1 -	Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswe	red
	Policy Number: MG20(5). SP7(1)			Proposal Map:	<u></u>	straints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? Unansw	ered (If	"No" or "Unanswered	"- go to 3d)		
3c - What changes would like to see made to the Deposit Plan?			New Paragraph: Unanswered	Amended Paragrag Unanswered	oh: New Or Amended S Unanswered	Other (see N Unanswered	
3d - If your representation relates to a new, deleted or amende	ed site, did you submit th Site Name:	e site as a Candidate	Site? Unanswere	ed (If "Yes", plea	ase give the Candidate S Site Reference		erence if known)
3e - Please set out your representation helow:							

LDP Consultancy Process Complaint.

Sir Madam.

I wish to complain about the consultancy and response method regarding the LOP and submit my responses in a conventional letter.

It is clearly written in gobbledegook to deter response from the public generally with a response method so complex it is virtually impossible for an ordinary person to respond. Your response method appears to be a sign of a bureaucracy out of control, obsessed with complication to avoid responses and commentary.

I have attempted to respond to the housing development proposals to the south east of Llantwit Major, formally using your electronic form. I suspect that the form is incorrectly filled in, as you clearly have designed it to prevent responses from the general public. However, if only you would read it, you would find that I have no problem with the development, provided that the access to L1antwit Major is made suitable for the construction traffic and additional traffic generated by the construction, provided that the status of the Heritage Coast has not been surreptitiously changed to allow this development, and provided that the contractors provide their own tradesmen's parking on site, and not on public roads, and that some provision is made for the present wildlife. Please see my electronic submission for the detail. Cardiff (CWI) Airport Spur My current concern is regarding the "Stop the Spur" campaign. I will not sign up to this campaign because I will not jump on a NIMBY bandwagon and fill out the campaign's class action response, because it does not reflect my concerns, and indeed I strongly disagree with their scare tactics.

I would not want public money spent on building a railway spur to the airport, because the airport appears to be ineffective, and the railway spur will be another investment white elephant like Lucky Goldstar, Project Red Dragon, Bosch, Nippon Electric Glass etc. My concern is not so much a loss of railway connections for Llantwit and Rhoose, as I would see it as not being impossible for the rail franchise holder to divert some of the Barry Island trains to terminate at the airport instead, and not necessarily limit the Llantwit and Rhoose connections.

I however do believe that the most beneficial option would be to build a LRT alongside the railway on the southern side from Rhoose station, across the railway at the new Rhoose Point access road bridge (on a new bridge) and running to the Rhoose to Barry road, either elevated across the fields to avoid a switchback, or following the road to the roundabout, and then running eastwards, past the end of the runway, over the road in a new bridge, and onto airport property to the terminal. New over bridges could be replaced by co-running of the LRT on the Rhoose Point access bridge, and by a crossing on the Rhoose-Barry road near the runway end. This LRT could be extended to the car parks to the north east of the airport generates enough trade. A railway could only end at the airport terminal. A railway spur will require major earthworks which the LRT would not, and a railway spur will not benefit trade from west of the airport.

The airport is currently so ineffective that a LRT or rail connection should not be supported with public money.

(ordered by Representation ID No.)

Representor ID and details: 495/DP

495/DP1 Mr R King

Further, the proposed spur would only benefit traffic from east of CWL, and be of absolutely no benefit to Bridgend, Maesteg, Swansea or west Wales traffic.

I use Heathrow, Bristol, Birmingham & Gatwick now about 10- 15 times a year. CWL is a joke, and I have to suffer the early hours journeys despite its proximity.

As a private business CWL must either die or start performing like an airport, and as a business it should raise capital like any other business for the rail connection - providing a clear business plan to prospective lenders.

In an ideal world, South Wales Main line diverted traffic to serve Rhoose and CWL could provide a manifold to the airport from east and west South Wales, and this would increase rail traffic, including hopefully increasing the number of train journeys from Bridgend via the VoG line, diverting some of the traffic providing semi fast services from Bridgend, Llantwit Major, Rhoose and Barry to Cardiff and in the reverse direction. Between CWL and Network Rail an interchange could be provided at Rhoose that connected to the airport LRT.

This benefits ALL of South Wales, the local residents trying to get to Cardiff, Swansea and beyond, and not just from Cardiff and points east. As stated, this LRT could be extended to feed the airport car parks, something a spur could not do.

I should point out that I live directly under the flight-path of outbound flights when planes take off in a westerly direction and bank south, and these do not bother me (although the outbound ~ traffic is now just a trickle). I also live very close to the end of the St Athan runway, and this doesn't bother me, nor did it when the airfield was busy. I work in the power industry, formerly at Aberthaw, and its proximity does not bother me, even the NoX cloud local NIMBYs

grumble about. I would welcome a home grown manufacturing heavy industry at St Athan.

Cowbridge Bypass.

I have written many yeas ago to yourselves, responded to by a former Vale employee, Mike Tan, who told me that there was no money for improvements.

I have pointed out that westbound Llantwit Major traffic from the A48 has to travel through the congested centre of Cowbridge or via narrow congested roads at Llanblethian or Llysworney.

I have suggested that a right turn crossing should be made so that Llantwit Major traffic can leave the A48 at the western end of the viaduct, cross eastbound traffic, and join the eastbound off slip at the western end of Cowbridge. I do not want to propose a crossing/junction/roundabout design - that is a matter for highway planners.

This just leaves the problem of Pontyclun to Llantwit southbound bound traffic left to suffer Cowbridge's congestion. This traffic could have access to the A48 viaduct at the eastern end of Cowbridge given the proposed Llantwit exit at the western end of the viaduct.

Llantwit to Pontyclun traffic can use the bypass, and double back from the eastern end of the viaduct, and turn right at the Cowbridge eastern end traffic lights. A four way, rather than 3 way light system would help here.

I do not believe the road modifications are too onerous, and given the reduced speed limit over the viaduct the problem should be eased.

My proposals are complex as written, and require simplification by diagrams. I can do this in my simple letter. I cannot do this on your deliberately over - complicated electronic form.

Please see the attached.

Yours faithfully,

- R. King. Tel 01446 794518,079803871 01, email rayking@king03.fsnet.co.uk
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 495/DP2 Mr R King							
Date Lodged Status Petition and No. Supporting Evidence M 0	Additional SA SEA		Rep format: Eform			siered by 'written represolation? W	
2a - Do you consider the LDP is Sound? Unsound		P1 - Unanswered	loes not not meet o	, ,	undness, please indica	ate which test(s) that it	fails.
	Consistency Tests - C Coherence and Effective			ered C3 - Unanswer CE2 - Unanswered C		vered CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: 64	<u>Paragraph</u>		roposal Map: MG2 Housing Alloc		straints Map Apı	pendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repres	entation? Yes	(If "I	No" or "Unanswered" - g	go to 3d)		
3c - What changes would like to see made to the Deposit Plan?			New Paragraph: Jnanswered		New Or Amended Sit Unanswered	te: Other (see Notes): Unanswered	
3d - If your representation relates to a new, deleted or amende	d site, did you submit the Site Name:	site as a Candidate S	Site? No	(If "Yes", please	give the Candidate Si Site Reference:	te Name and reference	; if known)

3e - Please set out your representation below:

Re:- Planned housing development south east of Hoddnant River off Nant yr Adar & Hoel Felin SS 975 683

Sir/Madam,

Personally I have no objection to the construction of the proposed housing estate in the above vicinity provided it is legal and involves no dishonesty. However, I have reservations regarding traffic congestion during construction and after construction and underground services to the proposed site, and the protection of the woodland wildlife in the clusters of trees. I would like some reassurances that the following points are addressed.

I had understood that the area was "Heritage Coast" and as such it would not be built on. I may be mistaken. However, I would be extremely concerned if the development area on land was originally set aside for the Heritage Coast, but the area has since been de-classified surreptitiously without wider public knowledge. I would like this point clarified.

Traffic during and after construction.

The construction and finalised public accesses onto the site are not defined as present as far as I am aware, It is my belief that as provision appears to exist at SS975 682 for a future road, this access is likely to be one of the accesses, maybe THE access. Many of my points refer to this presumption, but nevertheless apply wherever the future accesses will be made. I would therefore require re-assurances to my concerns regarding the following access provision, not just at the site entrance and immediate surroundings, but also within the town generally.

In my estimation, the construction of 345 homes on a greenfield site is likely to generate in the order of at least 35,000 return lorry deliveries of 30T loads, given conventionally brick built houses, more trips given lower lorry loadings and import/export of the earthmoving and construction machinery.

Firstly the construction will create muddy roads, and I would like an assurance that for the duration of construction there will be a compulsory wheel wash at the site's dirty exits.

On completion of construction there are likely to be more than 500 daily additional car journeys in Lod on Nant, Ham Lane East and Boverton Road, assuming that the entrance to the development is via an extended Lod On Nant.

There is a serious problem induced by inconsiderate parking and inadequate parking provision in the vicinity of the schools and leisure centre, SS974 683 to SS975 685, rugby fields SS973 685 and church SS973 683 in Ham Lane East. This chaotic parking and vehicle manoeuvring extends well into Lod on Nant SS974 682 and for the length of Ham Lane East, particularly at times of school start and finish, church services, special events, parent-teacher meetings and larger rugby club matches and trials. These cause chaos from inconsiderate parking, at times making the entire length of Ham Lane East a single

(ordered by Representation ID No.)

Representor ID and details: 495/DP2 Mr R King

track carriageway with no passing places. This has direct implications both for construction traffic, increased residential traffic and increased parking at the facilities from residents of the new development using existing facilities, after construction.

The secondary school also has a fleet of school buses delivering and picking up pupils, and these buses are both a major obstacle with inadequate room for manoeuvre, parking up and loading inside the school grounds and on Ham Lane East.

Particularly during times of the daily school finish, Ham Lane East northbound traffic can tail back considerably from the junction with Boverton Rd (SS974 687).

During construction, unless parking is provided and controlled on the site the workforce building the site will park wherever they can, on Nant yr Adar, Lod on Nant and Hoel y Felin. Site parking provision for the workers, delivery vans and lorries is essential immediately that the work commences.

There are many potential solutions, and as one potential solution, I offer for consideration:- the banning of non-residents parking in Ham Lane East, northwest of the junction with Lod on Nant SS973 683, and prior to commencement of the development, a large section of the school playing fields should be turned into a large car park with adequate provision for school buses in marked bays, which would obviate the need for on-road parking in Ham Lane East and Lod on Nant, suiting the parking needs of the rugby fields, the schools and the church, for all likely combinations and permutations of concurrent events.

Given notice, I can supply photographs of the congestion which occurs in Lod on Nant and Ham Lane East, at school opening and closing times, church sessions, and given time, parent/teacher evenings to quantify the existing chaos and highlight the difficulties which will inevitably occur during construction on the site.

The loss of school playing fields should be made up by provision on the development land, possibly in the un-useable flood plain of the Hoddnant, of replacement, flattened or terraced and flattened school playing fields.

The turning radii for the larger oversized construction articulated lorries (low loaders etc) travelling westbound, off Boverton Road into Ham Lane East (SS974 687), and coming off Ham Lane East into Lod on Nant (SS 973 683) are inadequate for the regular use during construction, and the provision of adequately sized mini roundabouts at both locations should be made, particularly as both locations have plenty of spare ground in the vicinity. These mini roundabouts would also improve access from Lod on Nant onto Ham Lane East, and dissuade on street parking there, and also improve traffic flow from Ham Lane East onto Boverton Road, once the development is complete and residential traffic increases.

Whilst I am aware that 44T articulated lorries occasionally use Ham Lane East for the farm without bother at non-busy times, my concern is for greater numbers of this size of vehicle and less flexible 8 wheelers and outsized low loaders, in Ham Lane East and particularly in the narrow section of Boverton Road between the traffic light junction (SS985 686) and the Boverton Post Office (SS 982 684), and permanent widening, and the easing of the sharp bend SS983 684 to accommodate passing articulated lorries and buses is essential.

Llantwit Major has been completely grid-locked by incompetently co-ordinated civil works - I refer specifically to the period when Welsh Water were repairing the water mains in Boverton Road, and Llantwit centre, and the more recent incessant temporary traffic lights at the new former station yard housing development. Two jammed large vehicles, unable to pass will block the eastern approaches at Boverton, and a further blockage in the west of the town, or HGV construction traffic will again induce grid-lock without suitable road widening. I therefore see the greater town access improvements as being essential before the development starts.

The alternative, of course, is direct access from the B4265, approximately at the end of the St Athan runway SS991 680 leading dead end into the new development, with provision for the extra traffic that may be generated in the Ham Lane area. (preventing extra on-street parking for pupil pick up and drop off originating in the completed new development).

Water and sewers.

My primary concern is the overloading of the sewerage system either by direct entry into them from the new estate, or by backing up caused by a new entry from the new estate further downstream.

Associated with this is the adequacy of water (and gas supplies), without deteriorating the current supply situation on existing properties.

Amenities

The schooling and health facilities should be enlarged to cope with the increased catchment area, and given that Llantwit Major is a dormitory town with the railway connection, the car parking facilities within the town centre and railway station will require increasing.

Environmental Preservation.

The current use of the land is apparently for silage growth, and for keeping horses. I have no objection to losing this unless there was an alternative agricultural crop usage that would benefit society generally.

(ordered by Representation ID No.)

Representor ID and details: 495/DP2 Mr R King

However, there are quite a number of established trees on the Hoddnant banks and a tree island SS 976 682, and I would like to see these trees left alone (except for essential access), the former cluster should be away from the development margins. Any trees cut down should be replaced on the development by new trees of the kind destroyed by the development.

I believe that there are badger colonies in the wooded areas near the mill race, and other than the road access bridge for the continuation of Lod on Nant, I would like to see the badger habitat preserved in the small areas of trees and undergrowth where building should not take place. Ideally a badger/wildlife path should be provided between the tree island and the Hoddnant /Mill race area.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) Provision for the above points, addressing the specific aspects.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

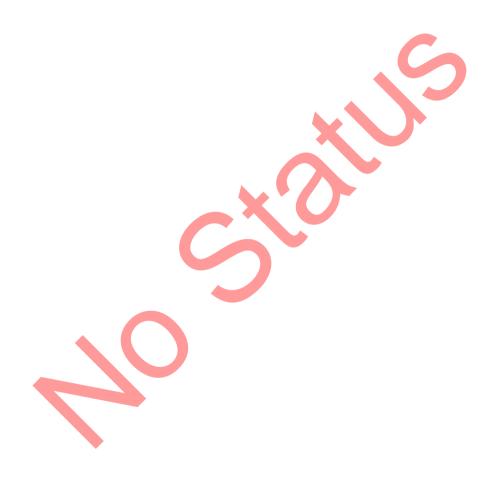


Representor ID and details: 641/DP1 Mr R Pitcher							
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA		Rep format: Eform	,	,	s to be consiered by 'writte session of Public examinat	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that Procedural Tests -	the Plan is unsound an	nd does not not me	eet one or more test(s) o	f soundness, pl	lease indicate which test(s	s) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4	4 - No	
	Coherence and Effect	ctiveness Tests - CE	1 - No	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragra</u>	ph Number:	Proposal Map:	7	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your re	presentation? Yes		(If "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan'	? New Policy: No	Amended Policy: No	<u>New Paragraph</u> No	Amended Paragra No	ph: New Or Ar Yes	mended Site: Other (see No	Notes):
	Notes:						
3e - Please set out your representation below: This relates to three objections to the proposed site: 1. Objection to number of houses proposed The stated intent to consider the site for construction of 3 Murch Crescent. Murch Road in particular already struggle houses would increase traffic density by a factor of 3 or 4 approximately 100 houses is more in keeping with current 2. Objection to means of secondary access via Windyridg The statement that Windyridge could be a means of secon recently been developed for house construction would need through traffic. It is a residential road with a tortuous entration it is not unusual to have to back round and down the hill windening unless one or more placements are removed. 3. Objection to land use One part of the site is greenfield. In the Candidate Site As • The development of the candidate site would promote or	es with the traffic important which the current roat access capabilities. ge and ary access to the sed compulsory purchal ance off Murch road cowhen cars meet at the assessment Process, the sessessment Process, the which is a session of the cars meet at the assessment Process, the session of the cars meet at the assessment Process, the session of the cars meet at the assessment Process, the session of the cars meet at the assessment Process, the session of the cars meet at the assessment Process, the session of the cars meet at the session of the cars meet at the cars meet at the session of the cars meet at the session of the cars meet at the cars meet at the session of the cars meet at the session of the cars meet at the cars meet at the session of the cars meet at the cars m	ite does not take into a ase and presumably ho omprising a sharp benot top and are unable to the reason for rejection	ing to houses on New with - a new road account two aspectuse demolition. So to the left, steep see each other till of site 2534/CS.8	Murch Crescent, Windyrid would be required linking the second that there is no followed that the Windyridgrise, and sharp bend to the last moment. The fatherest would be second that the last moment.	dge, Cherry Oring with Sully Ro free plot of land ge is barely cap the right on top ir end of Windyi	chard, and Cherry Close. bad, and Sully Road widen at the end of Windyridge bable of current traffic and of the rise. With cars parkidge is only 5.5 metres with the cars	The addition of 340 ned. A development of and a plot that has totally unsuitable for sed both sides at the top,
The development of the candidate site would represent countryside		,	101				
It also contravenes the recommendation in the Green We	edge Background Pap	er to keep a Green We	dge "Between Din	as Powys, Penarth and	Llandough"		
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it	t sound (if relevant)					
Reduce housing density of the old St Cyres brownfield Remove reference to Windyridge as a possible second Remove the greenfield constituent of condidate site Management.	ary means of access.						

Representation ID No.)

Representor ID and details: 641/DP1 Mr R Pitcher

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 643/DP1 Mr V Driscoll							
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M □ 0 □	Additional SA SEA		Rep format: Eform	,	,	to be consiered by 'written ssion of Public examinati	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - No	does not not mee P2 - No	et one or more test(s) of	of soundness, ple	ease indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4	- No	
	Coherence and Effect	iveness Tests - CE1 -	No	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:		Constraints Map	Appendices:
				MG2			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(1	f "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: No		New Paragraph: No	Amended Paragra No	<u>New Or Am</u> Yes	ended Site: Other (see I	Notes):
	Notes:		, v				
3d - If your representation relates to a new, deleted or amend	•	he site as a Candidate oft Farm, Sunnycroft Lar		(If "Yes", ple	-	ndidate Site Name and re leference: 643/CS. 2	ference if known)
3e - Please set out your representation below: The LPA have rejected this site on two grounds: 1. That the road access is not adequate. 2. That the site is in the open countryside. We wish to appeal this refusal in that: 1. Sunnycroft Lane can be easily widened & improved. 2. Many of the other sites being put forward are in the op	en countryside - MG 2 (19) is also on prime agr	icultural land & h	as inadequate road lin	ks.		
3f - Please outline the changes you wish to see made to the D We wish site 643/CS. 2 to be zoned for residential use.	Deposit Plan to make it	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your re We will wish to fully amplify our reasons that this site sho			about and why the	hey consider it be nece	essary to speak a	at the hearing -	

Representor ID and details: 654/DP1 Ms S Booy				
Date Lodged Status Petition and No. Supporting Evidence 06/03/2012 M	Additional SA SEA		t your comments to be consiered by 'writte ak at a hearing session of Public examinat	
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1	P2 - Unanswered C2 - Unanswered C3 - Una	`	·
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph	h Number: Proposal Map:	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unansw	wered (If "No" or "Unanswere	ed" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?	? New Policy: Amended Policy: Unanswered Unanswered Notes:	New Paragraph: Amended Paragr Unanswered Unanswered	raph: New Or Amended Site: Other (see Unanswered Unanswere	
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site Name:	Site? Unanswered (If "Yes", pl	ease give the Candidate Site Name and re Site Reference:	eference if known)
 3e - Please set out your representation below: My representation relates to proposed building areas: A)To south of railway by the main Llantwit roundabout and St Athan is also counted in). My concerns relate to: 1.The impact of these additional houses on general busyness of roads in the town and adjacent to so the impact on services such as schools and social service. Whether there will be adequate play/amenities space espansion. 	chools ses etc, and GPs an <mark>d</mark> hospitals.		new homes if both proceed over time (an	d more if impact of site in
My representations are primarily general concerns about	developments which I feel are unclear at this s	stage. I would like to see a summary of	the council's strategy on how the above w	vill be addressed.
2.That as there has been little development in terms of en				
3f - Please outline the changes you wish to see made to the D Whilst this plan is "strategic" in level I feel that it should in accommodate disabled people who are wheelchair depen proportion should also be "family" sized e.g. a family with	nclude principles such as a quota not only for 'or dent. I understand that this is not currently the			
4b - If you wish to speak, please confirm which part of your report It was very useful and informative to be able to see hard of			, ,	

Representor ID and details: 697/DP1 Ms S Nash							
Date Lodged Status Petition and No. Supporting Evidence 29/03/2012 M □ 0 □	Additional SA SEA		Rep format: Eform	,	,	be consiered by 'writter ssion of Public examinati	n representations' or do on? Do not speak at he
2a - Do you consider the LDP is Sound? Unsound	•	e Plan is unsound and P1 - No	does not not mee P2 - No	et one or more test(s)	of soundness, plea	ase indicate which test(s) that it fails.
	Consistency Tests -	C1 - Yes	C2 - No	C3 - No	C4 -	No	
	Coherence and Effective	veness Tests - CE1	· Yes	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(16)						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? Yes	(If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	No New Policy:		New Paragraph: No	Amended Paragra No	aph: New Or Ame	ended Site: Other (see I	Notes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	ne site as a Candidate	Site? No	(If "Yes", ple	· ·	didate Site Name and rel	ference if known)
3e - Please set out your representation below: I object to the land between Penarth and Sully being used I would like the land to be designated green belt land. I find this process difficult to understand, but I presume a	ŭ			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
3f - Please outline the changes you wish to see made to the D I would like both MG2 (16) Fort Road Lavernock, and MG I think developers should be encouraged to develop areas	2 (25) Swanbridge Road	d, Sully, removed comp	oletely from the pr	oposed LDP for 2011	to 2026.		
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to	speak to the inspecto	r about and why t	hey consider it be nec	essary to speak at	t the hearing -	

Vale of Glamorgan Council - Local Development Plan DEPOSIT PLAN (February 2012) - REPRESENTATION DETAILS: (ordered by Representation ID No.)

Representor ID and details: 710/DP1 Mr S K Matheson	
Date Lodged Status Petition and No. Supporting Evidence 06/03/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices:
	MG2(2). MG2(3). MG2(4)
3b - Do you wish to see any changes made to the Deposit Plan	
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: I 'm writing in response to the LDP 2012-2026, consultation seemed geared to bureaucrats, and planning officials and	n Document.I have tried to write on the relevant representation form on line but for some reason I am unable to do it. Also, most of the questions make little sense to a member of the public like me.
North and West of Barry. 465 homes are planned for Llar Where will the children from these homes go to school?, I	buses are to be built and I am concerned whether the infrastructure will cope with the large increase in population. I am particularly concerned about the stwit Major, 530 at St Athan, 750 at Rhoose, 710 around Waycock Cross, 97 at Pencoedtre Lane and 130 at White Farm; a total of 2692 new homes. How about health and dental care? The Barry Hospital now closes at 2:00pm. However my concern is that you have made no provision for the great ove 5 mile lane. but that will do little to ease the congestion on the A4050.
	A4050 and improve public transport. Do you really expect 1000s of people to give up their cars and cycle to Cardiff or use public transport in all not be so crass. May be you think that the rising price of petrol will put people off from using cars. However technology is providing electric and hybrid
You also suggest more people will work locally or at home that most people will still have to travel to Cardiff for employer.	a. Although the plan shows sites for regeneration and strategic opportunity, it does not say how and what industries will be attracted to them. It is likely byment.
It seems to me that that plans are ill thought out and shou	d be reconsidered.
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 728/DP1 Mrs B Jarvis	
Date Lodged Status Petition and No. Supporting Evidence Addition 29/03/2012 M 0	itional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Letter you want to speak at a hearing session of Public examination?
Proced Consist	f you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Edural Tests - P1 - Unanswered P2 - Unanswered istency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered rence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
, , , , , , , ,	<u>/ Number:</u> <u>Paragraph Number:</u> <u>Proposal Map:</u> <u>Constraints Map</u> <u>Appendices:</u> (16)
3b - Do you wish to see any changes made to the Deposit Plan as a res	result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan? New F	w Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered Unanswered
Notes	es:
3d - If your representation relates to a new, deleted or amended site, d	
3e - Please set out your representation below:	
Response to The Vale of Glamorgan Local Development Plan (LDP) 2011-26	
To the Planning Commission of the LDP We fully understand the need for further residential developments massive expansion of the Lower Penarth residential area with end	ts in order to meet the demand for new homes. The plans for site location MG2 (16) include the construction of 450 "dwellings", which is a normous impact on an already densely populated part of Penarth.
We have the following concerns, which need to be included in the	ne early planning phase of such a large development site:
the new development site. The construction traffic would lead to s	sible to use the current residential roads off Lavernock Road (Brockhill Rise, Caynham Avenue, Stanton Way and Whitcliffe Drive) for feeding into o serious traffic congestions and would have a serious impact on the Cliff Walk recreational area. The same holds true for the traffic by the new e, strictly object to any idea involving the current residential roads (Brockhill Rise to Whitcliffe Drive) in order to gain access to the MG 2 (16) site.
, ,	area in Lower Penarth that attracts a multitude of dog owners (irrespective of the weather) as well as many walkers and cyclists (especially on a 0 dwelling would cause a "collapse" of the current restricted belt of park area along the cliff top. We, therefore, demand that the new site create its liff walk.
Additional remarks:	
This proposed development would significantly increase traffic on	on Lavernock Road, it is currently often very difficult and dangerous to cross the road to the golf club bus shelter, with existing traffic volumes.
Further such housing development will greatly exacerbate the exis	xisting traffic congestion exiting Penarth towards Cardiff which can continue until approx 9.30am
The capacity of existing services i.e. water, sewerage, gas etc is o	s currently limited and will have to be significantly upgraded to provide the new development.
3f - Please outline the changes you wish to see made to the Deposit P	Plan to make it sound (if relevant)

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 736/DP1 Mr & Mrs J T We	bster
Date Lodged Status Petition and No. Supporting Evidence 08/03/2012 M □ 0 □	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Yes
	Consistency Tests - C1 - Yes C2 - Unanswered C3 - Unanswered C4 - Yes
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: MG2(4). MG12(12)
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered Unans
	INUIES.
3d - If your representation relates to a new, deleted or amend	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below:	
Our concern that the chaos this will cause at Weycock C extra traffic this will create permanent long tail backs.	ross and the adjacent road corridors will be tremendous. We already experience the heavy congestion of morning and evening rush hour periods with the
It will decimate the local environment for all its wildlife.	
If there was no conceivable way of halting this profound	levelopment, it would be prudent to have a buffer strip of land to turn into:
The Queen Elizabeth's Jubilee Wildlife and Eco Meadow	
3f - Please outline the changes you wish to see made to the I Site taken out	reposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your re	pr <mark>esentation you wish to</mark> speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details:	774/DP1 Mr C Gulwe	ll .						
	and No. Supporting Evi	dence Additional SA SEA		Rep format: Comment form	· · · · · · · · · · · · · · · · · · ·	your comments to be k at a hearing session	,	n representations' or do on? Written
2a - Do you consider the LDP is	Sound? Unsound	2b - If you think that Procedural Tests -	the Plan is unsound and P1 - Unanswered	d does not not mee P2 - Unans	` '	f soundness, please i	ndicate which test(s) that it fails.
		Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unan	swered C4 - Un	answered	
		Coherence and Effect	ctiveness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Yes	
3a - Which part of the Deposit Pl	lan are you commenting	on? Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:	<u>(</u>	Constraints Map	Appendices:
		75			MG2(26)			
3b - Do you wish to see any char	nges made to the Depos	t Plan as a result of your re	presentation? Yes	(If	f "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to	see made to the Deposit	Plan? New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	ph: New Or Amende	d Site: Other (see I	Notes):
		Unanswered	Unanswered	Unanswered	Unanswered	Yes	Unanswere	d
		Notes:						
3d - If your representation relate	es to a new, deleted or ar	• •	the site as a Candidate the West of Port Road,		(If "Yes", plea	ase give the Candidat Site Refere	te Site Name and re ence: 2568/CS1	ference if known)
3e - Please set out your represe For my representation plea		oment Plan objection docun	nent by Herbert.R.Thom	as attached.	,			
3f - Please outline the changes For my representation plea	•	•	,	as attached.				
4b - If you wish to speak, please	e confirm which part of yo	our representation you wish	to speak to the inspector	or about and why th	ney consider it be nece	ssary to speak at the	hearing -	

Representor ID and details: 781/DP1 Ms V Roberts					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 ✓	Additional SA SEA	Rep format: Comment form	· · · · · · · · · · · · · · · · · · ·	our comments to be consiered by 'w at a hearing session of Public exam	•
2a - Do you consider the LDP is Sound? Unsound	•	n is unsound and does not not mee - Unanswered P2 - Unans	` '	soundness, please indicate which to	est(s) that it fails.
	Consistency Tests - C1	- Unanswered C2 - Unans	swered C3 - Unans	wered C4 - Unanswered	
	Coherence and Effectivene	ss Tests - CE1 - Unanswered	CE2 - Unanswered	CE3 - Unanswered CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph Number:	Proposal Map:	Constraints Mag	<u>Appendices:</u>
	75		MG2(26)		
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your represen	tation? Yes (I	f "No" or "Unanswered"	- go to 3d)	
3c - What changes would like to see made to the Deposit Plan		ended Policy: New Paragraph: answered Unanswered	Amended Paragrap Unanswered	h: New Or Amended Site: Other (Yes Unans)	
	Notes:				
3d - If your representation relates to a new, deleted or amend	ed site, did you submit the sit Site Name: Land at the We		(If "Yes", pleas	se give the Candidate Site Name ar Site Reference: 2568/CS	,
3e - Please set out your representation below: For my representation please see the Local Developmen	t Plan objection document by	Herbert.R.Thomas attached.	y		
3f - Please outline the changes you wish to see made to the DE For my representation please see the Local Developmen	•	,			
4h - If you wish to speak please confirm which part of your re	presentation you wish to spe	ak to the inspector about and why the	hev consider it he neces	sary to speak at the hearing -	

Representor ID and details: 788/DP1 Mr G Thomas				
Date LodgedStatusPetition and No.Supporting Evidence29/03/2012M0	Additional SA SEA		our comments to be consiered by 'written re at a hearing session of Public examination'	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered	oes not not meet one or more test(s) of P2 - Unanswered	soundness, please indicate which test(s) th	at it fails.
	Consistency Tests - C1 - Yes	C2 - Yes C3 - Yes	C4 - Yes	
	Coherence and Effectiveness Tests - CE1 - Y	res CE2 - Yes	CE3 - Unanswered CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N MG2(16)	Number: Proposal Map:MG2(16)	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered"	- go to 3d)	
3c - What changes would like to see made to the Deposit Plan		ew Paragraph: Amended Paragrap Inanswered Unanswered	h: New Or Amended Site: Other (see Not Unanswered Unanswered	<u>es):</u>
	Notes:			
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Si Site Name:	te? Unanswered (If "Yes", plea	se give the Candidate Site Name and refere Site Reference:	ence if known)
3e - Please set out your representation below: My concerns with the proposed development as stated in	policy MG2, Site 16, are as follows:			
 No consultation prior to including such a vast developm not aware of or have sufficient time to form opinions. 	nent in the LDP. The consultation period to April	2nd being far too short a time and not b	peing aired in the media prior to printing mea	ans many people are
2. Total lack of infrastructure – schools already full. Lack	of access to gen. practitioners - appointments a	already have 2-3 weeks waiting.		
Dentists few and far between – as in the news today only is impossible and the county council cannot cope with the			e at present with the volume of traffic – wide	ening of carriageways
3f - Please outline the changes you wish to see made to the D It is my wish that the land identified in Policy MG2 Site 16		using be deleted from the plan.		
4h - If you wish to speak please confirm which part of your rel	presentation you wish to speak to the inspector a	hout and why they consider it he neces	esary to speak at the hearing -	

Representor ID and details: 856/DP1 Mrs & Mrs Weigh	ell				
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA	Rep format: Comment form		nents to be consiered by 'written representations' ing session of Public examination? Written	or do
2a - Do you consider the LDP is Sound? Sound	•	is unsound and does not not meet Unanswered P2 - Unansw	` '	ss, please indicate which test(s) that it fails.	
	Consistency Tests - C1 -	Unanswered C2 - Unansw	wered C3 - Unanswered	C4 - Unanswered	
	Coherence and Effectiveness	Tests - CE1 - Unanswered	CE2 - Unanswered CE3 - U	nanswered CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph Number:	Proposal Map:	Constraints Map Appendices:	
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representa	tion? No (If	"No" or "Unanswered" - go to 3	(b	
3c - What changes would like to see made to the Deposit Plan	·	nded Policy: New Paragraph: swered Unanswered		Or Amended Site: Other (see Notes): swered Unanswered	
	Notes:				
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site Site Name: Brynhill Golf Club		` ''	e Candidate Site Name and reference if known) Site Reference: 2407/CS1	
3e - Please set out your representation below: I wish to show my support for the Deposit L.D.P. approve particularly encouraging. I believe it is very important that					ossible.
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (i	if relevant)			
4b - If you wish to speak, please confirm which part of your re	resentation vou wish to speak	to the inspector about and why the	ev consider it be necessary to sa	beak at the hearing -	

(ordered by Representation ID No.)

Represento	ID and	details:	865/DP	1 Mr & Mrs R Morga	ลท						<u> </u>
Date Lodged 20/03/2012		Petit	ion and No.	Supporting Evidence	Additional SA SEA		Rep format: Comment form	, ,	our comments to be coat a hearing session o	,	n representations' or do
		the LDP	is Sound?	Unanswered	2b - If you think that t	he Plan is unsound and P1 - Unanswered		one or more test(s) of			
						C1 - Unanswered tiveness Tests - CE1		ered C3 - Unans	wered C4 - Unan	swered CE4 - Unansw	
3a - Which p	art of the	e Deposi	t Plan are y	· ·	Policy Number: MG2(15)	<u>Paragrap</u> 	h Number: P	roposal Map:	<u>Co</u>	nstraints Map	Appendices:
3b - Do you v	vish to s	ee any c	changes ma	de to the Deposit Plan	as a result of your rep	oresentation? Yes	(If "N	No" or "Unanswered'	- go to 3d)		
3c - What ch	anges w	ould like	to see mad	le to the Deposit Plan?	New Policy: Unanswered Notes:	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragrap Unanswered	h: New Or Amended Yes	Site: Other (see Unanswere	
3d - If your r	epresen	tation re	lates to a ne	ew, deleted or amende	•	the site as a Candidate rear of Heol-y-Felin Est		(If "Yes", plea	se give the Candidate Site Reference		eference if known)
3e - Please We pro	•	•		pelow: 15) (this is currently a	reserve site) for the fo	ollowing reasons:					
i)It wou	d chang	e the na	ture of the a	area having a deleterio	us effect on the quality	y and character of the	surroundings.				
ii)It repi	esents i	napprop	riate develo	pment of a Greenfield	site adjacent to the He	eritage Coast. Rather th	nan promote tourism t	the development will	make the area less att	ractive for tourists	S.
النبيد الذنان	impact i	negative	ly on the ad	iacent recidential area	hy further encroachm	ent on to green helt lan	ud.				

- iv)The town has already seen considerable over development in recent years putting strain on the infrastructure of the town.
- v)An extra 345 dwellings is inconsistent with the current density per hectare of the adjoining residential area.
- vi)The area in question is already prone to flooding and a further loss of green space and trees will only exacerbate the flood risk.
- vii)The site is rich in wildlife:- kingfishers, herons, bats, toads, slow worms etc. This would represent vital loss of habitat.
- viii)Ham Lane East is already very congested. It is the access point for 3 schools- one of which is set to expand over next 5 years.

Ham Lane East is also the main access point for several housing developments; it is access to the beach, access to Acorn Camping and Caravan Park, and also to farms. The road already causes problems for towing caravans, farm vehicles. Parking is also an issue, particularly at school admission and exit times. Further residential housing would cause considerable extra nuisance for local residents. There is also likely to be a knock- on effect of extra congestion at the junction with Boverton Road.

I do not consider that the proposal is in accordance with 3.21 Policy Framework "to manage the natural coastal and built environment of the Vale of Glamorgan for future generations and maximise tourism and visitor potential." It is inconsistent with obj. 4 of the LDP- "to protect and enhance the VoG Natural Environment," nor does it sit comfortably with obj 9, "to create an attractive tourism destination with a positive image for the VoG encouraging sustainable development - to enrich the experience for visitors and residents." Obj 10- It does not meet the aim "to ensure that development with VoG uses land effectively and efficiently and promotes sustainable use and management of natural resources.

With regard to the Growth Strategy 5.13, settlements to act as focal points for growth. This policy will change the nature of the town, further stretch resources and impact negatively on Llantwit Major as a tourist

(ordered by Representation ID No.)

Representor ID and details: 865/DP1 Mr & Mrs R Morgan

destination.

The LDP states that it aims to preserve the nature of the Heritage Coast, to minimise impact on natural systems, landscape, species and habitats, preserve and enhance natural environment, principally the countryside and coast (SP10, 5.73, 5.74, 5.75). The proposed development MG2 (15) is contrary to these policy aims.

Policy SP11 aims to protect existing tourism assets, promote sustainable use of the Glamorgan, heritage coast, It aims to protect and enhance existing tourism facilities. It aims to ensure that VoG become the "green lung" of Wales. We believe the development goes against these policy aims.

Policy MD1 Location of new development. The proposed new residential site MG15 at the rear of Heol-v-Felin estate in Llantwit Major does not:- promote new tourism (pt2), make use of previously developed land (pt 6), avoid an area of flood risk (pt 7). It does have a negative impact on the Heritage Coast as it is directly adjacent to the coast and backs onto a tourist camping site (see pt 8). It also has an unacceptable impact on the existing infrastructure and local amenities (pt 6.2).

Policy MD2: The new development does not respond appropriately to the local context and character of neighbouring buildings in terms of density (pt 2). It does not conserve and enhance the quality of existing open space (pt 6). The extra traffic congestion that is incurred will not safeguard existing residential amenities with regard to privacy, noise and disturbance (pt 7).

Policy MG2 Housing Allocations Site 15- Land to Rear of Heol-y-Felin Estate Llantwit Major 15.81 Hectares- 345 homes. The proposal does not accord with Policy MG6, pts 3.4,5 i.e.

It is not of a scale commensurate with the surrounding area and would unacceptably impact on character and appearance of the locality.

It would result in the loss of public open space and could affect the business of the camp site. It would result in an unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking.

Policy MG8 pt1. The development at the prescribed density of 30 dwellings per hectare would have an unacceptable impact on the character of the surrounding area.

For all the above reasons we feel that the site should be deleted from the LDP.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) Delete the site MG2 (15)- Land to rear of Heol-y-Felin estate, Llantwit Major. 15.81 hectares residential 345 homes.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 876/DP1 Mr S Cox							
Date Lodged Status Petition and No. Supporting Evidence	Additional SA SEA		Rep format: Comment form	*	your comments to be co	•	n representations' or do on? Written
2a - Do you consider the LDP is Sound? Sound	•	e Plan is unsound and P1 - Unanswered		et one or more test(s) of	f soundness, please inc	dicate which test(s) that it fails.
				swered C3 - Unans	swered C4 - Unar	nswered	
	Coherence and Effecti	veness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswe	ered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragrap	h Number:	Proposal Map:	<u>Cc</u>	onstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? No	(1	f "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	ph: New Or Amended Unanswered	Site: Other (see I	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name: Brynhill G		Site? Yes	(If "Yes", plea	ase give the Candidate Site Referen	Site Name and ref	ference if known)
3e - Please set out your representation below: I wish to show my support for the Deposit L.D.P. approve particularly encouraging. I believe it is very important that							
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	oresentation you wish to	speak to the inspect	or about and why the	nev consider it be nece	ssarv to speak at the h	earing -	

Representor ID and details: 882/DP1 Ms Copleston		
Date Lodged Status Petition and No. Supporting Evidence 29/03/2012 M 0	Additional SA SEA Rep form Letter	4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered	Procedural Tests - P1 - Unanswered P2 - U	t meet one or more test(s) of soundness, please indicate which test(s) that it fails. Jnanswered Jnanswered C3 - Unanswered C4 - Unanswered CE2 - Unanswered CE3 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: MG2(16)	Proposal Map: Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswered	(If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	New Policy:Amended Policy:New ParagraUnansweredUnansweredUnanswered	
	Notes:	
3d - If your representation relates to a new, deleted or amende	I site, did you submit the site as a Candidate Site? Una Site Name:	(If "Yes", please give the Candidate Site Name and reference if known) Site Reference:
massive expansion of the Lower Penarth residential area where the following concerns, which need to be included 1. Traffic (residential and construction) – It is absolutely in the new development site. The construction traffic would residents once construction has been completed. We, the 2. Recreational area – The Cliff Walk is a very busy recreaclear day). The MG 2 (16) development site with its plann own recreational area, which may an extension of the exist Additional Remarks It is already extremely difficult to join Lavernock Road from if the proposed development were to go ahead.	oments in order to meet the demand for new homes. The vith enormous impact on an already densely populated part of in the early planning phase of such a large development apossible to use the current residential roads off Lavernoc ead to serious traffic congestions and would have a serious refore, strongly object to any idea involving the current residential area in Lower Penarth that attracts a multitude of dead 450 dwelling would cause a "collapse" of the current resign cliff walk. Brockhill Rise at certain times owing to the volume of traffic.	
3f - Please outline the changes you wish to see made to the De-	posit Plan to make it sound (if relevant)	
4b - If you wish to speak, please confirm which part of your rep		why they consider it be necessary to speak at the hearing -

Representor ID and details: 888/DP1 Mr & Mrs P Newb	у
Date Lodged Status Petition and No. Supporting Evidence 29/03/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Letter you want to speak at a hearing session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: MG2(16)
3b - Do you wish to see any changes made to the Deposit Plar	
3c - What changes would like to see made to the Deposit Plan	 New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: Response to The Vale of Glamorgan Local Development Plan (LDP) 2	011-26
	opments in order to meet the demand for new homes. The plans for site location MG2 (16) include the construction of 450 "dwellings", which is a with enormous impact on an already densely populated part of Penarth.
We have the following concerns, which need to be include	ed in the early planning phase of such a large development site:
the new development site. The construction traffic would	mpossible to use the current residential roads off Lavernock Road (Brockhill Rise, Caynham Avenue, Stanton Way and Whitcliffe Drive) for feeding into lead to serious traffic congestions and would have a serious impact on the Cliff Walk recreational area. The same holds true for the traffic by the new erefore, strictly object to any idea involving the current residential roads (Brockhill Rise to Whitcliffe Drive) in order to gain access to the MG 2 (16) site. or from Clir AC Williams.
	ational area in Lower Penarth that attracts a multitude of dog owners (irrespective of the weather) as well as many walkers and cyclists (especially on a need 450 dwelling would cause a "collapse" of the current restricted belt of park area along the cliff top. We, therefore, wish you to consider that the new sion of the existing cliff walk.
Additional Comments	
Before any new development on this scale takes place pr a) The added impact of cars to + from Penarth & Cardiff 6 b) The extra school places required c) Parking in Penarth itself which is still very difficult at this	especially at peak times s present time
3f - Please outline the changes you wish to see made to the D	
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Vale of Glamorgan Council - Local Development Plan DEPOSIT PLAN (February 2012) - REPRESENTATION DETAILS: (ordered by Representation ID No.)

Representor ID and details: 903/DP1 Ms L Carnell						
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA		comments to be consiered by 'written rea hearing session of Public examination	•		
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered					
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered					
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered					
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	Number: Proposal Map:	Constraints Map	Appendices:		
	MG2(16)					
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswe	red (If "No" or "Unanswered" - g	o to 3d)			
3c - What changes would like to see made to the Deposit Plan?		lew Paragraph: Amended Paragraph: Unanswered Unanswered	New Or Amended Site: Other (see No Unanswered Unanswered	tes):		
	Notes:					
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Si Site Name:	ite? Unanswered (If "Yes", please	give the Candidate Site Name and refer Site Reference:	ence if known)		
3e - Please set out your representation below:						
I wish to protest at the plans to build 430 houses on land a	at Fort Road Lavernock.					
The following has not been considered by the planners an 1. 430 = 860 to 1200+ extra cars trying to exit Penarth on 2. 430 = erosion of green belt blurring boundaries and neg 3. 430 = environmental impact on nature reserve & nature 4. 430 = excavating toxic sites, with disregard for archaect 5. 430 = flooding exasperated at Lavernock Road once field	a road that cannot cope with any more traffic gating the unique character of Penarth & Sully al habitat blogical sensitivity on recognised area.	are insurmountable				
The list is endless.						
Please don't build here.						
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)					
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector a	about and why they consider it be necessar	v to speak at the hearing -			

Representor ID and details: 903/DP2 Ms L Carnell							
Date Lodged Status Petition and No. Supporting Evidence 19/03/2012 M □ 0 □	Additional SA SEA		Rep format: Eform	, ,		be consiered by 'written sion of Public examinati	n representations' or do on? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - No	does not not mee P2 - Yes	t one or more test(s) of	soundness, plea	se indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - Yes	C3 - No	C4 -	No	
	Coherence and Effect	iveness Tests - CE1 -	No	CE2 - No	CE3 - No	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(16)						
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your rep	resentation? Yes	(I	f "No" or "Unanswered	' - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?			New Paragraph:			nded Site: Other (see I	
	No	Yes	No	No	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	the site as a Candidate	Site? No	(If "Yes", plea	J	lidate Site Name and re ference:	ference if known)
3e - Please set out your representation below:				/			
The plan has no regard for the impact on transport enviro	nment, habitat or susta	ninability.					
There will be a detrimental eroding of the Green Wedge becountryside needs to be preserved between these areas.	etween Sully and Lave	ernock whi <mark>ch will for</mark> ever	r impact on future	housing eventually the	two individual are	eas will become a majo	r concrete block. The
There is, nor can be, any change to the infrastructure on without the use of cars.	the roads to accommod	date the extra vehicles a	nd public transpo	rt cannot be improved e	either with the trai	in station too far away to	be able to access it
To build houses on the site at Lavernock will so impact or	n the above that it shou	lld be TAKEN OUT OF	ΓΗΕ PLAN NOW.				
3f - Please outline the changes you wish to see made to the D DELETE THE PLANNED HOUSES AT LAVERNOCK FO			THE FUTURE				
4b - If you wish to speak, please confirm which part of your re			•	•		· ·	

Representor ID and details: 946/DP1 Dr J Best & Mrs J	C Best						
Date Lodged Status Petition and No. Supporting Evidence 12/03/2012 M 0	Additional SA SEA		Rep format: Eform			be consiered by 'writter sion of Public examination	n representations' or do on? Do not speak at he
	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - No P2 - No						
				C3 - No	C4 -	No	
	Coherence and Effecti			CE2 - No	CE3 - No	CE4 - No	
, , ,	Policy Number: MG2(26)	Paragrap 	h Number:	Proposal Map:	^	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation? Yes	(If "No" or "Unanswered	l" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy: No Notes:	Amended Policy: No	New Paragraph: No	Amended Paragra Yes	ph: New Or Ame No	ended Site: Other (see No	Notes):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	he site as a Candidate	Site? No	(If "Yes", plea	•	didate Site Name and ref	ference if known)
3e - Please set out your representation below: LDP Document Written Statement: MG2 (26) Page 141-1 Point - Highway links with existing village via Clos Llanfair		C		,			
We have serious concerns about the safety of a new vehicles using Old Port Road during times of heavy congeror pedestrians as there is no pavement. The alternative recommend that no vehicle access via Clos Llanfair should	om Port Road to the nevestion). In addition Wall route via Walston Road	w housing it will be use ston Road adjacent to	ed as a general the the Church groun	oroughfare during times nds is too narrow to acco	of heavy conges commodate any in	tion on Port Road (as ex creased traffic and would	sperienced currently with dalso be very dangerous
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	ound (if relevant)					
4b - If you wish to speak please confirm which part of your ren	presentation you wish to	speak to the inspecto	or about and why t	hev consider it be nece	ssary to speak at	the hearing -	

Representor ID and details: 952/DP1 Ms J Roberston							
Date Lodged Status Petition and No. Supporting Evidence 08/03/2012 M □ 0 □	Additional SA SEA		Rep format: Letter		our comments to be of at a hearing session		
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that th Procedural Tests -	e Plan is unsound and d P1 - Unanswered	does not not mee P2 - Unans	` '	soundness, please in	ndicate which test(s) t	hat it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unans	swered C4 - Una	nswered	
	Coherence and Effecti	veness Tests - CE1 -	Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswer	ed
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:	<u>C</u>	onstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation?	(If	"No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragrag Unanswered	oh: New Or Amended Unanswered	<u>Other (see No</u> Unanswered	otes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	he site as a Candidate S	Site?	(If "Yes", plea	ase give the Candidate Site Referer		rence if known)
3e - Please set out your representation below:							
Please would you register my strong support for the Depoidentifies the green fields of Brynhill Golf Course as being for protecting the green landscape of the Vale of Glamorg catastrophe for Barry and the environment. I would appre	outside of the resident gan in this particular cas	ial settle <mark>ment boundary.</mark> se. If such a developmen	I congratulate th	e Planning Cabinet and	d all the parties that in	put in to the production	on of the Deposit LDP
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	sound (if relevant)	,				
4h - If you wish to speak, please confirm which part of your re	oresentation you wish to	speak to the inspector	about and why th	nev consider it he neces	ssary to speak at the l	 hearing -	

Representor	· ID an	d deta	ils: 9	52/DP	Ms J Ro	berston										
Date Lodged 02/04/2012			Petition a	nd No.	Supporting	Evidence	Additional SA SEA			Rep form Eform	nat:	4a - do you want you want to spea	•	•		resentations' or do Written
2a - Do you d	conside	r the I	LDP is S	ound?	Sound		2b - If you think that t Procedural Tests -	he Plan is uns P1 - No	sound and	does not not P2 - N		one or more test(s) o	f soundness, plea	se indicate which	test(s) tha	t it fails.
							Consistency Tests -	C1 - No		C2 - N	No	C3 - No	C4 -	No		
							Coherence and Effec	tiveness Tests	s - CE1	· No		CE2 - No	CE3 - No	CE4 - No	0	
3a - Which p	art of t	ne Dep	oosit Pla	n are y	ou comment	ing on?	Policy Number:		Paragraph	Number:		Proposal Map:		Constraints M	ap <u>.</u>	Appendices:
							MG23					MG23(288)- Si of Nature Conservation				
3b - Do you v	wish to	see a	ny chang	jes ma	ide to the De	posit Plan	as a result of your rep	presentation?	No		(If	"No" or "Unanswered	d" - go to 3d)			
3c - What ch	anges	would	like to se	ee mad	de to the Dep	osit Plan?	New Policy:	Amended F		New Paragra	aph:	Amended Paragra	ph: New Or Ame	ended Site: Othe	r (see Note	<u>s):</u>
							Notes:	110		110			110	110		
3d - If your r	eprese	ntatio	n relates	to a ne	ew, deleted o		d site, did you submit Site Name: Land at		—	Site? Yes		(If "Yes", ple	ase give the Cand Site Re	didate Site Name eference: 2597/C		nce if known)
3e - Please	set out	your i	represen	tation b	below:						,					
LDP sh	ows th	s land	l as a "Si	te of In	mportance fo	r Nature C	lland and home for all Conservation" as this law water for all the wildlif	and needs to b	fe in the ar	ea. The land ed from deve	d has l	peen this way for a ve ent in order for the wild	ry long time, well d dlife to continue to	over 20 years. I a flourish in the are	m very plea ea. There is	sed that the Deposit a small stream
If this la	and wa	s to be	e granted	l "Mixed	d Use" status	s it could p	oossible allow houses	to be build on	this land a	and the natur	ral hal	oitat for the wildlife wo	uld be lost.			
3f - Please o	outline	the ch	anges yo	ou wish	n to see made	e to the D	eposit Plan to make it	sound (if relev	vant)							
4b - If you w	ish to	speak,	please of	confirm	n which part o	of your rep	resentation you wish	to speak to the	e inspecto	about and v	why th	ey consider it be nece	essary to speak at	the hearing -		

Representor ID and details: 952/DP3 Ms J Roberston							
Date LodgedStatusPetition and No.Supporting Evidence28/03/2012M0	Additional SA SEA		Rep format: Comment form	, ,	our comments to be co at a hearing session o	,	•
2a - Do you consider the LDP is Sound? Sound	2b - If you think that t Procedural Tests -	he Plan is unsound and P1 - Unanswered	I does not not meet o P2 - Unansw	` '	soundness, please ind	icate which test(s)	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unansw	ered C3 - Unans	swered C4 - Unan	swered	
	Coherence and Effec	tiveness Tests - CE1	- Unanswered C	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswe	ered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragrap	h Number: F	Proposal Map:	Co	nstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	oresentation? No	(If "	'No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragrap Unanswered	h: New Or Amended : Unanswered	Site: Other (see N	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name: Brynhill (Site? Yes	(If "Yes", plea	ase give the Candidate Site Referenc		erence if known)
3e - Please set out your representation below: It is important to ensure that Brynhill Golf Course is kept a	as green fields and the	erefore outside of the re-	sidential settlement l	boundary for Barry an	d the Vale.		
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	presentation you wish	to speak to the inspector	or about and why the	y consider it be nece	ssary to speak at the he	earing -	

Representor ID and details: 961/DP1 Mr G G Brown							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		Rep format: Eform	, ,		,	n representations' or do on? Do not speak at he
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that th	e Plan is unsound and	does not not mee	et one or more test(s) of	soundness, please	e indicate which test(s) that it fails.
	Procedural Tests -	P1 - Yes	P2 - No				
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 - Y	'es	
	Coherence and Effecti	veness Tests - CE1	- No	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	<u>Number:</u>	Proposal Map:		Constraints Map	Appendices:
	MG2(7)	1.14 - Intr	oduction				
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	esentation? Yes	(1	f "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	New Policy: Yes	Amended Policy: No	New Paragraph: No	Amended Paragrap No	New Or Amendo	ded Site: Other (see I	Notes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	he site as a Candidate	Site?	(If "Yes", plea	ase give the Candid Site Refe	late Site Name and re	ference if known)
3e - Please set out your representation below:							
this is a very difficult form to complete as it involves a lot	of reading that the ordin	ary working individual	does not have tim	e to do!			
I REALISE IT HAS TO BE THOROUGH BUT IT IS IMPO NOTICING.THE DEVELOPMENT TO SW OF WEYCOCI HOURS ON PONTYPRIDD ROAD, I CAN WAIT 5 MINS WORSE AND DESTROY QUALITY OF LIFE FOR PEOI ARE THESE PEOPLE GOING TO COME FROM - CARD AND WHEN EXHAUSTED OTHER PARTS OF THE VAL HOUSING SHOULD BE NEAR THERE? SIMILAR OBJE UNPLEASANT AND WORSE QUALITY THAN NOW	CROSS WILL DESTF TO JOIN STREAM OF PLE LIVING IN THE AR IFF? THE VALE COUN E SHOULD TAKE THE	ROY THE SEMI RURA TRAFFIC WHICH SPE EA AND DECREASE ICIL SHOULD TELL W RE SHARE OF HOUS	L ASPECT OF PO EDS DOWN ROA HOUSE VALUES 'AG THERE IS NO ING DEVELOPMI	ONTYPRIDD ROAD FO AD FROM WEYCOCK (B. THERE IS NO CRYIN O NEED. IF A PROVEN ENT,IF ENTERPRISE 2	REVER. TRAFFIC CROSS .THIS DEV IG NEED FOR MO I NEED THEN BRO ZONE AT ST ATHA	IS ALREADY VERY HELOPMENT WILL OF RE HOUSES IN BAR DWNFIELD SITES SH IN IS SUCCESSFUL!	HEAVY AT RUSH NLY MAKE THINGS RY ANYWAY. WHERE OULD BE EXPLOITED SURELY MAJORITY OF
3f - Please outline the changes you wish to see made to the D REMOVE PLANS TO DEVLOP HOUSING SW AND N O		ound (if relevant)					
4b - If you wish to speak, please confirm which part of your re-	presentation you wish to	speak to the inspecto	r about and why th	nev consider it be neces	ssary to speak at th	ne hearing -	

Representor	ID and d	letails:	966/DP	1 Mr J Hicks							
Date Lodged 02/04/2012	Status M	Petiti	on and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment form	, ,		be consiered by 'writte sion of Public examinati	n representations' or do ion? Written
2a - Do you co	onsider th	ne LDP	is Sound?		2b - If you think that t Procedural Tests -	he Plan is unsound and P1 - Unanswered	does not not meet P2 - Unansw	` '	soundness, pleas	se indicate which test(s	that it fails.
					Consistency Tests -	C1 - Unanswered	C2 - Unansw	vered C3 - Unans	swered C4 -	Unanswered	
					Coherence and Effec	tiveness Tests - CE1 -	Unanswered	CE2 - Unanswered	CE3 - Unanswe	ered CE4 - Yes	
3a - Which pa	rt of the	Deposit	Plan are y	ou commenting on?	Policy Number:	Paragraph	Number:	Proposal Map:		Constraints Map	Appendices:
					75			MG2(26)			
3b - Do you w	ish to se	e any cl	hanges ma	de to the Deposit Plan	as a result of your rep	oresentation? Yes	(If	"No" or "Unanswered	" - go to 3d)		
3c - What cha	nges wo	uld like	to see mad	de to the Deposit Plan?	New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragrap Unanswered	New Or Ame Yes	nded Site: Other (see Unanswere	
					Notes:						
3d - If your re	presenta	ation rel	ates to a ne	ew, deleted or amende	•	the site as a Candidate the West of Port Road, V		(If "Yes", plea	J	lidate Site Name and re ference: 2568/CS1	ference if known)
3e - Please s For my r	•				Plan objection docum	nent by He <mark>rbe</mark> rt.R.Thoma	as attached.				
		·	•	n to see made to the Do he Local Development	•	sound (if relevant) lent by Herbert.R.Thoma	as attached.				
4h - If you wis	sh to spe	ak plea	ase confirm	which part of your rec	resentation you wish	to speak to the inspector	about and why the	ev consider it be nece	ssary to speak at	the hearing -	

Representor I	ID and d	letails:	991/DF	Mr T G Jones							
Date Lodged 02/04/2012	Status M	Petit	ion and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment for	1		be consiered by 'writte sion of Public examinat	n representations' or do ion? Written
2a - Do you co	onsider th	he LDF	is Sound?	Unsound	2b - If you think that t Procedural Tests -	he Plan is unsound and P1 - Unanswered	does not not mee P2 - Unan	` '	f soundness, plea	se indicate which test(s	s) that it fails.
					Consistency Tests -	C1 - Unanswered	C2 - Unan	swered C3 - Unans	swered C4 -	Unanswered	
					Coherence and Effec	tiveness Tests - CE1 -	- Unanswered	CE2 - Unanswered	CE3 - Unanswe	ered CE4 - Yes	
3a - Which par	rt of the	Deposi	it Plan are y	ou commenting on?	Policy Number:	Paragraph	Number:	Proposal Map:		Constraints Map	Appendices:
					75			MG2(26)			
3b - Do you wi	sh to se	e any c	changes ma	de to the Deposit Plan	as a result of your rep	oresentation? Yes	(If "No" or "Unanswered	" - go to 3d)		
3c - What char	nges wo	uld like	to see mad	de to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	oh: New Or Ame	nded Site: Other (see	Notes):
					Unanswered	Unanswered	Unanswered	Unanswered	Yes	Unanswere	ed
					Notes:						
3d - If your re	presenta	ation re	lates to a n	ew, deleted or amende		the site as a Candidate the West of Port Road, V		(If "Yes", plea	· ·	lidate Site Name and reference: 2568/CS1	eference if known)
3e - Please se For my re	•				Plan objection docum	nent by He <mark>rb</mark> ert.R.Thoma	as attached.	y			
		_		n to see made to the D he Local Development	•	sound (if relevant) ent by Herbert.R.Thoma	as attached.				
4b - If you wis	sh to spe	eak, ple	ase confirm	n which part of your rep	presentation you wish	to speak to the inspector	r about and why t	hey consider it be nece	ssary to speak at	the hearing -	

Representor ID and details: 1061/DP1 Mr G Hammond				
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 ✓	Additional SA SEA		your comments to be consiered by 'written representationk at a hearing session of Public examination? Written	ns' or do
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - P1 - Unanswered	does not not meet one or more test(s) o P2 - Unanswered C2 - Unanswered C3 - Unan	f soundness, please indicate which test(s) that it fails.	
	Coherence and Effectiveness Tests - CE1 -		CE3 - Unanswered CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph 75	Number: Proposal Map: MG2(26)	Constraints Map Appendice	<u>s:</u>
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your representation? Yes	(If "No" or "Unanswered	d" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan		New Paragraph: Amended Paragra Unanswered Unanswered	ph: New Or Amended Site: Other (see Notes): Yes Unanswered	
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate S Site Name: Land at the West of Port Road, W		ase give the Candidate Site Name and reference if know Site Reference: 2568/CS1	'n)
3e - Please set out your representation below: For my representation please see the Local Development	Plan objection document by Herbert.R.Thomas	s attached.		
3f - Please outline the changes you wish to see made to the D For my representation please see the Local Development		s attached.		
4b - If you wish to speak, please confirm which part of your rel	presentation you wish to speak to the inspector	about and why they consider it be nece	essary to speak at the hearing -	

Representor ID and details: 1081/DP1 Mr M A Jones							
Date Lodged Status Petition and No. Supporting Evidence 20/03/2012 M	Additional SA SEA		Rep format: Eform	, ,		be consiered by 'written	representations' or do
20/03/2012 W							
2a - Do you consider the LDP is Sound? Sound	•	e Plan is unsound and P1 - No	I does not not mee P2 - No	et one or more test(s) of	soundness, pleas	se indicate which test(s)	that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effective	veness Tests - CE1	- No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:		Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? No	(1	f "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	New Policy:	Amended Policy:	New Paragraph:	Amended Paragrap	oh: New Or Amer	nded Site: Other (see N	Notes):
	No	No	No	No	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	ne site as a Candidate	Site? Yes	(If "Yes", plea	J	idate Site Name and ref rerence: 2407/CS1	erence if known)
3e - Please set out your representation below: I consider that the current LDP provides adequate provisi available for leisure purposes only. Any development of the general degradation of this part of Barry.							
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	ound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	presentation you wish to	speak to the inspecto	or about and why the	hey consider it be nece	ssary to speak at	the hearing -	

Representor ID and details: 1092/DP1 Mr T S Fowler				
Date Lodged Status Petition and No. Supporting Evidence 22/03/2012 M □ 0 □	Additional SA SEA		ant your comments to be consiered by 'w peak at a hearing session of Public exam	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and Procedural Tests - P1 - Yes	does not not meet one or more test(P2 - Yes	s) of soundness, please indicate which to	est(s) that it fails.
	Consistency Tests - C1 - Yes	C2 - Unanswered C3 - U	nanswered C4 - Unanswered	
	Coherence and Effectiveness Tests - CE1	Unanswered CE2 - Yes	CE3 - Yes CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph	Number: Proposal Map:	Constraints Map	<u>Appendices:</u>
	SP2(2)	Page 114 n which h <mark>as b</mark> een gi planning per <mark>mi</mark> ssi		
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your representation? Yes	(If "No" or "Unanswe	ered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan		Unanswered	ngraph: New Or Amended Site: Other (s Unanswered Yes	see Notes):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site Name:	Site? No (If "Yes",	please give the Candidate Site Name ar Site Reference:	nd reference if known)
3e - Please set out your representation below: A petition was sent to the National Assembly objecting to	the northern access route. An answer has been	n received by Llanmaes Community	Council stating that this planning permis	ssion is no longer in force.
3f - Please outline the changes you wish to see made to the D Please remove the statement "by means planning				
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspecto	about and why they consider it be n	ecessary to speak at the hearing -	

Representor ID and details: 1094/DP1 Mr & Mrs C R Will	iams		
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA		nments to be consiered by 'written representations' or do aring session of Public examination?
	2b - If you think that the Plan is unsound and of Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 -	does not not meet one or more test(s) of soundn P2 - Unanswered C2 - Unanswered C3 - Unanswered Unanswered CE2 - Unanswered CE3 -	
	Policy Number: Paragraph MG2(19). MG2(20)	Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswe	ered (If "No" or "Unanswered" - go to	3d)
3c - What changes would like to see made to the Deposit Plan?			v Or Amended Site: Other (see Notes): unanswered Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate S Site Name:	Site? Unanswered (If "Yes", please give	the Candidate Site Name and reference if known) Site Reference:
 3e - Please set out your representation below: Vale of Glamorgan Deposit Local Development Plan 2011 As residents of Dinas Powys we wish to express our conc The plan proposes to build a minimum of 400 addition hou it ist. The additional traffic would have a profound and adv 	erns regarding the plan to build 400 houses in terms. These houses would be expected to gene		ularly at peak times when the traffic is at saturation poin as
Then there is the wider consideration of the Plan. Up to 10 traffic will be funnelled through Dinas Powys to join the ev. Sully Road will only add to the existing congestion at this j	er lengthening queues leading to and from the		
Already air pollution levels are excessive, especially on sti in the front of our house are never opened! The Nitrogen of vehicles, particularly standing traffic, would exacerbate the	Oxide (NO2) levels are recorded as being 43.8	units with the maximum recommended level bei	ing 40 units along Cardiff Road, Eastbrook. An increase in
It is no good expecting that all these extra people will be e train shelters in the wind- driven rain and we're sure that the	ncouraged to use public transport. Few people are people who propose thee plans would not do	who have a car are tempted to hang around in a so either!	depressing vandal-defaced, uncomfortable bus stops or
Then, there is the problem of extra pressure on schools, d	octors surgeries, etc. How can this all be justifi	ed?	
3f - Please outline the changes you wish to see made to the De			
4b - If you wish to speak, please confirm which part of your rep		about and why they consider it be necessary to	speak at the hearing -

Representor ID and details: 1138/DP1 Mr H Williams			
Date LodgedStatusPetition and No.Supporting Evidence02/04/2012M0		Rep format: 4a - do you want your common you want to speak at a hear	nents to be consiered by 'written representations' or do ing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 - U	P2 - Unanswered C2 - Unanswered C3 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?		Number: Proposal Map: Land at St Athan to north and south east of village	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3	d)
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: New Policy: Ne		Or Amended Site: Other (see Notes): Yes
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Sit Site Name:	· · · · · · · · · · · · · · · · · · ·	ne Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: I wish to comment on the proposals to build housing on la community, (my grandfather bought Rock Farm in 1926) I		land at Church Farm behind the school and at S	St John's Well. As a farmer of long standing in the
I think it is unsustainable and unsound planning for these	reasons.		
It is clear from my neighbours who work in Cardiff and Ba	rry that the road network already cannot cope so	further significant development would put more	strain on an inadequate transport network.
Development on such a scale would cause damage to the	agricultural character of the area, damaging We	elsh agricultural traditions.	
There are also not enough shops and facilities to double t	he size of the village - facilities are already opera	ating at full stretch.	
The proposed houses outside the established settlement	ooundary and in open countryside.		
An enterprise area is a good idea, but we need to ensure look around the village and see how many have been for sale for years.	it brings jobs and businesses first. I fear houses	will be built, and there will be no jobs following.	Without improved facilities, houses are not selling now,
3f - Please outline the changes you wish to see made to the D Suggest delete provision for housing at St Athan, Church	,	ousing at St John's Well, St Athan.	
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to the inspector a	bout and why they consider it be necessary to s	peak at the hearing -

Representor ID and details: 1155/DP1 Mr M Luc	as						
Date Lodged Status Petition and No. Supporting E 02/04/2012 M □ 0 ✓	vidence Additional SA SEA		ep format: omment form		our comments to be c at a hearing session of	•	representations' or do n? Written
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests -		P2 - Unanswer	ed			that it fails.
	Consistency Tests - Coherence and Effect	C1 - Unanswered (iveness Tests - CE1 - Una		ed C3 - Unans 2 - Unanswered	wered C4 - Una CE3 - Unanswered	nswered CE4 - Yes	
3a - Which part of the Deposit Plan are you commentin	g on? <u>Policy Number:</u> 75	Paragraph Num		oposal Map: MG2(26)	<u>Cr</u>	onstraints Map	Appendices:
3b - Do you wish to see any changes made to the Depo	osit Plan as a result of your rep	resentation? Yes	(If "No	o" or "Unanswered"	- go to 3d)		
3c - What changes would like to see made to the Depo	sit Plan? New Policy: Unanswered Notes:			Amended Paragrap Unanswered	New Or Amended Yes	Site: Other (see N Unanswered	otes):
3d - If your representation relates to a new, deleted or		he site as a Candidate Site? ne West of Port Road, Wenvo	V / ==	(If "Yes", plea	se give the Candidate Site Referen	s Site Name and refe nce: 2568/CS1	erence if known)
3e - Please set out your representation below: For my representation please see the Local Deve	lopment Plan objection docume	ent by Herbert.R.Thomas atta	ached.				
3f - Please outline the changes you wish to see made For my representation please see the Local Deve	•	'	ached.				
4b - If you wish to speak, please confirm which part of	vour representation vou wish to	speak to the inspector abou	ut and why they	consider it be neces	ssary to speak at the h	 nearing -	

Representor ID and details: 1164/DP1 Mrs P M Adams			
Date Lodged Status Petition and No. Supporting Evidence 29/03/2012 M □ 0 □	Additional SA SEA		comments to be consiered by 'written representations' or do hearing session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and d Procedural Tests - P1 - Unanswered	does not not meet one or more test(s) of sour P2 - Unanswered	ndness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswere	ed C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 -	Unanswered CE2 - Unanswered CE	3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph	Number: Proposal Map:	Constraints Map Appendices:
	MG2(33)		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswe	ered (If "No" or "Unanswered" - go	o to 3d)
3c - What changes would like to see made to the Deposit Plan?			New Or Amended Site: Other (see Notes): Unanswered Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate S Site Name:	Site? Unanswered (If "Yes", please g	ive the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: Local Development Plan 2011-2026, Deposit Plan Consul	tation, St Nicholas site No.MG2(33)		
Please note my concerns and the following objections to t	he above plan.		
1) The plan is contrary to the declared policies of the Valor	e Council (MG7).		
2) It is a greenfield site not a brown field site and is outside	de the village envelope. This proposal would be	e the start of the erosion of the green belt sep	parating the Vale from Cardiff.
3) The Council has accorded in its Local Housing Market	Assessment (November 2010), that there is no	net demand for affordable houses in St. Nic	cholas and East Vale.
4) This is a village without amenities - shop, public house	or doctor - which would lead to many short car	journeys - contrary to Council policy - or cos	stly bus journeys for residents in affordable houses.
5) With the density of development, 8.5 houses per acre, sight lines, the risk level is high and particularly for cars he		0 mile delimit area will be intense and dange	rous. Cars speed out of the village and due to the difficult
6) The traffic from new developments in Cowbridge and c	other places, together with traffic from this propo	osal, will cause congestion and bottle necks	from Culverhouse Cross westward.
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)		
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector	about and why they consider it be necessary	η to speak at the hearing -

Representor ID and details: 1165/DP1 Dr P Williams							
Date Lodged Status Petition and No. Supporting Evidence 01/04/2012 M 0	Additional SA SEA		Rep format: Eform	•	•	be consiered by 'writter sion of Public examination	•
•	2b - If you think that th Procedural Tests -		d does not not mee	et one or more test(s) o	of soundness, plea	ase indicate which test(s)) that it fails.
	Consistency Tests -	C1 - Yes	C2 - Yes	C3 - No	C4 -	Yes	
	Coherence and Effecti	iveness Tests - CE	I - No	CE2 - Yes	CE3 - No	CE4 - No	
	Policy Number: MG2(33)	<u>Paragra</u>	oh Number:	Proposal Map:	7	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(1	f "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	Now Policy: No Notes:	Amended Policy: No	New Paragraph: No	Amended Paragra No	nph: New Or Ame Yes	ended Site: Other (see No	Notes):
3d - If your representation relates to a new, deleted or amende	d site, did you submit t Site Name: Land to th			(If "Yes", ple	· ·	didate Site Name and rel	,
20 Diagon and out your representation below							

- 3e Please set out your representation below:
 - 1. The building of new dwellings should occur on brown-field rather than green-field sites. This has been government policy for many years and there is an abundance of brown-field sites in the Cardiff and Vale of Glamorgan area, and in South Wales in general. The site proposed in St Nicholas is prime agricultural land in an area of natural beauty.
 - 2.At this time of economic recession, many residential and commercial properties are vacant in city centres and Barry is no exception to this. Such properties are often in need of repair and the total initial capital cost of renovating such properties for inhabitation will be much less than the cost of building new properties on green-field sites. The renovation of such properties currently lying in disrepair and making them fit for inhabitation would enhance the amenity of those towns and cities, making them much more pleasant places to live in and in general, helping to raise the property prices of nearby properties and stimulating town centre businesses.
 - 3.The redevelopment of existing properties in poor repair would necessitate spending much less money on improving infrastructure. The proposed development in St Nicholas would necessitate large expenditure for land preparation, drainage, sewerage, water, electricity and gas supplies, road building and the provision of other expensive infrastructure. The provision of extra nursery, school and local play facilities are further costs that would need to be met. During economic recession it is more important than ever to consider carefully where every pound should be spent, whether from public or private budgets as resources are limited, to maximise the improvement in the wealth and well-being for all citizens.
 - 4.The further necessity for affordable housing makes this site particularly unsuitable because of the absence of shops in the village of St Nicholas, the infrequent bus service (hourly at peak times, 2-hourly at other times), and thus the necessity for car ownership to make living at this site a practical proposition.
 - 5.Most houses have two or more cars, and this would necessitate access for a further 100 or so cars onto the A48 each morning and evening. The A48 is already an extremely busy road, which is already accident prone. Development at this site would cause a massive disruption to the flow of traffic from the entire Vale of Glamorgan and beyond into Cardiff in the morning, out of it in the evening, and also at busy times during weekends. The A48 also serves as the M4 relief road when accidents block the M4 and further congestion on the A48 would impair this role.
 - 6.St Nicholas is an area is of special architectural and historic interest, and such a development would significantly devalue this heritage.
 - 7.The proposed changes in the LDP would permit encroachment into green land that serves to protect the rural character of the Vale of Glamorgan. With population increase, rural environments within easy reach of towns and cities become an increasingly important amenity to residents of those towns and cities. They are valuable resources, comparable to mountains and coastlines in that they enable all to reconnect with nature away from the high population density of cities and large towns.
 - 8.An increase in the population and housing for St Nicholas of about 30% is proposed. This would irreversibly and massively alter the nature and character of the village.

(ordered by Representation ID No.)

Representor ID and details: 1165/DP1 Dr P Williams

9.Encroachment into the green belt on such a massive scale would furthermore begin the process of erosion of the greenbelt separating the Vale of Glamorgan from the City of Cardiff. If developments such as proposed in St Nicholas were permitted, they would constitute the first domino of a series that might result in loss of the green belt around Cardiff. In order to preserve the rural nature of the Vale of Glamorgan for generations to come, it is necessary to protect the greenbelt particularly vigorously at the eastern end of the Vale given the possibility of massive encroachment from the city of Cardiff.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
 - 10. For all the above reasons the proposed development at St Nicholas is fundamentally flawed and should thus be deleted from the Development Plan.
 - 11.If a substantial number of houses are deemed to be essential to build, then it might be possible to build more than currently proposed at the Llandow trading estate site (MG 12 (9) and (10)).
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing I wish to speak to points 1.2.3 and 7.8 and 9 above. To amplify these points and elaborate upon them further

Representor ID and details: 1165/DP2 Dr P Williams							
Date Lodged Status Petition and No. Supporting Evidence 01/04/2012 M 0	Additional SA SEA		Rep format: Eform	, ,		e consiered by 'written on of Public examinatio	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and o P1 - Yes	does not not mee P2 - Yes	t one or more test(s) of	soundness, please	e indicate which test(s)	that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 - N	lo	
	Coherence and Effect	iveness Tests - CE1 -	No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Policy Context	<u>Paragraph</u> 2.3 - Policy	Number: / Context	Proposal Map:		Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(li	f "No" or "Unanswered"	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: No Notes:		New Paragraph: No	Amended Paragraph No	h: <u>New Or Ameno</u> No	ded Site: Other (see N No	otes):
3d - If your representation relates to a new, deleted or amende		the site as a Candidate S he East of St Nicholas	Site? Yes	(If "Yes", pleas	J	ate Site Name and reference: MG 2 (33)	erence if known)
3e - Please set out your representation below:							
The proposed LDP changes envisage building 50 dwelling not mutually exclusive:	gs on this land, which a	at 4.3 persons per house	hold would increa	ase the population of St	Nicholas by at leas	st 30%. This raises 2 p	ossibilities, which are
1.If this is a proportional development occurring across the rate of residents in Wales, this indicates a plan for large s	ne whole of Wales, ther scale immigration into V	n there appears to be a p Vales, which on this sca	plan to increase the should necessi	ne population of Wales bitate wider political deba	y 30% in 20 years te.	- from 3 million to 4 m	illion. Given the birth
2.If the plan is to increase the population of The Vale of C increase allocated to each area in Wales to prevent the			es increase by on	lly 5 to 10%, then there i	s a need to re-exa	mine the policy determ	ining the proportional
3f - Please outline the changes you wish to see made to the D The policy handed to the Vale of Glamorgan Council by the in Wales to be initiated by the Welsh Government about the	ne Welsh Government		the Welsh Gover	nment in order for there	to be a full explana	ation given of the above	e, and for a wide debate
4b - If you wish to speak, please confirm which part of your report I wish to amplify points 1 and 2 above as they are policies		•	about and why th	ney consider it be neces	sary to speak at th	e hearing -	

(ordered by Representation ID No.)

		•			•		•	,			Representation ID No.)
Represento	or ID and	d details	: 1180/D	P1 Mr K Clouston							_
Date Lodge	_		tion and No.	Supporting Evidence	Additional SA SEA		Rep format:	.	,	be consiered by 'writter	•
02/04/201	2 M		0				Comment for	m you want to spe	ak at a hearing ses	sion of Public examination	on? Examination
2a - Do you	conside	r the LDF	is Sound?	Unsound	2b - If you think that the	he Plan is unsound an	d does not not mee	et one or more test(s)	of soundness, plea	ase indicate which test(s	that it fails.
					Procedural Tests -	P1 - Yes	P2 - Yes				
					Consistency Tests -	C1 - Yes	C2 - Unan	swered C3 - Una	nswered C4 -	Yes	
					Coherence and Effect	tiveness Tests - CE1	l - Unanswered	CE2 - Yes	CE3 - Yes	CE4 - Yes	
3a - Which	part of th	ne Depos	it Plan are y	ou commenting on?	Policy Number:	<u>Paragra</u>	oh Number:	Proposal Map:		Constraints Map	Appendices:
								MG2(33)			
3b - Do you	wish to	see any	changes ma	de to the Deposit Plan	as a result of your rep	oresentation? Yes	(If "No" or "Unanswer	ed" - go to 3d)		
3c - What c	hanges	would like	e to see mad	de to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Parag	raph: New Or Ame	ended Site: Other (see I	Notes):
					Unanswered	Unanswered	Unanswered	Unanswered	Yes	Unanswered	i
					Notes:						
3d - If your	represe	ntation re	elates to a ne	ew, deleted or amende	ed site, did you submit	the site as a Candidate	e Site? Yes	(If "Yes", p	lease give the Can	didate Site Name and re	erence if known)
					Site Name: St. Nicho	olas			Site Re	eference: MG2 (33)	
		, ,	resentation l								
I'm wr	iting to c	ppose th	e proposed	development within the	e LDP at St Nicholas re	ef MG2(33).					
As a v	illage I f	eel we're	constantly b	oombarded with unreal	istic development plan	ns. There should be mo	ore focus on house	s standing empty or u	ınused.		
Not or	nly is the	scale of	this particula	ar project unmanageat	ole given the limitations	s we already have with	in the village but th	ne lack of amenities h	old no attraction fo	r any potential resident.	There is no shop, no

Not only is the scale of this particular project unmanageable given the limitations we already have within the village but the lack of amenities hold no attraction for any potential resident. There is no shop, no public house, no police station. Everything you need will require a car journey. That amounts to a lot of short journeys in cars on an already over populated road (A48). You are proposing to increase the village by a third. With all these constraints I feel it's a ridiculous venture that will cause the village, the county and the local authority even more problems in the long term.

This leads me to the point of access onto the A48, another factor that clearly hasn't been thought through. Adding a minimum of 100 cars trying to get out of a junction onto a busy road, is not only absurd but dangerous. It will cause bottle necks for any service vehicles and delivery vans. The A48 is already a busy road.

Have you also forgotten the importance of agricultural land. With the Global problems of climate change and the need for more sustainable, local practices we should be trying to preserve the space for our own future needs. We can already see the cost of living inflating.

You also need to look into the Localism Bill introduced in 2011. This allows us more rights as a community. Rights that seem too have been overlooked.

On a global, national and individual scale we all should be focusing more on the environment and preserving what little land we have left. The Vale is renowned for its beautiful villages and countryside. The entire Local Development Plan wipes out too many green field sites. If these buildings have been put up there's no turning back. It's a big decision that shouldn't be taken lightly and long-range consequences should be taken into consideration.

The government have signed up to reducing individual and national carbon emissions that take us through to the next 50 years. With the increased volume of traffic, services, homes etc that this development produces it will not assist in reducing any of these targets but contribute to exceeding them.

Looking into the literature for this project I find little relevant evidence to support its approval. I certainly don't feel that the right policies and criteria have been taken into account when selecting site MG2(33). It's yet another instance where development has been put ahead of the protection of our environment.

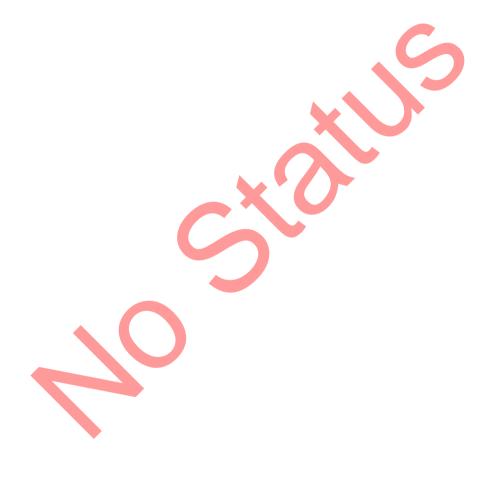
I would therefore like the site deleted from the Local Development Plan completely.		

(ordered by Representation ID No.)

Representor ID and details: 1180/DP1 Mr K Clouston

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing Environmental grounds

Don't feel environment has been given enough consideration.



Representor ID and details: 1183/DP1 Ms B Bauer			
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA		omments to be consiered by 'written representations' or do hearing session of Public examination?
·	Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 - L	P2 - Unanswered C2 - Unanswered C3 - Unanswered Unanswered CE2 - Unanswered CE	d C4 - Unanswered 3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N MG2(33)		Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswer	red (If "No" or "Unanswered" - go	to 3d)
3c - What changes would like to see made to the Deposit Plan?			New Or Amended Site: Other (see Notes): Unanswered Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Si Site Name:	te? Unanswered (If "Yes", please gi	ve the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: I would like to object most strongly to the proposed develo	pment of 120 homes in the village of St Nichola	S.	
St Nicholas is a very small village with few local amenities	. There is no pub or shop. The community is tigl	nt-knit and the housing is traditional and attr	active.
The proposal also counters the Vale's own stated 'Vision'	for development as follows:		
Objective 4 'To protect and enhance the Vale's historic buildings, people and traffic can do anything to enhance s		DOUBLING the size of a small, traditional a	and attractive village with an enormous influx of new
Objective 5 'To maintain, enhance and promote common or shop to be sustained.	unity facilit <mark>ies a</mark> nd s <mark>erv</mark> ices in the Vale'. There ar	e minimal community facilities in St Nichola	s. The school is over-subscribed as it is, and there is no pub
3) Objective 9 'To create an attractive tourism destination Vale of Glamorgan. As such it sets the tone for the entire entrance to the Vale of Glamorgan look like suburban Car Vale. First impressions count, and if Objective 9 is more the	Vale and shows that it is distinct from Cardiff. Doddiff. It also encourages ribbon development betw	evelopment- particular to the east of the Villa veen St Nicholas and the Downs, once again	age, either north or south of the A48- would make the n ruining the distinctive rural nature of the gateway of the
There are other objections, but I leave them to others to m	nake.		
3f - Please outline the changes you wish to see made to the De	eposit Plan to make it sound (if relevant)		
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to the inspector a	bout and why they consider it be necessary	to speak at the hearing -

Representor ID and details: 1231/DP1 Mr C Burniston							
Date Lodged Status Petition and No. Supporting Evidence 29/03/2012 M 0	Additional SA SEA		Rep format: Comment form		your comments to be of at a hearing session		
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Procedural Tests -	ne Plan is unsound and d P1 - Unanswered	oes not not meet or P2 - Unanswe	` '	f soundness, please in	ndicate which test(s) t	hat it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unanswe	red C3 - Unans	swered C4 - Una	answered	
	Coherence and Effect	iveness Tests - CE1 - l	Jnanswered Cl	E2 - Unanswered	CE3 - Unanswered	CE4 - Unanswere	ed
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph I	Number: Pr	roposal Map:	<u>C</u>	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your rep	resentation? No	(If "N	lo" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		lew Paragraph: Inanswered	Amended Paragra Unanswered	oh: New Or Amended Unanswered	<u>d Site:</u> Other (see No Unanswered	<u>ites):</u>
	Notes:						
3d - If your representation relates to a new, deleted or amend	ed site, did you submit t Site Name: Brynhill G		ite? Yes	(If "Yes", plea	ase give the Candidate Site Referer	e Site Name and reference: 2407/CS1	rence if known)
3e - Please set out your representation below:							
I support the current LDP in their decision to exclude Bry 1. The development would have a negative impact on a control of the control of th	designated special lands		Se:				
 There would be destruction of open space used for leis There would be inferior road infrastructure. 	sure purposes.						
 There would be safety concerns in the local communit There would be a negative impact on ecological and e 		pitals in close proximity.					
6. There would be a negative impact on ecological and e							
3f - Please outline the changes you wish to see made to the [Deposit Plan to make it	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	presentation you wish t	o speak to the inspector a	about and why they	consider it be nece	ssary to speak at the I	 hearing -	

(ordered by Representation ID No.)

Representor ID and details:	1235/DP1 Mr A & Mrs B Mos	es						
Date Lodged Status Petition 29/03/2012 M	and No. Supporting Evidence 0	Additional SA SEA		Rep format: Letter	, ,	our comments to be cons at a hearing session of F	•	•
2a - Do you consider the LDP is		2b - If you think that th Procedural Tests -		does not not meet	` '	soundness, please indica	ate which test(s)	that it fails.
			C1 - Unanswered iveness Tests - CE1		vered C3 - Unans CE2 - Unanswered		vered CE4 - Unanswer	ed
3a - Which part of the Deposit P	,	Policy Number: MG2(19). MG2(20)	 -		Proposal Map:	<u>Cons</u>	straints Map	Appendices:
3b - Do you wish to see any cha	nges made to the Deposit Plan	as a result of your repr	resentation? Unansv	vered (If '	"No" or "Unanswered'	" - go to 3d)		
3c - What changes would like to	see made to the Deposit Plan?	New Policy: Unanswered Notes:	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragrap Unanswered	h: New Or Amended Sit Unanswered	te: Other (see No Unanswered	otes):
3d - If your representation relate	•	d site, did you submit t Site Name:	he site as a Candidate	Site? Unanswere	ed (If "Yes", plea	se give the Candidate Sit		erence if known)

3e - Please set out your representation below:

As a resident of Dinas Powys I wish to express my concerns re, the implications of the effect that the proposed additional housing would have on the local highways network.

In Dinas Powys it is proposed that a minimum of 400 addition houses will be built on the St Cyres annexe and Caerleon Road, Both sites are on the Murch side of the community which is served by only two access points to the main road [A4055]. Both these junctions, namely the Infants School traffic lights at Murch Bridge and Cross Common Road at its junction with the A4055 are either at capacity or structurally suspect.

The 400 houses would generate between 600 to 800 additional cars in both directions, particularly at peak times,. The additional traffic would have a profound and adverse impact on the community as the existing roads are under great pressure now.

Further, I am concerned that there have not been any proposed extra community facilities of substance. A local church is in desperate need of a permanent base, the local sporting facilities are not adequate for the present demand and medical services are restricted due to the limitations of space at the Dinas Powys Surgery premises on Cardiff Road.

There appears to be no serious consideration having been given to other views as to the future possible use of St Cyres Annexe, Murch Road. It is worth noting that the school buildings are in good condition although in need of a little investment. To simply seek to tear down the school without any reference to the community needs would be a shameful waste. I also have concerns regarding the capacity of the local schools to accommodate the extra pupils due to the additional houses.

Then there is the wider consideration of the Plan. Up to 10,000 additional houses are planned, many in the south east area of the Vale, e.g. 2,000 units already having been approved at the Waterfront, Barry.

Much of this traffic will be funnelled through Dinas Powys and join the ever lengthening queues leading to and from the Merrie Harrier. The proposals in Sully, Penarth, Lavernock and the land adjacent St Josephs' School, Sully Road will only add to the existing congestion at this junction.

Already the air pollution levels are excessive. The Nitrogen Dioxide [N02] levels are recorded as being 43.8 units with the maximum recommended level being 40 units along Cardiff Road, Eastbrook. An increase in vehicles, particularly standing traffic, would exacerbate the situation. The level of other emissions such as CO (carbon monoxide) and Particulates [PM105] are not available but need clarifying

The Deposit plan does not indicate what measures will be taken to encourage the availability and use of public transport. I understand that there is a serious lack of rolling stock in Wales and providing extra trains will be a major challenge. Additional buses would simply be caught up in the traffic chaos the extra housing would cause.

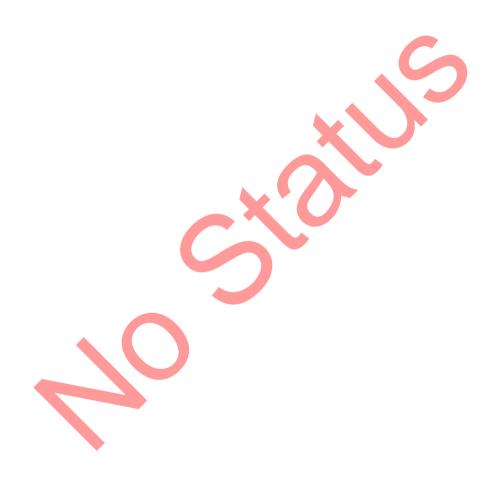
It is essential that major highway infrastructure improvements are made BEFORE hundreds of additional housing could even be considered.

(ordered by Representation ID No.)

Representor ID and details: 1235/DP1 Mr A & Mrs B Moses

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor	ID and c	details:	1237/D	P1 Ms J Holmes							
Date Lodged 02/04/2012		Petit	ion and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment forr	·	,	o be consiered by 'writte ssion of Public examinat	•
2a - Do you c	onsider t	he LDP	is Sound?		2b - If you think that t Procedural Tests -		nd does not not mee	et one or more test(s) o	f soundness, ple	ase indicate which test(s	s) that it fails.
					Consistency Tests -	C1 - Yes	C2 - Yes	C3 - Yes	C4 -	· Yes	
					Coherence and Effect	ctiveness Tests - CE	1 - Yes	CE2 - Yes	CE3 - Yes	CE4 - Yes	
3a - Which pa	art of the	Deposi	t Plan are y	ou commenting on?	Policy Number:	<u>Paragra</u>	aph Number:	Proposal Map:		Constraints Map	Appendices:
					75			MG2(2 <mark>6)</mark>			
3b - Do you w	ish to se	e any c	hanges ma	de to the Deposit Plan	as a result of your rep	presentation? Yes	(1	If "No" or "Unanswered	d" - go to 3d)		
3c - What cha	anges wo	uld like	to see mad	de to the Deposit Plan?	New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	<u>New Or Am</u> Yes	ended Site: Other (see Unanswere	
					Notes:						
3d - If your re	epresenta	ation re	lates to a n	ew, deleted or amende		the site as a Candida the West of Port Road		(If "Yes", ple	•	didate Site Name and re eference: 2568/CS1	eference if known)
3e - Please s For my i	,			below: he Local Development	Plan objection docum	nent by Herbert.R.Tho	mas attached.	,			
		·	•	n to see made to the Do he Local Development	•	,	mas attached.				
4h - If vou wi	sh to spe	eak nle	ase confirm	which part of your rec	resentation you wish	to speak to the insper	ctor about and why t	hev consider it he nece	essary to speak a	t the hearing -	

Representor ID and details: 1253/DP1 Mr G Davies	
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA Rep format: Separation of the property of th
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Proposal Map: Constraints Map Appendices:
	MG9
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy: Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
	Travellers Site at Llangan It is well known that the residents of the village have already won a ruling on a similar issue some years ago and it would be hment on my last email agreed with all the points raised by the Llangan action group. I hope this is sufficient for your records.
3f - Please outline the changes you wish to see made to the D	Deposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your rei	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 1256/DP1 Ms J Pugh		
Date Lodged Status Petition and No. Supporting Evidence A 29/03/2012 M □ 0 □	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representation you want to speak at a hearing session of Public examination?	ions' or do
•	b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered	
Co	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered	
Co	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on? Pc	<u>Policy Number: Proposal Map: Constraints Map Appendic</u>	ces:
M	MG2	
3b - Do you wish to see any changes made to the Deposit Plan as	s a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?		
l	Unanswered Unanswered Unanswered Unanswered Unanswered Unanswered	
١	Notes:	
3d - If your representation relates to a new, deleted or amended s	site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known ite Name:	wn)
3e - Please set out your representation below: With regard to the Local Development Plan, please do not but	ouild all these extra houses until AFTER you have put in place an improved road system to cope with the extra traffic.	
As you must be aware, Dinas Powys is choked with traffic, es	especially at rush-hour times, and really CANNOT cope with any more.	
	e promised a Dinas Powys by-pass. This has not happened (under any of the political parties in charge of the council) and we are suffering k in 1977 when traffic levels were probably half of what they are now, how can it not be a priority now?	the
PLEASE consider the road infrastructure before building all t many HGVs) we already have.	these new houses in Dinas Powys and Barry. Far from coping with extra traffic we need means of dealing with the high volumes of traffic (i	including
Thank you.		
3f - Please outline the changes you wish to see made to the Depo	oosit Plan to make it sound (if relevant)	
4b - If you wish to speak, please confirm which part of your repres	esentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -	

Representor ID and details: 1261/DP1 Ms E J Griffiths							
Date Lodged 02/04/2012Status MPetition and No. OSupporting Evidence00			Rep format: Eform	you want to speal	k at a hearing sess	be consiered by 'writter sion of Public examination	
2a - Do you consider the LDP is Sound? Unsound						se indicate which test(s)	that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effec	tiveness Tests - CE1	- No	CE2 - Yes	CE3 - No	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG2(33)	<u>Paragrapl</u> 	n Number:	Proposal Map:	7	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan		presentation? Yes		If "No" or "Unanswered			
3c - What changes would like to see made to the Deposit Plan	New Policy:	Amended Policy: No	New Paragraph:	Amended Paragra No	ph: New Or Ame Yes	nded Site: Other (see N	Notes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	•	the site as a Candidate he east of St.Nicholas	Site? Yes	(If "Yes", ple	-	idate Site Name and ref ference: 2378/CS.1	erence if known)
3e - Please set out your representation below: The land proposed for the development in St. Nicholas is	a greenfield site and v	vould resu <mark>lt i</mark> n urbanisati	ion of the countrys	side.			
A development of this size would overwhelm our village.							
A dense development of 8.5 houses to an acre, including	roads, is out of charac	cter with a conservation	area village.				
The village does not have services such as - a shop, post particularly relevant to residents of affordable housing.	office, doctors surger	y, public house, nursery	or restaurant. Wi	ill require frequent shor	t car journeys cont	trary to council policy. A	bsence of services
There is no net demand for affordable houses in St.Nicho	las and East Vale as r	ecorded by the council i	in its 'local housin	g market assessment'	dated November 2	2010.	
The proposed development conflicts with council policy (Nappropriate to accommodate additional residential develo							n ger-y-llan is not
Effect of increased traffic from the new developments (inc	cluding Cowbridge) on	congestion at peak mor	rning period on the	e A48 and at bottleneck	s at Tesco junctio	n and culverhouse cross	S.
New houses should be built on brown land and not on gre	en field sites.						
Would have an impact on the wildlife of the village, destro	ying habitat.						
3f - Please outline the changes you wish to see made to the D		sound (if relevant)					
4b - If you wish to speak, please confirm which part of your rep			r about and why t	hey consider it be nece	essary to speak at	the hearing -	

Representor ID and details: 1266/DP1 Mr D Peregrine									
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0	Additional SA SEA		your comments to be consiered by 'written repro at a hearing session of Public examination?						
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered								
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unans	swered C4 - Unanswered						
	Coherence and Effectiveness Tests - CE1 -	Unanswered CE2 - Unanswered	CE3 - Unanswered CE4 - Yes						
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph	Number: Proposal Map:	<u>Constraints Map</u> <u>A</u>	ppendices:					
	75	MG2(2 <mark>6)</mark>							
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered	- go to 3d)						
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy: N	New Paragraph: Amended Paragra	ph: New Or Amended Site: Other (see Notes)	<u>):</u>					
	Unanswered Unanswered U	Jnanswered Unanswered	Yes Unanswered						
	Notes:								
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate S Site Name: Land at the West of Port Road, W		ase give the Candidate Site Name and reference Site Reference: 2568/CS1	ce if known)					
3e - Please set out your representation below: For my representation please see the Local Developmen	t Plan objection document by Herbert.R.Thomas	s attached.							
3f - Please outline the changes you wish to see made to the D		attached.	·						
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector	about and why they consider it be nece	ssary to speak at the hearing -						

Representor ID and details: 1277/DP1 Mr P Donovan							
Date Lodged Status Petition and No. Supporting Evidence 01/04/2012 M 0	Additional SA SEA		Rep format: Eform		our comments to be cat a hearing session of		
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that th Procedural Tests - Consistency Tests - Coherence and Effecti	P1 - No C1 - No	P2 - No C2 - No	et one or more test(s) of C3 - No CE2 - Yes	C4 - Yes		at it fails.
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG2(2)	<u>Paragrap</u> 7.11 - Re Allocatio		Proposal Map: MG2		onstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation? Yes	(If "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	No Notes:	Amended Policy: Yes	New Paragraph: No	Amended Paragrap No	New Or Amended No	Site: Other (see Note No	<u>es):</u>
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	he site as a Candidate	Site? No	(If "Yes", plea	ase give the Candidate Site Referen		ence if known)
3e - Please set out your representation below: MG1 sets out a need for an increase in housing of 9,950 developing to such an extent loses green field areas acro has been significant debate regarding the development of examined. The impact of such developments along the 'a throughout the day which cause delays and increased jou services both for planned access and emergency service treatment and lack of residential/nursing homes within the places within schools - what is the corresponding requirer	ss the Vale - renowned St Athan, which has no irport corridor' will signif rney times. There has be s including the Emerger Vale. By increasing he	for its beauty and not of come to fruition and icantly increase the a been no consideration ncy Depts. at UHW ar ousing capacity does re	city centre housing therefore the nee ready over-burder or discussion with d Llandough Hospot necessarily me	g and/or light industry d d for such levels of hous ned transport links and p n Health regarding the po bitals. The Council will b an a young fit population	evelopments - many of sing and industry within pressure on the roads. otential increase in pop e well aware of the alre n. In addition to this the	f which are currently e n the Vale in totality no There are already ma pulation and therefore eady increased demar	empty/defunct. There eeds to be re- ajor volumes of traffic impact on local health and for emergency
3f - Please outline the changes you wish to see made to the D Specifically no development at both sites at Weycock Cro 'airport corridor' taking into account the aforementioned po	ss. By building on these	e areas will mean a lo	ss of the green and	d pleasant Vale. Furthe	er consideration of the I	need for all housing de	evelopments along the
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to	speak to the inspect	or about and why t	they consider it be neces	ssary to speak at the h	earing -	

Representor	ID and	details	s: 1279/D	P1 Mr Paul Newman								
Date Lodged 02/04/2012		Pet	ition and No.	Supporting Evidence	Additional SA SEA			Rep format Eform		,	to be consiered by 'writte ession of Public examinat	•
2a - Do you c	onsider	the LD	P is Sound?	Unsound	2b - If you think that the Procedural Tests -	he Plan is ui P1 - No		does not not m P2 - No	,) of soundness, pl	ease indicate which test(s	s) that it fails.
					Consistency Tests -	C1 - Yes	s	C2 - No	C3 - No	C4	- Yes	
					Coherence and Effect	tiveness Tes	sts - CE1	- No	CE2 - Yes	CE3 - No	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?		Policy Number:		Paragraph	Number:	Proposal Map:		Constraints Map	Appendices:			
3b - Do you w	vish to s	ee any	changes ma	ide to the Deposit Plar	as a result of your rep	resentation	? Yes		(If "No" or "Unanswe	red" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan		? <u>New Policy:</u> No	Amended No	l Policy:	New Paragrap No	<u>Amended Parad</u> No	graph: New Or Ar Yes	mended Site: Other (see No	Notes):			
					Notes:							
3d - If your re	epresen	tation r	elates to a n	ew, deleted or amende	ed site, did you submit Site Name:	the site as a	a Candidate	Site? No	(If "Yes", p	-	indidate Site Name and re Reference:	eference if known)
impact a	MG2 (3 and will I	33) doe have a	s not meet the	ne objectives of the co pact on the traffic situa		oss - whi <mark>ch</mark>	may be furt	her added to by			wn findings, will have a ne owbridge, Wenvoe and Ba	
									the amenities and faci nent will only worsen th		ek. There is no pub or sh	nop in the village - hence
			0 ,		eposit Plan to make it agriculture to housing a	*	,	D from the LD	P.			
4b - If you wi	ish to so	eak. nl	ease confirm	which part of your re	oresentation you wish t	o speak to t	he inspecto	r about and wh	v they consider it be ne	ecessary to speak	at the hearing -	

Representor ID and details: 1284/DP1 Mr & Mrs J. Otto-	Jones						
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M 0	Additional SA SEA		Rep format: Letter		your comments to be co at a hearing session o		
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the F Procedural Tests - P	Plan is unsound and d P1 - Unanswered	oes not not meet P2 - Unans	` '	f soundness, please inc	dicate which test(s)	that it fails.
	Consistency Tests - C	C1 - Unanswered	C2 - Unans	wered C3 - Unans	swered C4 - Unar	nswered	
	Coherence and Effectiver	ness Tests - CE1 - l	Jnanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswer	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph I	Number:	Proposal Map:	Co	onstraints Map	Appendices:
	MG2(33)						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repres	entation?	(If	"No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy: A	Amended Policy: N	ew Paragraph: Inanswered	Amended Paragram Unanswered	oh: New Or Amended Unanswered	Site: Other (see No Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	site as a Candidate S	ite? Unanswer	ed (If "Yes", plea	ase give the Candidate Site Reference		erence if known)
3e - Please set out your representation below: Proposed development at north side of A48 to the rear of	Ger-Y-Llan, St Nicholas.						
We wish to object to the above proposed development on	the following grounds:-						
 Additional traffic at the eastern extremity of the village (Interference with the heavy traffic flow travelling to Card Proposed enlargement of the settlement boundary at the Suitability of alternative sites within more central parts of The absence of any recreational facilities within the village 	diff each morning and exiting each morning and exiting eastern extremity of the of the village especially at	ing Cardiff each evening village to accommodate Duffryn house where	ng. ate the proposals traffic is controlle	s. ed by traffic lights.	iich runs through the ce	entre of the village.	
We should be grateful if you would kindly take into accour	nt the above objections be	fore <mark>an</mark> y decision is ta	ken.				
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sou	and (if relevant)					
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to sp	peak to the inspector a	about and why th	ey consider it be neces	ssary to speak at the h	earing -	

Representor ID and details:	1287/DP1 Mr M Brewer							
Date Lodged Status Petition 02/04/2012 M	and No. Supporting Evidence 0 ✓	Additional SA SEA		Rep format: Comment form	·	your comments to be ak at a hearing session	•	n representations' or do on? Written
2a - Do you consider the LDP is		Procedural Tests -	ne Plan is unsound and P1 - Unanswered	P2 - Unans	swered		` '	that it fails.
			C1 - Unanswered iveness Tests - CE1		swered C3 - Unar CE2 - Yes	nswered C4 - Ur CE3 - Unanswered		
3a - Which part of the Deposit Pl	an are you commenting on?	Policy Number:	<u>Paragraph</u>	n Number:	Proposal Map:		Constraints Map	Appendices:
		98	7.50					
3b - Do you wish to see any char	nges made to the Deposit Plan	as a result of your rep	resentation? Yes	(1	f "No" or "Unanswere	ed" - go to 3d)		
3c - What changes would like to	see made to the Deposit Plan?	New Policy: Unanswered Notes:		New Paragraph: Unanswered	Amended Paragra Unanswered	aph: New Or Amendo Yes	ed Site: Other (see N Unanswered	
3d - If your representation relate	·	•	the site as a Candidate Old Limeworks/Quarry			ease give the Candida Site Refer	ate Site Name and ref	erence if known)
3e - Please set out your represe See supporting information					y			
3f - Please outline the changes See supporting information	you wish to see made to the D	eposit Plan to make it	sound (if relevant)					
4b - If you wish to speak, please	e confirm which part of your rec	resentation vou wish t	o speak to the inspecto	r about and why th	nev consider it be nec	essary to speak at the	e hearing -	

Representor	ID and d	letails:	1287/D	P2 Mr M Brewer							
Date Lodged		Petitio	on and No.	Supporting Evidence							
02/04/2012	M		0	✓	✓		Comment form	you want to spe	ak at a nearing session	JI FUDIIC EXAMINALI	wiillen
2a - Do you c	onsider tl	he LDP	is Sound?		2b - If you think that t Procedural Tests -	he Plan is unsound and P1 - Unanswered	I does not not meet P2 - Unans	` '	of soundness, please in	dicate which test(s	s) that it fails.
					Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Una	nswered C4 - Una	nswered	
					Coherence and Effec	tiveness Tests - CE1	- Unanswered	CE2 - Yes	CE3 - Unanswered	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?		Policy Number:	<u>Paragrap</u> i	h Number:	Proposal Map:	<u>C</u>	onstraints Map	Appendices:			
		98	7.50	•							
3b - Do you w	ish to se	e any cl	hanges ma	de to the Deposit Plan	as a result of your rep	oresentation? Yes	(If	"No" or "Unanswere	ed" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan		de to the Deposit Plan?	New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragi Unanswered	raph: New Or Amended Yes	Site: Other (see Unanswere			
					Notes:						
3d - If your re	epresenta	ation rela	ates to a ne	•	, ,	the site as a Candidate Old Limeworks/Quarry		` ''	ease give the Candidate Site Referer	e Site Name and rence: 1287/CS1	ference if known)
3e - Please s See sup	set out yo porting ir			pelow:							
	utline the porting ir	Ū	•	to see made to the De	eposit Plan to make it	sound (if relevant)					
4h - If you wi	ich to enc	ak nlas	aca confirm	which part of your rep	recentation you wish	to speak to the inspecto	yr about and why th	ev consider it he ned	passary to speak at the h	nearing -	

(ordered by Representation ID No.)

Representor ID and details: 1339/DP1 Mr P Roberts							
Date Lodged Status Petition and No. Supporting Evidence 31/03/2012 M 0	Additional SA SEA		Rep format: Eform	,	our comments to be cor at a hearing session of	•	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that th Procedural Tests -		I does not not mee P2 - No	t one or more test(s) of s	soundness, please indic	cate which test(s) that	at it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 - No		
	Coherence and Effecti	iveness Tests - CE1	- No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:	Con	nstraints Map	Appendices:
				MG2			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(l	f "No" or "Unanswered"	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan'	? New Policy:	Amended Policy:	New Paragraph:	Amended Paragraph	n: New Or Amended S	Site: Other (see Note	<u>es):</u>
	No	No	No	No	Yes	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name: St Nichola		Site? Yes	(If "Yes", pleas	se give the Candidate S Site Reference		ence if known)
				,			

3e - Please set out your representation below:

Development of this site is unlikely to provide the benefits desired by the council in increasing the amount of social housing in the Vale and if permitted to proceed would have significant and damaging consequences for the Village of St Nicholas and the Vale as a whole.

The reasons I believe that the development on this site are unlikely to provide the benefits desired by the Council in increasing social housing in the Vale are:

The services to support social housing are sadly lacking in St Nicholas. In particular

- a) there is no shop (the nearest is around 2 miles away (Culverhouse Cross) or a similar distance in the other direction (Bonvilston Village Shop)
- b) Public transport is limited and very expensive it would cost a family £10.40 even if the X2 bus is eligible for a 'first day ticket' (From my reading of the transport providers website the X2 is NOT eligible for that discounted ticket. Based on my experience the return price for a family of 4 with school age children is more likely to be in the range of £15 to £20 per return trip. At present 'free' transport provided by Tesco does not run through the Village and in any event this could not be relied upon as a permanent solution.
- c) the closest Nursery is at Culverhouse Cross. Unless the occupants of the property had a car, the frequency, timetable and Cost of the X2 bus service is likely to present difficulties for them.
- d) there is no local employment (other than perhaps as cleaners/babysitters) available for occupants of the properties unless they travel to towards Cardiff, Cowbridge, Bridgend or other parts of the Vale. This is likely to require a car. while it is possible to cycle to Cardiff during the summer months, this is impractical and dangerous during winter months.

A direct consequence of the absence of services in St Nicholas, the absence of employment and the cost of public transport is that there will be a need for the occupants of the properties to make frequent short distance car journeys. This is not a sustainable solution, particularly when there are far better sites available elsewhere in the Vale which do provide good proximity to services and employment.

From a sustainability front it would be far better to bring vacant housing in Barry and elsewhere into re-use and to re-develop brownfield sites before developing greenfield sites in areas without any services to support the occupants.

It is probably because of the absence of services, employment and expensive Public Transport that the Council's own and very recent research (Local Housing Market Assessment - November 2010) concluded that there was NO NET DEMAND for affordable housing in St Nicolas.

Other proposed developments on that site and elsewhere outside the Village Boundary have been rejected numerous times, as I understand it the only reason for overturning the reasons that those developments were rejected in argument that the benefit of providing social housing outweighs the profound and adverse consequences of development. Given that there are no services available to support social housing in St Nicholas and the proposed development (because of it's density) fails to provide sufficient services (principally car spaces) in its own right the site should be removed from the LDP.

The consequences of allowing this Greenfield development would start the 'steady creep' of development along the A48 until it becomes impossible to see fields between the top of the Tumble and St Nicholas.

(ordered by Representation ID No.)

Representor ID and details: 1339/DP1 Mr P Roberts

Any argument that says that this greenfield should be developed could just as easily be applied to any of the other fields along the A48. Indeed it could be argued that a far better site for Social Housing would be development in and around the Downs - this would at least have access to shops within a 20 minute walking distance. However a 'Downs Site' might be impractical because of traffic and access to the A48 but the same problem would occur for site MG 2 [33] with access either via Ger-y-Llan or directly onto the A48.

Access via Ger-y-Llan is wholly inappropriate, The access to the A48 from that side of the Village has no pavements for pedestrians and it would only be a matter of time before a child or OAP was injured where there a significant increase in road traffic through Ger-y-Llan and onto the A48.

Placing road access directly from the A48 would severely impact traffic flow along the A48, particularly in the Afternoon peak period when traffic into the development would have to cross the A48.

In terms of Council Policy - the development appears to conflict with MG 7 (residential development in Minor Rural Settlements)

In terms of procedure - it is very difficult to understand how (if the criteria had been properly applied and scored correctly) this site got as far as this version of the LDP - it should have been eliminated at stage 2 and, had it scraped through that test, how can it possibly pass the sustainability test at stage 3?

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

Site MG2 [33] - St Nicholas should be deleted from the plan because it is unsuitable for the intended occupants, does not meet the sustainability criteria (if properly applied) is in breach of existing council policy and would inevitably lead to urbanisation of the gateway to the rural Vale.

If the site is not deleted from the plan significant changes should be made to the proposed development by reducing the size of the development as well the density of the development. Half a dozen properties (like Merrick Cottages or Button Ride) provided with adequate car parking (at least 2 cars per house and adequate visitor parking) would be more sustainable and in keeping with the Village. For health, education and sustainability reasons, if the site is included in the plan, planners must ensure that the properties have sufficient space around them to permit the growing of fruit and vegetables.

If the site is not deleted from the plan significant restrictions should be placed on the materials used in the development and on the individuality of each property. For the development to fit within the Conservation Area, planning must insist that the developers apply the lessons learnt elsewhere and that the design of each dwelling must be individual and distinct from its neighbours with different combinations of materials, (stone, brick, render etc. used). Roofs should be sustainable long term (Slate). Other properties in St Nicholas have stood for well over a hundred years (many much longer). The design, materials and build quality of these dwellings (Should the development proceed) must be with that in mind.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor	ID and d	letails:	1356/D	P1 Mr B M Jones							
Date Lodged 02/04/2012	Status M	Petiti	on and No.	Supporting Evidence	Additional SA SEA		Rep format: Comment forr	· · · · · · · · · · · · · · · · · · ·	your comments to be o	•	n representations' or do ion? Written
2a - Do you co	onsider th	ne LDP	is Sound?	Unsound	Procedural Tests -	P1 - Unanswered	P2 - Unans				s) that it fails.
						C1 - Unanswered tiveness Tests - CE1		swered C3 - Unan CE2 - Unanswered	swered C4 - Una CE3 - Unanswered		
3a - Which pa	rt of the I	Deposit	Plan are y	9	Policy Number: 75	Paragrap	oh Number:	Proposal Map: MG2(26)	<u>C</u>	Constraints Map	Appendices:
3b - Do you w	ish to see	e any c	hanges ma	de to the Deposit Plan	as a result of your rep	presentation? Yes	(If "No" or "Unanswered	d" - go to 3d)	:======================================	
3c - What changes would like to see made to the Deposit Plan		de to the Deposit Plan?	New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	ph: New Or Amended Yes	d Site: Other (see Unanswere			
					Notes:						
3d - If your re	presenta	ation rel	ates to a ne	•	, ,	the site as a Candidate the West of Port Road,		(If "Yes", plea	ase give the Candidate Site Referer	e Site Name and rence: 2568/CS1	eference if known)
3e - Please s For my r	•				Plan objection docum	nent by Herbert.R.Thom	nas attached.	7			
		•	•	to see made to the Done Local Development	•	sound (if relevant) nent by Herbert.R.Thom	nas attached.				
4h - If you wis	sh to sno	ak nla:	ase confirm	which part of your rep	resentation you wish	to speak to the inspect	or about and why t	hey consider it he nece	essany to speak at the l	hearing -	

Representor ID and details: 1359/DP1 Mr D Roylance				
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0	Additional SA SEA		your comments to be consiered by 'written representations at a hearing session of Public examination? Written	s' or do
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered	pes not not meet one or more test(s) of P2 - Unanswered	soundness, please indicate which test(s) that it fails.	
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unans	swered C4 - Unanswered	
	Coherence and Effectiveness Tests - CE1 - L	Inanswered CE2 - Unanswered	CE3 - Unanswered CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	lumber: <u>Proposal Map:</u>	<u>Constraints Map</u> <u>Appendices:</u>	<u>:</u>
	75	MG2(2 <mark>6)</mark>		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered	go to 3d)	
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy: N	ew Paragraph: Amended Paragrap	oh: New Or Amended Site: Other (see Notes):	
	Unanswered Unanswered U	nanswered Unanswered	Yes Unanswered	
	Notes:			
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Si Site Name: Land at the West of Port Road, We		ase give the Candidate Site Name and reference if known Site Reference: 2568/CS1	ı)
3e - Please set out your representation below: For my representation please see the Local Development	Plan objection document by Herbert.R.Thomas	attached.		
3f - Please outline the changes you wish to see made to the D		attached.		
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector a	bout and why they consider it be neces	ssary to speak at the hearing -	

(ordered by Representation ID No.)

Date Lodged 21/03/2012 M Petition and No. Supporting Evidence 21/03/2012 M Double Lotter Sound? Unsound 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered C3 - Unanswered C4 - Unanswered C5 - Unanswered C63 - Unanswered C64 - Unanswered C65 - Unanswered C65 - Unanswered C65 - Unanswered C65 - Unanswered C66 - Unanswered C67 - Unanswere
Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered 3a - Which part of the Deposit Plan are you commenting on? Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: MG2(19). MG2(20)
Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered 3a - Which part of the Deposit Plan are you commenting on? Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices:
3a - Which part of the Deposit Plan are you commenting on? Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices:
MG2(19). MG2(20)
3c - What changes would like to see made to the Deposit Plan? New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered U
Notes:
3d - If your representation relates to a new, deleted or amended site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: Ref. Vale of Glamorgan Deposit Local Development Plan 2011-2026. Having examined the above Plan in detail I have grave concerns regarding a number of issues focusing directly on the impact of the Plan on Dinas Powys and indirectly on the wider Vale, namely,
1. Traffic Congestion and Public Safety- the proposed building of 340 houses on the St.Cyres site at Murch Crescent and 60 more at Caerleon Road will hugely increase the volume of cars accessing and exiting Cardiff Road with its junction at Dinas Powys Infants School, already a dangerous pinch-point made even more potentially lethal at particular times during the day when the School is opening and closing. Parents delivering children to the Murch Junior School will also face dangerously increased congestion on Murch Crescent.
2. Traffic Volume in Dinas Powys- for the length of Cardiff Road traffic volume has increased substantially in recent years as it is one of only two main access routes from the wider coastal Vale into and out of Cardiff as the main hub of employment in the area. In addition to the residents of Dinas Powys who travel along this very busy highway easy access is needed from Sully, Barry and the West Vale from Port Road via the North/South Barry Link Road. Many residents of the 10,000 additional homes proposed in the Plan will require access to the Capital's employment, business, leisure and retail facilities, and one of the main vehicular arteries for this is Cardiff Road in Dinas Powys with the associated congestion points at the Merrie Harrier and Baron's Court junctions, already stretched to maximum capacity limits of safe and traffic flow.
3. Dinas Powys By-pass-the absence of any suggestion in the Plan by the Vale (or W.A.G.) to set a firm timetable and funding for this previously proposed relief route is once again extremely disappointing. Whilst it would be some years before its construction could be completed, a firm commitment and actual progress on this issue would be eagerly welcomed and relieve many of the concerns of residents. The main residential centres in the Vale, namely Barry, Llantwit Major, Rhws and even St.Athan all have some form of ring-road to move passing traffic along swiftly and with the minimum of hold-ups, thus alleviating congestion and improving safety in these centres. A relief by-pass for Din Powys would achieve similar results as well as linking Barry, Sully and Dinas Powys more efficiently and effectively to the M4 motorway and road network in and around Cardiff, a boon surely for business as a local Vale residents.
4. Utilities and Facilities- The increase of 400 new houses in Dinas Powys will place an inevitable strain on local utilities and facilities. Does the Village have sufficient surplus capacity to cope with the demand of the additional homes and what has the Vale done to consider this? Schools, for instance, are near to or at capacity.
In the light of my comments I believe the Plan needs reconsideration and if the proposed level of residential building is to be retained then the Council should give further detailed consideration to the increase congestion, reduction in public safety and the increased strain on the existing utilities and facilities in Dinas Powys that the current plan imposes.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

(ordered by Representation ID No.)

Representor ID and details: 1390/DP1 Mr I L Richards

In light of my comments I believe the Plan needs reconsideration and if the proposed level of residential building is to be retained then the Council should give further consideration to the increased congestion, reduction in public safety and the increased strain on the existing utilities and facilities in Dinas Powys that the current plan imposes

Yours faithfully

I.L Richards

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 1430/DP1 Ms S Martin	
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered C3 - Unanswered C4 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: MG2(19). MG2(20).
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered Notes:
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
The LDP proposes to build a minimum 400 additional hou (A4055); the first at the traffic lights adjacent to Dinas Povat peak times, and I understand the latter is believed to be	the potential impact that the proposed additional housing of the above Local Development Plan (LDP) would have on our local roads and infrastructure. ses at the St Cyres annexe and Caerleon Road. Both sites are situated to the Murch side of the village which has only two access points to the main rys Infants School and the second at the junction with Cross Common Road. Both junctions are at capacity throughout ,most of the day, and particularly
negative impact on the community as local roads are alre-	
·	oxide (N02) levels recorded at 43.8 units along Cardiff Road (the maximum recommended level being 40 units). An increase in road users, in particular
The LDP does not indicate what measures will be taken to extra trains a challenge. As a train user I know first-hand to	encourage the availability and use of public transport. I am led to believe there is a lack of rolling stock in Wales which would make the provision of hat services at peak times are already stretched.
I appreciate the proposal of extra housing in the region wi	have been in response to demand however until the transport issues have been addressed the plans are unfeasible and need to be reconsidered.
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 1438/DP1 Ms S Palmer					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA	<u>Rep format:</u> Letter		r comments to be consiered by 'written a hearing session of Public examination	
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsou Procedural Tests - P1 - Unanso		` '	oundness, please indicate which test(s)	that it fails.
	Consistency Tests - C1 - Unansv	wered C2 - Unan	swered C3 - Unanswe	ered C4 - Unanswered	
	Coherence and Effectiveness Tests -	CE1 - Unanswered	CE2 - Unanswered C	CE3 - Unanswered CE4 - Unanswer	ed
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Pa	aragraph Number:	Proposal Map:	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation?	Unanswered (If "No" or "Unanswered" -	go to 3d)	
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Pol Unanswered Unanswered Notes:	licy: New Paragraph: Unanswered	Amended Paragraph: Unanswered	New Or Amended Site: Other (see Nother Unanswered Unanswered	otes):
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Ca Site Name:	ndidate Site? Unanswe	ered (If "Yes", please	give the Candidate Site Name and refe Site Reference:	erence if known)
3e - Please set out your representation below: It has recently come to my attention and I would like to re	search this further that some MD Polic	ies will not stand should	site MG2 (33) St Nicholas I	be accepted as a development site.	
It is stated in the proposed Local Development Plan (LDP) that MD1 will only stand on unallocat	ed sites, why?			
Following my conversation today with John Marks, I unde development. I do not know how many other policies will I			AS, only applies to proposa	lls where affordable homes constitute 10	00% of the
This makes no sense to me at all; it just creates duplicity, guests you do not need one.	one rule for one, a different rule for ar	nother. If a hotel had 1009	% disabled guest and had t	to have a lift, this does not mean if you	only have 35% disabled
MD7 would be very relevant to any future housing propos sustainable communities, availability of services and facility			such as meeting identified	l local needs, scale and design, number	r of units reflecting
I need to seek further advice, but I am completely unhapp	y with what appears to me a clear cas	e of double standards. I v	would like my specific conc	ern to be registered.	
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if releva	nt)			
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the i	nspector about and why t	hey consider it be necessa	ry to speak at the hearing -	

(ordered by Representation ID No.)

Representor ID and details: 1438/DP2 Ms S Palmer							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form	, ,	your comments to be at a hearing session	•	representations' or do n? Examination
2a - Do you consider the LDP is Sound? Unsound	•	ne Plan is unsound and P1 - Unanswered	does not not meet P2 - Unansw	` '	f soundness, please i	ndicate which test(s)	that it fails.
	Consistency Tests - Coherence and Effecti	C1 - Unanswered		vered C3 - Unans	swered C4 - Una		
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG2(33)	<u>Paragraph</u>	Number:	Proposal Map: MG2(33)		Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation? Yes	(If '	"No" or "Unanswered	go to 3d)		
3c - What changes would like to see made to the Deposit Plan'	New Policy: Unanswered Notes:		New Paragraph: Unanswered	Amended Paragra Unanswered	ph: New Or Amende Yes	d Site: Other (see N Unanswered	otes):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit to Site Name: Land to the		Site? Yes	(If "Yes", plea	ase give the Candidat Site Refere	te Site Name and refe ence: 2378/CS.1	erence if known)

3e - Please set out your representation below:

I strongly believe the proposed site allocation MG 2(33) at St Nicholas is unsound and should be deleted from the local development plan for the following reasons.

Density and Scale

Recently a planning application 2010/01341/FUL for 14 residential units on part of the proposed site was overwhelmingly objected to by the community for very valid reasons including density and scale. I am dismayed that being aware of the strong local objections, the Vale Council has proposed increasing this site considerably and has now included 2 more fields in open countryside, one of which has not even gone through the candidate selection process. Thus imposing on St Nicholas, (a minor rural settlement by the councils own definition) a huge development which is completely out of scale and density to its surroundings, more appropriate to an Urban setting, neither protecting or enhancing the conservation area, in fact having a major detrimental and unacceptable effect on the character of our community. (Contrary to proposed LDP paragraphs 5.17, 5.36, 6.3, 7.33, 7.34, 7.35) All my objections to the original planning application still stand, and are amplified by this latest proposal.

Sensitivity of site

The proposed site had been identified as a site of special landscape value (due to this plot being considered as a development site I have now been told this status has been lifted, why is this allowed to happen?) It has also been specifically noted for its view (St Nicholas Appraisal and Management Plan). It is adjacent to the conservation area of St Nicholas, which has been recognised for its historic and architectural value (see Vale Treasures listings). Having worked within conservation for a number of years, I understand that the Vale Council has recognised and protected the unique linear development with open views to the countryside that travelling along the A48 through the villages give. This site is so sensitive, as it is the front elevation and first impression you get of a Vale village when approaching from Cardiff. Currently you get a view of the church, small rural settlement and open countryside. The inclusion of this site in the LOP Plan would obliterate the visual setting, character, and identity of St Nicholas as a rural village.

The proposed development is in direct conflict with the councils own policies.

Objective 4: The Vale's Councils Vision Statement 'To protect and enhance the Vale of Glamorgan's historic, built and natural environment.' Also contravenes LDP paragraph 4.8 and Vale of Glamorgan Tourism Strategy 2011, 2.24 & 2.25. There are too many ref. of conflict of policy to quote!

Affordable Houses in Rural areas

The proposed site conflicts with policy MD7 of LDP, there are 0 affordable housing requirements in the East Vale (area St Nicholas falls under) as stated in the 'Local Housing Market Assessment Report 2010 table 6.13. There is also 0 need for affordable housing more specifically in St Nicholas & Bonvilston identified in the Vale of Glamorgan Rural Affordable Housing Needs Survey 2010 table 6.6.

(ordered by Representation ID No.)

Representor ID and details: 1438/DP2 Ms S Palmer

Although I recognise a need exists across the Vale in general, particularly in the urban areas of Barry and Penarth, I see no justification in large scale developments in open countryside with limited facilities, in areas where no local need has been identified. Surely any local housing need could be satisfied within the identified settlement boundary.

Facilities

St Nicholas has very little opportunity for local employment, it does not have a pub, shop, Post Office, Drs Surgery, or recreational facilities. It has been referred to as a commuter village with residents reliant on cars. The proposed site would contravene the Vales Vision Objective 3, LDP 6.2. Living in St Nicholas means inevitably lots of short car journeys. (I enjoy cycling, but cycling up the tumble is an unrealistic expectation for most people!) The reality is the bus offers an expensive and limited service. Policy MD4 states that proposed developments are supported by appropriate services and facilities to meet their needs and the needs of the existing community. This implies that because St Nicholas does not have these facilities new will be built, thus further changing the character of the village. Residents have chosen to live here because they enjoy the guiet and calm of the countryside, we do not wish to become urbanised.

Traffic

To make this development safe major traffic infrastructure would need to be built. This would be out of context to the rural context of the site. There could be upward of 100 vehicles and service vehicles, turning right on and off the A48. This is a major consideration, particularly at peak times. Changing the gateway to the Vale visually by such alteration would have a very detrimental impact to the local environment and character of the approach into the Vale. Culverhouse Cross is a recognised 'bottleneck' into the Vale. With the proposed developments at HTV studios, Wenvoe, Cowbridge not to mention the National Trust's aim to increase visitor numbers at Dyffryn House to 250,000, further congestion problems are inevitable.(In conflict with policy MD3 9)

Candidate site Assessment

Why has this site been chosen? I can find no logical reason why, especially after examining the candidate site assessment process;

- a) Site status, location and accessibility, the site is a green field, grade 2 agricultural land, in the sensitive position of visually being front face to the Vales first rural village approaching from Cardiff. There are very few facilities to offer with the majority of outings relying on the car, one would assume site given a negative score. How did it get rated a 2?
- b) Environmental, with the loss of open fields, natural hedgerow, trees and ancient footpath, not to mention the change in status from being an area designated Special Landscape value and destruction of a significant view this criteria should have a negative score.
- c) Physical constraints, at a superficial level, one could say this site has immediate access onto the A48. When one begins to look further at the safety and congestion implications this positive becomes a physical constraint that would be exceptionally detrimental to the character of the sites rural setting.
- d) Infrastructure capacity it is clear that due to the proposals size and scale, the local infrastructure would not be adequate to deal with the extra demand.
- e) Benefits unfortunately any benefits the village could capitalise on by new residents living in the village is being swamped and negated by the sheer size of the proposal. It is not conducive to social integration, more a housing estate sitting uncomfortably at the edge of the village.
- f) Deliverability I am not able to assess this, but with the huge financial rewards this site could deliver to individuals I doubt if this is a problem.

As 6 out of 7 criteria have a negative impact, I strongly advocate this site should have been discarded at stage 2.

Stage 3 is even more difficult to understand how the specified criteria are met. There is a lack of local housing need identified in the East Vale and St Nicholas itself, certainly to justify this scale of development, also a lack of services and facilities on offer. Access is difficult on many levels, even walking through the village there are constraints for push chairs and wheel chairs. Pavements are very narrow along A48 sandwiched between building line and Rd. I have a sister who is blind and know firsthand how difficult it is to have safe access for all, in this rural setting. Car use is essential, this development is unsustainable. (p62 background paper to Sustainability Appraisal Report Nov 2011)

Local Objection

A recent Public Meeting consisted of over 80 local residents who unanimously were against the proposed development on the grounds it was unjustified, unnecessary, unsustainable and unwanted. This is proportionally a very large turnout for such a small village.

In conclusion, The Vale Council have no right to enforce this development upon us, against the wishes of the people who live here. I am sure that a more sensible approach of 'pepper potting' small groups of houses throughout the Vale Villages, would be more positively received and be more sensitive to respecting the existing character of the local environment.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing I want to speak at a hearing session and want my letter considered by inspector.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 1440/DP1 Mr O A King-Dav							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form	, ,		be consiered by 'writte ion of Public examinat	n representations' or do ion? Written
2a - Do you consider the LDP is Sound? Sound	2b - If you think that t Procedural Tests -	he Plan is unsound and d P1 - Unanswered	oes not not meet o P2 - Unanswe	. ,	soundness, pleas	e indicate which test(s	s) that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unanswe	ered C3 - Unans	wered C4 -	Unanswered	
	Coherence and Effec	tiveness Tests - CE1 - l	Jnanswered C	E2 - Unanswered	CE3 - Unanswei	ed CE4 - Unansw	ered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph I	Number: P	roposal Map:		Constraints Map	Appendices:
	MG2	0.0 - Other.		MG2(33)			
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your rep	oresentation? Yes	(If "N	lo" or "Unanswered	' - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Policy: N	ew Paragraph:	Amended Paragrap	h: New Or Amer	nded Site: Other (see	Notes):
	Unanswered	Yes L	Jnanswered	Unanswered	Unanswered	Unanswere	d
	Notes:						
3e - Please set out your representation below: Under this representation I seek the deletion (or substant	ial raduction of the size	a) of dayslapment of the s	ita allocatad undar	MG2(33) land to the	aget of St Nichola	ns. I submit that the de	volonment is
•							
inappropriate for the following reasons	ai reduction of the size	e) of development of the s	nte anocated under	MG2(33) land to the	east of St Nichola	as. I submit that the de	velopment is
1. The development is of a site which is clearly in the ope							
housing is an inappropriate abandonment of national poli- incorporated into existing settlements and development.	by relating to the count	ryside which is to preserv	e and protect the o	pen countryside and	restricting develo	pment to that which pr	operly can be
 The site has no relationship to the existing village and The development will encourage the coalescence of the 			nd outondo the line	or dovolonment class	a tha A40		
The development will encourage the coalescence of the 4. The essential character of St Nicholas is that of a village the coalescence of the c						cter of the area. The p	roposed development is
of such magnitude that it will create a distinct and separa prevent them becoming stale, such development should							
to the existing village and should not be concentrated in o	one location creating a	distinctive community.		•	•	•	·
The development will be intrusive into the open country which the site abuts. The designation of the Conservation							s Conservation Area
6. The entrance to the site will result in the removal of a h					or and nom the vii	lage are protected.	
7. The actual speeds of traffic entering the village at the sthe site. In addition the view of site entrance on the approx 8. St Nicholas has a number of other sites which the Cou	each from the east is po	oor as it cannot be seen u	ntil reaching the sr	nall ridge just before	the 30mph delimit	tation on the east goin	g side of the road.
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it	sound (if relevant)		- 			.

(ordered by Representation ID No.)

Representor	ID and d	etails:	1440/DI	P2 Mr O A King-David	es						
Date Lodged 30/03/2012		Petitio	on and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment form	·	your comments to be lk at a hearing session	,	representations' or do on? Examination
2a - Do you co	onsider th	ne LDP	is Sound?		Procedural Tests -	P1 - Unanswered	P2 - Unans	wered	of soundness, please in	` `	that it fails.
					Coherence and Effect	iveness Tests - CE1	l - Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswe	red
3a - Which pa	rt of the I	Deposit	Plan are y	· ·	Policy Number:	Paragrap	oh Number:	Proposal Map:	2	Constraints Map	Appendices:
					MG2				•		• • • •
3b - Do you w	ish to see	e any cl	nanges ma	de to the Deposit Plan	as a result of your rep	resentation? Yes	(II	f "No" or "Unanswered	d" - go to 3d)		
3c - What cha	inges woi	uld like	to see mad	le to the Deposit Plan?	New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	New Or Amende Yes	d Site: Other (see N Unanswered	lotes):
					Notes:						
3d - If your re	epresenta	tion rela	ates to a ne	ew, deleted or amende	•			` '	J		erence if known) date site forms part of thr
o DI								,			

3e - Please set out your representation below:

In essence our representation is that a new site (the details of which are set out in the attached Appraisal Form) be added to list of housing allocations in policy MG2 under the heading St Nicholas. We are making separate representations in relation to the current allocation under MG2(33).

In relation to the site referred to in the attached Appraisal Form we submit that it represents a site for residential development which will meet the Council's objectives and policies as outlined in the draft LDP.

It will be seen that the proposed site is bounded on three sides by the existing development of St Nicholas and represents development that can properly be regarded as a rounding off and infill and related to the existing settlement. The site has a distinct physical relationship with the existing settlement and cannot be regarded as sporadic development in the countryside. The development can be accommodated without an unacceptable impact on the existing settlement because its scale form and character will be sympathetic to the immediate surroundings and wider area. It will not be visually intrusive and will not affect the Duffryn ridge line. This should be contrasted with the proposed residential development site (Housing Allocation MG2 (33)) to the east of St Nicholas which is bounded on two sides by open countryside. That proposed development would be unrelated to the village of St Nicholas creating a separate enclave bearing no relationship to the village save its proximity. That proposal represents further linear development along the A48 promoting coalescence between St Nicholas and the Downs rather than a rounding off or infilling and will be visually intrusive into the open countryside.

The applicants believe that the site can be developed for high quality dwelling units with relatively spacious plots sympathetic to the surrounding properties, protecting their amenity and respecting the landscape. Any development of the land would not

adversely affect the St Nicholas Conservation Area. In particular there would be no effect on the historic buildings in the Conservation Area (that is to say the listed buildings or the unlisted 'positive' buildings identified by the Council as enhancing the area). The site is well away from the listed buildings of the Church, the Smiths Cottages, the Village Hall, Hall House and the Three Tuns. It is separated from the Presbyterian Church by the existing development of the properties known as Targuin

and Old Hedges. With careful and sympathetic design the development would enhance the existing more modern buildings abutting the site which are within or adjoining the Conservation Area. The development would respect and improve the

setting of PwII Sam by removing any unsightly modern outbuildings and where possible, by putting existing buildings of architectural merit and which are structurally sound, into beneficial use as part of the development. It is the quality of design and layout in an area such as this that is important and this site offers an ideal location for a development which meets planning policy objectives and which can marry in with and enhance the existing development. The Council has recognised this fact by

approving the modern houses to the west of the site, the creation of a high wall in front of the Three Tukns regarded as a key building within the Conservation Area and the construction of the gated development known, as Mawsons Mead.

The development of the site for residential development can meet draft policies SP 3, SP4, MG 1 and MG7. St Nicholas is identified in the draft LDP as a sustainable minor rural settlement which has the capacity to accommodate some additional

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Representor ID and details: 1440/DP2 Mr O A King-Davies

development without it having an unacceptable effect on its character. The site can accommodate a mix of housing tenures including affordable housing and the existing services and facilities are readily accessible from the site. It abuts the A48 which has footways on both sides at this point, is within 100m of an extant bus stop and is proximate to a number of footpaths. The site is thus easily accessible to local services /facilities by public transport, walking and cycling. The development of the site can benefit from the existing infrastructure or where new infrastructure has to be provided it can be provided without any unacceptable effect on the natural or built environment.

The site is currently accessed through Pwll Sarn at the junction of the existing side road adjoining the A48 and through White Gables. The site has a frontage onto the A48 which is of sufficient length to accommodate an access/egress which would meet current highway standards. The applicants intend (subject to consent) that a new access be formed and located further west from current access at Pwll Sarn, directly onto the A48 where it can be created with a visibility splay allowing for a stopping sight distance which meets the standards set out in Annex B of Technical Advice Note (TAN) 18: Transport (2007).

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing We wish to reserve our position as to whether to speak at the Hearing since we are submitting a new site and are not able to respond to and test the Council's recommendations in response to this proposal at this stage. We wish to address the Inspector on the merits of and to ask questions upon the Council's response.

(ordered by Representation ID No.)

Representor ID and details: 1479/DP1 Mr N McLean							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form			red by 'written representations' blic examination? Examination	
2a - Do you consider the LDP is Sound? Unsound		ne Plan is unsound and P1 - Unanswered	does not not meet P2 - Unansw		oundness, please indicate	e which test(s) that it fails.	
	Consistency Tests -	C1 - Yes	C2 - Yes	C3 - Unanswe	ered C4 - Unanswei	red	
	Coherence and Effect	tiveness Tests - CE1	- Yes	CE2 - Yes	CE3 - Unanswered C	E4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrapl</u>	n Number:	Proposal Map:	Constra	aints Map Appendices:	
		5.1. 5.2.	5.10. 5.13. 5.17 .				
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If	"No" or "Unanswered" -	go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered	Amended Policy: Yes	New Paragraph: Unanswered	Amended Paragraph: Yes	New Or Amended Site: Unanswered	Other (see Notes): Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit s	the site as a Candidate	Site? Yes	(If "Yes", please	give the Candidate Site Site Reference:	Name and reference if known)	

3e - Please set out your representation below:

Please see my representations attached and those which I have submitted relating to Policy MG 2. The evidence I have submitted for Policy MG 2 also supports the representations attached relating to the LDP Strategy.

OBJECTION TO THE LDP STRATEGY

My objection to the LDP Strategy may be summarised as follows:

Please see my reps relating to Policy MG 2 of the LDP and my own Sustainability Appraisals in relation to Policy MG 2 (13) (27) (28) (34) (35) and (36). I also wanted to undertake Sustainability Appraisals of other sites allocated by this Policy, including (3) (1 5) (25) (31) & (33) the allocations of which would conflict with Government Policy (inter alia) on the protection of the rural and/or coastal environment, loss of BMV agricultural land and unsustainability of location. Unlike the UDP Inquiry process, time is much more limited for respondents on the LDP and I have been unable to produce evidence for these sites in the 6 week period.

Nevertheless, I believe that my reps on Policies MG 2, SP 7 & MG 20 provide sufficient evidence to demonstrate that the Strategy which has been proposed is not realistic; nor appropriate having considered the relevant alternatives; and that it is not founded on a robust and credible evidence base. Below I refer to paragraphs in the LDP Strategy to provide further evidence in support of my case, in particular as it relates to Cowbridge and the rural Vale:

Para 5.1 It has not been derived having full regard to the national, regional and local policy context, nor does it take proper account of the findings of the whole Sustainability Appraisal exercise, dating back to the early stages of the LDP preparation and the assessments made by Hyder Consulting' on all of the Options

Para 5.2 It pays insufficient regard to the need to re-use previously developed land and many of the housing sites it promotes are not situated in sustainable locations with good access to employment, public transport, community facilities or shops.

Para 5.10 Many of the minor rural settlements and Cowbridge are not able to assimilate housing growth on the scale proposed by Policy MG 2 without it having a detrimental impact on their existing character or on the local environment. And the Council has failed to produce any robust or credible evidence to support its contention that the additional development in these locations would help to sustain existing services and facilities or provide opportunities for their further enhancement.

The expansion of the minor settlements conflicts with Government policy which is reflected in Policy ENV 1 of the adopted UDP and it contradicts Policy MG 7 and para 7.34 of the LDP. These require that new development must always be of an appropriate scale, form and design that is sympathetic to and respects the existing character of the village and the range of services and facilities that are available; and will

(ordered by Representation ID No.)

Representor ID and details: 1479/DP1 Mr N McLean

generally comprise infilling or limited small scale extensions to the minor rural settlements, in particular where they meet the need for local affordable housing.

In para 4.46 of the LDP Sustainability Appraisal Report 201 1, the Council concedes that the natural environment in and around the settlements identified in Option 5 is likely to be adversely affected, as development may affect biodiversity, landscape, soil function, water resource use and heritage. And that a number of rural settlements are located in special landscape areas, the character of which may be negatively affected by development.

Para 5.13 My evidence (relating to Policy MG 2) demonstrates that in relation to accessibility to places of work and to many commercial and regional service facilities, Cowbridge does not have good public transport provision, which is why the greater majority of trips are made by private car. It does not have good local employment opportunities because the employment base is very limited and there is very little unoccupied retail, office or industrial space. Nor does the LDP make any land allocations in or near the settlement to encourage employment growth. Although the employment allocation made by Policy SP 5 (1) is only 5kms away, it is poorly connected by narrow roads and by very limited public transport services.

Para 5.1.7 The background evidence prepared by consultants to inform the LDP shows that several of the rural settlements that have been identified for moderate growth do not need any additional housing at all to satisfy their local need. In these villages, new land use allocations are predominantly for residential development rather than allocations which might assists rural diversification/new rural enterprises/sustainable tourism, which the strategy is trying to encourage.

The Council has deemed it to be unnecessary to undertake ALC surveys of allocated sites in accordance with the England and Wales guidelines in order to establish the true quality of the agricultural land; even though many of the allocations are identified on large scale ALC maps as being the BMV agricultural land. Not only would the loss of this land conflict with HOUS 8 (iii) of the adopted UDP but it also contradicts the aim of the strategy to assist rural enterprise, which in this area is dominated by agriculture.

Para 5.17 (Area Objectives) As recently as 2004, in Para 4.1 .5 of the UDP, the Council determined that any further housing allocations in Cowbridge would adversely affect the town's setting and character and there has been no significant change in planning circumstances since that time. It has not been deemed necessary to allocate any further employment land in the LDP in order to reinforce the vitality, viability and attractiveness of the town.

So why would there be a need for significant further housing growth in Cowbridge, over and above that which could be accommodated within the UDP settlement boundary following an Urban Capacity Study, when it would obviously have so many undesirable consequences?

In formulating Policy MG 2 as it relates to the allocation of housing sites in the settlements of Cowbridge and Llantwit Major, St Athan and Minor Rural Settlements, the Council has paid insufficient regard to national planning policy.

Para 9.1.1 of PPW says that one of the fundamental objectives of Government 'is to ensure that previously developed land is used in preference to green-field sites" and yet so many of the housing allocations which have been identified in Policy MG 2 are on green-field sites.

Para 9.1.1 of PPW says that Local planning authorities should promote mixed use developments so that communities have good access to employment, retail and other services and which are easily accessible by public transport, cycling and walking. Yet the main housing allocation for Cowbridge and many of those in the Minor Rural Settlements fulfil none of these requirements.

Para 4.8.1 of PPW says that brownfield land should, wherever possible, be used in preference to green-field sites and particularly those of high agricultural or ecological value. Whilst large tracts of brownfield land have been promoted for mixed development on Candidate Site 1.82/CS.4 at Llandow Airfield, the Council has chosen to reject this proposal in favour of smaller green-field sites, many in less sustainable locations and on the BMV agricultural land (in conflict with para 4.9 of PPW) in order to satisfy the housing needs of the rural Vale.

Para 9.2.7 of PPW says that a new settlement should only be proposed where it would offer significant environmental, social and economic advantages over the further expansion or regeneration of existing settlements. I strongly believe that the LDP Strategy which has been adopted is neither realistic nor appropriate; and that significant environmental, social and economic benefits would accrue from the inclusion of a new settlement on Candidate Site 1 82/CS.4, which would not otherwise be achieved in the plan period or beyond.

The benefits of a new settlement on Candidate Site 1 82/CS.4 may be summarised as follows:

- 1. It would enable the implementation of a more sustainable planning strategy overall and particularly for the rural Vale; by re-allocating dwellings to a much more sustainable location than many of those identified by Policy MG 2.
- 2. It would accord with para 4.1.5 of the adopted UDP which says: "In recent years Cowbridge and Llantwit Major have accommodated a great deal of new housing development. In view of the existing residential commitments within these towns it is not the intention of the Council to allocate any further land for residential use as it is considered that this would adversely affect their setting and character and would be contrary to the aims and objectives of Planning Policy Wales".

(ordered by Representation ID No.)

Representor ID and details: 1479/DP1 Mr N McLean

- 3. For much of the rural Vale, existing LDP Policy MG 2 would result only in the dispersal of minor planning gains/infrastructure benefits (associated with the smaller housing allocations) to very specific locations around the rural Vale. The concentration of a much greater proportion of the housing allocation in a single location would deliver significant investment in much needed infrastructure improvements in the western Vale; which almost certainly wouldn't be delivered by public funding. Some of these benefits are described below.
- 4. It would finance the construction of the Llysworney By-pass and improvements to the B4270, B4268 & A48 routes with attendant benefits as described in my representations on Policies SP 7 and MG 20.
- 5. It would facilitate the construction of a new railway station/park & ride facility on Llandow to serve the new settlement and the rural Vale; and facilitate the provision of a regular bus service by which residents of Cowbridge and other minor settlements could gain much easier access to rail transport than is the case at the present time.
- 6. It would make bus routes in the area more sustainable.
- 7. It would finance the construction of a new primary school; and facilitate the establishment of other commercial, retail and community facilities within walking or easy cycling distance for residents of the new settlement.
- 8. It would enhance considerably the potential for the development identified by Policy MG 1 2 (3) to be realised; and provide accommodation for new employees in a location where they could travel to the new strategic employment centre by both bus and rail. (The latter would be dependent on the provision of a new railway station at Gileston please see my reps relating to Policy SP 7 and MC 20.

Conclusion

A recent study by Goodbody Economic Consultants entitled Sustainable Travel Demand' has investigated the relationship between settlement patterns and sustainable transport in Ireland, to inform the National Spatial Strategy. The findings of the study are summarised in its Section 8.

It found that, in general, dormitory towns have low levels of transport sustainability, except where public transport provision and particularly rail service levels are high. The findings highlight the dangers of trying to achieve a concentrated decentralisation approach' to urban development in the absence of a well-developed public transport system (given the difficulties of ensuring that local residents take local jobs and especially in the light of increasing job mobility.

In the main, the study concentrates on 'satellite towns' of a larger scale than the settlements of the rural Vale but I believe that the findings are none the less important in assessing the likely impacts of the VOC LDP strategy. The Council's own employment study shows that the majority of residents in Cowbridge and the (minor settlements of the rural Vale commute to work; and my evidence on Policy MC 2 shows that they are definitely not well-served by public transport. I accept that a new village on Llandow might not be of sufficient scale to become a self-contained and largely sustainable settlement in its own right. But evidence produced by the Council's own consultant's shows that the same can be said of a larger and well-established centre like Cowbridge.

However, the residents of Llandow Newydd could have access to a regular rail service; to a much more frequent bus services; and to an up-graded highway network, making it possible to commute and gain access to regional services in a more sustainable way; as well as enhancing the likelihood of attracting enterprise to the existing employment sites in the area and new ones which have been allocated by the LDP.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

A change in the LDP Strategy by deleting Policy MG 2 sites (3) (13) (15) (27) (28) (21) (28) (31) (33) (34) (35) & (36) and allocating land for a new settlement at Llandow Airfield on Candidate Site 182/CS.4.

A change in the LDP to include Candidate Site 182/CS.4 as an alternative site to those sites identified above would enable the implementation of a more sustainable Strategy, particularly for the rural Vale.

The guidance notes require the submission of a site plan if a new site is proposed but in this case the site boundary which I am proposing coincides with that identified for Candidate Site 182/CS.4 at the CS stage, so I hope that duplication of the plan is unnecessary.

Also, the inclusion of a new settlement has already been the subject of the Council's own Sustainability Appraisal as Option 8a and the promoters of the new settlement have made it known that they are producing a site specific SA which would then also be available for scrutiny at the "alternative Sites" stage.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing
I wish to question the Council about why the road scheme which is included in Policy TRAN 2 of the Vale of Glamorgan UDP has been excluded from the Deposit LDP without any apparent change in planning circumstances that would warrant its omission.

Representor ID and details: 1479/DP2 Mr N McLean				
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 ✓	Additional SA SEA		our comments to be consiered by 'written repart a hearing session of Public examination?	
•	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Yes	pes not not meet one or more test(s) of P2 - Unanswered C2 - Yes C3 - Unans		at it fails.
	Coherence and Effectiveness Tests - CE1 - Y		CE3 - Unanswered CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	Number: Proposal Map:	Constraints Map	Appendices:
, , ,	MG2(3). MG2(13). MG2(15)	MG2(28); MG2(3 MG2(34); MG2(35); MG	31); MG2(33);	
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered"	- go to 3d)	
3c - What changes would like to see made to the Deposit Plan?		ew Paragraph: Amended Paragrap nanswered Unanswered	h: New Or Amended Site: Other (see Note Yes Unanswered	es):
	Notes:			
3d - If your representation relates to a new, deleted or amende	Site Name: Llandow Airfield	te? Yes (If "Yes", plea	se give the Candidate Site Name and reference: Candidate Site 18	•
3e - Please set out your representation below: Please see my own Sustainability Assessments in relation exclude the sites I have identified in Section 3a of this form	n to Policy MG2 (13) (27) (28) (34) (35) and (36)	attached. These provide evidence in su	apport of my wish to see changes to the word	ding of Policy MG 2 to
3f - Please outline the changes you wish to see made to the D The amendment of Policy MG 2 to exclude sites (3) (13) (
The amendment of Policy MG 2 to include Candidate Site particularly for the rural Vale.	182/CS.4 as an alternative site to those sites ide	entified above. This would enable the in	nplementation of a more sustainable plannin	ng strategy overall and
The notes require submission of a site plan if a new site is that duplication of the plan is unnecessary.	proposed but in this case the site boundary whi	ich I am proposing coincides with that ic	dentified for Candidate Site 182/CS.4 at the 0	CS stage, so I hope
Also, the inclusion of a new settlement has already been t producing a site specific SA which would then also be available.			s of the new settlement have made it known	that they are
4b - If you wish to speak, please confirm which part of your rep I wish to question the Council about the sustainability of the the allocation of a new settlement on Candidate Site 182/	ne sites which have been allocated by Policy MG			e LDP strategy than
It may be necessary to attend the Hearing if the Council d	oes not agree to the Policy and/or Strategy char	nges I would wish to see in the Deposit	LDP.	

Representor ID and details: 1479/DP3 Mr N McLean					
Date LodgedStatusPetition and No.Supporting Evidence02/04/2012M0	Additional SA SEA	Rep format: Comment form		nents to be consiered by 'written re ing session of Public examination'	
2a - Do you consider the LDP is Sound? Unsound		is unsound and does not not mee Unanswered P2 - Unans		ss, please indicate which test(s) th	nat it fails.
	Consistency Tests - C1 -	Unanswered C2 - Yes	C3 - Unanswered	C4 - Unanswered	
	Coherence and Effectiveness	s Tests - CE1 - Unanswered	CE2 - Yes CE3 - U	Inanswered CE4 - Unanswere	d
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph Number:	Proposal Map:	Constraints Map	Appendices:
	23. 120				
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representa	ation? Yes (I	f "No" or "Unanswered" - go to 3	d)	
3c - What changes would like to see made to the Deposit Plan	Unanswered Yes	nded Policy: New Paragraph: Unanswered	Amended Paragraph: New Unanswered Unan	Or Amended Site: Other (see Not swered Unanswered	<u>tes):</u>
	Notes:				
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site Site Name:	as a Candidate Site? Unanswe		ne Candidate Site Name and reference:	ence if known)
3e - Please set out your representation below:			,		
3f - Please outline the changes you wish to see made to the DI wish to see an amendment to Policies SP7 and MG20 to	•		the allocation identified by Policy	MG12 (3)	
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak	k to the inspector about and why the	ney consider it be necessary to s	peak at the hearing -	

(ordered by Representation ID No.)

Representor ID and details: 1479/DP4 Mr N McLean						
Date LodgedStatusPetition and No.Supporting Evidence30/03/2012M0	Additional SA SEA		Rep format: Comment form			ered by 'written representations' or do iblic examination? Examination
2a - Do you consider the LDP is Sound? Unsound		ne Plan is unsound and P1 - Unanswered	does not not meet o		oundness, please indicate	e which test(s) that it fails.
	Consistency Tests -	C1 - Yes	C2 - Yes	C3 - Unanswe	ered C4 - Unanswe	ered
	Coherence and Effect	iveness Tests - CE1 -	· Yes (CE2 - Yes (CE3 - Unanswered C	E4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	Number: F	Proposal Map:	Constra	aints Map Appendices:
	23. 120					
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "	'No" or "Unanswered" -	go to 3d)	
3c - What changes would like to see made to the Deposit Plan	? <u>New Policy:</u> Unanswered		New Paragraph: Unanswered	Amended Paragraph: Unanswered	New Or Amended Site: Unanswered	: Other (see Notes): Unanswered
	Notes:					
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candidate	Site? Unanswere	d (If "Yes", please	e give the Candidate Site Site Reference:	Name and reference if known)

3e - Please set out your representation below:

OBJECTIONS TO POLICY SP 7- TRANSPORTATION AND TO POLICY MG 20 - TRANSPORT PROPOSALS

The Policies exclude provision for a Llysworney By-pass

Policy background

Provision for a Llysworney By-pass is included in Policy TRAN 2 of the Vale of Glamorgan UDP, which was adopted as recently as 2004. The supporting text for Policy TRAN 2 says: the scheme is important to relieve environmental and safety problems caused by a significant number of heavy lorry movements through the village. At present, the lorries use the B4270, which runs through the village of Llysworney, as it provides a major access route to the A48 for businesses located on the industrial estates."

Page 40 of the Vale of Glamorgan Local Transport Plan Annual Progress Report 2005 (which is the most recent one) says:

'The Council's support for highway schemes in the LTP including by-passes around the villages of Llysworney, Gileston and Boverton, remains. However, notwithstanding the feasibility work that has been undertaken for a new Airport Access Road, grant funding for these new road schemes has not received WAG support through the Transport Grant process".

The Llysworney scheme was still included in para 7.110 of the Vale of Glamorgan Local Transport Plan, which ran to 2006. But it isn't in the SEWTA RTP Capital Programme to 201 5 and has been superseded in priority in Policy SP 7 of the LOP Written Statement by 5 other transport schemes.

Accordingly, despite the By-pass scheme having been recognised in development plan policy for some 30 years, it has suddenly disappeared from the new LDP apparently without written explanation. The verbal explanation provided by the Planning Officer is that the other transport schemes identified in Policy SP 7 have higher priority and that there is no reasonable prospect of gaining public funding for the Llysworney scheme in the foreseeable future.

Identified need for the By-pass scheme

The current problems experienced in the village are summarised on page 1 0 of the 'Llysworney Conservation Area Appraisal and Management Plan' 201 0 as follows:

"Because of its location on a busy traffic route, and despite a 30 mph speed limit, the top part of the village is blighted by fast moving traffic. Vehicular movement to the south is also constrained by the narrowness of the road as it leads up the hill towards Llantwit Major, which in places only allows a single vehicle to pass".

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In 2008, during the course of the preparation of the Conservation Area Appraisal, a questionnaire was delivered to all the properties in Llysworney and two of the main problems identified by local residents were volume and speed of traffic travelling through the village and damage to hedges and erosion of verges by large vehicles.

In their evidence to the UDP Inquiry in 1 998, the Llysworney Community Association presented an excellent case in support of the need for the By-pass. Since that time, traffic congestion has continued to increase and the RAC foundation estimates that traffic volumes are set to increase in the UK by 43% to 2035. In addition to the problems which the local residents experience in the village, there are also serious capacity (peak am & pm) and safety problems at the Pentre Meyrick junction on the A48, which also provides access to the Ruthin Road (the main link to the M4 in this part of the rural Vale).

The Planning Inspector who reported on the objections to the UDP in November 2000 supported the need for a new road link between the A48 and the B4270. In that case, a new link road (as part of the Darren Farm housing scheme) was being proposed as an alternative to the Llysworney By-pass but he identified the following benefits which would have been the same as those for a by-pass:

- Allowing a weight restriction ban to be imposed for the village of Llysworney, thereby removing extraneous heavy goods traffic and relieving the environmental and safety problems caused by the significant number of heavy lorry movements through the village
- Allow a significant proportion of the extraneous car traffic to choose to re-route away from the village As explained in para C7.1 .11 of the Inspector's report, the link road would not have offered all the same benefits as a by-pass or a complete solution to the traffic problems in Llysworney (and) it would provide only limited relief to Cowbridge". In para C7.1 2 he alluded to the difficulties in finding public funding for the By-pass but in para C.] .16 concluded that the link road would have produced substantial environmental benefits for Cowbridge and Llysworney.

I refer to the Inspector's conclusions and recommendations (on Highways & Traffic) for Appeal Ref: APP/Z6950/A/02/1 096305 & APP/Z6950/A/03/1 108352 — 145 dwellings on land between the A48 and Llantwit Major Road (Darren Farm) January 2004 (see below Appendix A). His conclusions on a By-pass (or link road further to the east which was to be funded by the housing scheme) may be summarised as follows:

- Para 12.31 the main benefit of a By-pass would be to remove all through traffic from Llysworney and maintain the direct route to the A48 and M4 from the south
- The diversion of HGV and other traffic away from Llysworney, which is a Conservation Area, would undoubtedly be a significant improvement for the local environment and amenity, given the proposed expansion of the Llandow business area under UDP policy. Although he qualified this by saying that the link road would not have had the same benefits as a By-pass in reducing non-HGV traffic through the village
- The link road would have reduced westbound traffic in the pm peak on Cowbridge High Street by up to 25% (with an overall reduction in 2-way flows of 4% in the morning and 11% in the evening). And I believe there is no reason why a By-pass should not have a similar beneficial effect (see section 4 below)
- In respect of eastbound traffic, there would be a small improvement by diverting traffic way from the B4270 passing through the built-up area of Cowbridge and the Crossways junction (which has very restricted visibility see para 1 2.39). And I believe that this improvement could be enhanced by signage at Nash corner and other traffic control measures to discourage traffic using the B4270 as a through route (see section 4 below)
- 3. Economic reasons to include provision for a Llysworney By-pass in Policy SP 7 & MG 20
- (a) Para 3.21 of the LDP says that it will seek to provide a policy framework which improves and enhances key transport links to and within the Vale for the benefit of residents, visitors and business. The B4270 through the village of Llysworney and the Ruthin Road from Pentre Meyrick to Pencoed provide the key transport link for the western Vale to the M4 at junction 35. Despite the problems identified above, there is no provision in the LDP to address these
- (b) More than 22ha of employment land was allocated in the UDP on the Vale Business Park and Llandow Trading Estate but empirical evidence shows that there has been only limited success in trying to attract new firms. This is confirmed by the findings of the Council's own Employment Land Study, which attributes part of the problem to poor access
- (c) Policy MG 24 (4) of the LDP identifies land to the south of Ruthin Quarry as a long-term limestone reserve (approx 30m tonnes). Although the quarry is inactive at present, the limestone reserve is of high quality and has been used in the past to supply Aberthaw Cement works and is likely to do so in the future. One of the main constraints on the viability of the operation was the additional cost of re-routeing lorries carrying the stone via the B4265, so as to avoid travelling through Llysworney Village.

Not only did this have environmental implications for residents along that route (in Ewenny, St Brides & Wick) it also increased significantly the carbon foot-print of the operation because of the additional transport mileage. Accordingly, the provision of the By-pass is likely to be of benefit to both the local quarrying industry and to Lafarge at Aberthaw, which is one of the single largest employers in the Vale.

(d) An up-graded B4270/Ruthin Road link to the M4 would enhance considerably the potential for the allocations identified by Policy MG 1 2 (2) & (3) to be realised

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Funding & Design of the By-pass scheme

Even in 1 998, the Llysworney Community Association concluded that the only practicable option for the provision of the Llysworney By-pass lay in a privately-funded scheme, and that remains the case today. The consortium of builders promoting the new settlement on Candidate Site 1 82/CS.4 at Llandow Airfield have undertaken to provide the By-pass and implement related highway improvements if they were able to develop approx 2,750 units.

Some of the environmental, congestion and safety benefits that would accrue from the new By-pass have been described above but there would be other benefits as well and these could be augmented by additional measures:

- The sub-standard junction at Pentre Meyrick Cross on the A48 has serious congestion problems (particularly pm week-days) and a poor accident record. These problems would be addressed by the construction of a new roundabout in this location; together with improvements at Nash Corner and to other sections of the B4270 & B4268 routes funded as part of Llandow Newydd
- An HGV weight restriction (bus & access only) could be placed on the B4270 route between Nash Manor and Cowbridge to improve the amenity of residents along the route; and alleviate congestion and junction geometry problems at the Llantwit Road/Westgate Street junction in Cowbridge.
- There is also a serious access problem associated with Llwynhelig Farm in Cowbridge, which could be ameliorated by the construction of a Llysworney By-pass. This is an industrial-scale farm containing both food and green-waste composting plants, and which is the main composting facility for this type of waste in the Vale of Glamorgan; as well as processing waste from further afield.

At present, the only access for agricultural and composting HGV's is via the sub-standard entrance off the A4222 route adjacent to Llwynhelig House. The farm wishes to replace this with direct access off a new roundabout on the A48, located at the western end of the Cowbridge By-pass (where the dual carriageway ends). It cannot be achieved at present, because a new roundabout here would also create ingress for west bound traffic (doubling-back eastwards on the A48) to get into western Cowbridge to avoid the congested Eastgate and Cowbridge High Street; but also using the shorter B4270 route through the built-up area of Cowbridge to get to Llandow and Llantwit Major (avoiding Llysworney). Accordingly, under present circumstances, a new roundabout on the A48 would undoubtedly have the undesirable implication of transferring much of the HGV and other traffic that currently uses the B4268 through Llysworney onto the B4270, to the detriment of residents living along that route.

A comprehensive traffic management scheme associated with the construction of the Llysworney By-pass would enable these problems to be resolved. Providing a new access to Llwynhelig Farm; re-directing through traffic away from the congested centre of Cowbridge; and improving the environment of those living along the B4270 route between Cowbridge and Nash Manor.

This will be the subject of more detailed evidence and explanation in support of Candidate Site 1.82/CS.4 at the Alternative Sites' stage of the LDP.

APPENDIX A

Extract from Inspector's Report on Appeals: APP/Z6950/A/02/I 096305 & APP/Z6950/A/03/1 108352 for 145 dwellings on green-field land between the A48 and Llantwit Major Road Highways & Traffic (6.1 - 6.31).

- 12.29. The major issues surround the proposed link road and the traffic and safety benefits which the Appellant believes it would provide. However, there are 2 preliminary matters to mention. First, although the link road and the housing areas must be considered together as parts of the same application, there is no evidence to suggest that the road as proposed is necessary solely to serve the housing areas. The housing could easily be accessed by a shorter road to a lower design standard, whether that came off the A48 road or the Llantwit Major Road. Clearly the main function of the link road is to provide some relief from through traffic, particularly in Llysworney.
- 12.30. The second matter is the status of the Llysworney By-pass scheme. This has been in existence for over 20 years and it remains a firm proposal in the Local Transport Plan and the emerging UDP. Although I acknowledge that there is pressure at the local and national level to bring a scheme forward, I must agree with the Appellant that currently there seems to be little realistic prospect of funding and there are other much more substantial proposed schemes which are being given greater priority in the Vale of Glamorgan.
- 12.31. Even so, the By-pass remains a policy proposal being considered in the emerging UDP and I do not consider it would be appropriate to speculate on the possible line or impact of it, or to engage in a detailed comparison exercise between it and the link road. I consider it is sufficient in the context of these appeals and the highways/traffic issues to simply note that the main benefit of a By-pass is that it would be able to remove all through traffic from Llysworney and maintain the direct route to the A48 and M4 from the south. Apart from that consideration, my approach is to concentrate on the merits of the link road itself.
- 12.32. The main benefit claimed for the proposed link road is that it offers a feasible alternative to the Llysworney By-pass proposal and would relieve that village of HGV through traffic, including that from the Llandow business parks. Other significant benefits which are suggested by the Appellant include a reduction of some traffic flows on Cowbridge High Street and on Llantwit Major Road between the site and Gibbet's Hill; and a reduction in speed on the A48 due to the proposed new roundabout there, thereby improving safety.

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- 12.33. Looking first at the claimed benefit of diversion of HGV and some other traffic from Llysworney which is a Conservation Area, I believe this would undoubtedly be a significant improvement for the local environment and amenity, bearing in mind that the Llandow business area to the south is due to expand under UDP proposals. However, at the same time, as HGVs only make up about 10% of the total volume of movement through the village it must be acknowledged that the vast majority of traffic and the associated safety and pollution problems would remain.
- 12.34. The second matter to consider is the effect on Cowbridge High Street. I accept that the link road route would reduce the current flows along that road, particularly westbound through traffic. This would be especially beneficial in the case of HGV movement. The westbound traffic could be reduced by up to 25% in the afternoon peak when the flow in that direction is much greater than in the morning. However, it appears that the overall reduction in 2 way flows would be closer to 4% in the morning and 11% in the afternoon (Doc 40, Table 3.1), which is less than the 15% referred to in the UDP Inspector's report (Doc 6, para 6.5.9). This is still a significant improvement, but of course it does not take account of the traffic generated by the proposed new housing itself. If this is also considered there would be likely to be a significant net increase in morning peak hour traffic and a slight decrease in the afternoon peak. The resulting overall peak hour effect would be a net increase in traffic arising from the impact of the combined link road and housing package.
- 12.35. In respect of eastbound traffic there would be a small improvement in the existing situation in that traffic would be diverted onto the link road from the 0.5km stretch of the B4270 passing in front of Darren Close. Tyla Rhosyr and Geraints Way.
- 12.36. The third perceived benefit is that traffic on the A48 would have to slow down to negotiate the proposed roundabout at the northern end of the link road and that this would improve safety. However, it is well known, as for example recorded in the Government's Design Manual for Roads & Bridges TD41/95, that there is a significant correlation between mean accident risk and added junctions, including roundabouts, and I have been given no firm evidence to support the claim that overall safety would necessarily be improved.
- 12.37. I now turn to other matters which affect the link road proposal. First, it is important to appreciate that the link road itself would only form part of the proposed new route for vehicles diverting from Llysworney. Lorries currently travelling through Llysworney to or from the A48 and M4 motorway would have to use the proposed new route which I estimate is some 3km longer if they are heading to or from the west or just over 1km longer if travelling to or from the east. This obviously has journey time and cost implications for drivers. It is not known how this would be viewed by commercial users of the new route or whether they would raise any objection to a weight restriction being imposed in Llysworney.
- 12.38. Second, the route to be used would involve diversion of traffic from the length of the B4268 between Nash Corner and Pentre Meyrick to an almost similar length of the B4270 between Nash Corner and the link road. On the B4268 around 20 properties have frontage access onto the road. During my site visits I noted that although those frontage properties in Llysworney must suffer considerably from traffic disturbance the main part of the village is hidden away to the west of the road and the 2 areas are distinguished in the description of the Conservation Area (Doc 16, CD41, paras. 6.19.4 and 6.19.5). CLRG have pointed to concerns of residents along the B4270 about the width of the road in places and road safety; and there are some 15 properties on that road with frontage access. It follows that the benefits of removing lorry and some van traffic from Llysworney would be offset to some extent by the disturbance to those living along the B4270.
- 12.39. Concern was expressed by CLRG about the alleged dangers of the junctions at Nash Corner and Cross Inn, together with accident record along the B4270 and B4268 roads. Although there was some dispute about the accuracy of the accident data I accept that the rate on both roads is below the national average. I consider that for safety reasons and to better facilitate right turning traffic onto the B4270 a mini-roundabout scheme would be appropriate at Nash Corner. The total costs would be £230,000 (Doc 68) of which the Appellant has offered to contribute £100,000 (Doc 78). With regard to Cross Inn, I consider the visibility there is very restricted and does require improvement, although the scheme submitted at the inquiry does not improve conditions for those turning right by Pinklands Cottages. However, unlike Nash Corner, any improvement to that junction is not needed as a direct result of the appeal proposals, so the Appellant's offer to contribute to improvements there must be seen only as a voluntary gesture.
- 12.40. Although the site is further from the town centre than the existing housing areas of Cowbridge, there would be some access to bus services. In respect of cycling to and from the town centre, which is about 1km or more away depending on which part is being visited, I consider that the site is within a reasonable return trip cycling distance. In the case of walking, I believe that the centre is too far away and the gradients too steep for comfortable trips to and from there on an everyday basis, especially for activities such as family shopping. The eastern end of the town's retail area would also be somewhat remote. I believe that most trips would be made by car and that the site's location is not sufficiently accessible to provide the positive encouragement for walking and public transport use which is sought in Chapter 8 of PPW.
- 12.41. I do not regard the foregoing findings as representing an overriding objection to the proposal in itself, but I am also aware of the emphasis in PPW that, where possible, housing should be accessible to employment by modes other than the car and that the aim should be to reduce the need to travel by car. I appreciate the desire of the UDP Inspector to minimise commuting in respect of the expanded Llandow Business Areas when he recommended further development in Cowbridge (Doc 6, para. C7.0.6), but I have reservations about this approach in practice. There is no evidence to show that the socio-economic profile of most residents buying houses at Darren Farm would be substantially different from the existing Cowbridge population or that the house prices would be lower than existing, apart from the affordable element which might be included. This has 2 potential implications.

First, the type of employment activity and worker incomes (Doc 59) at Llandow mean that many workers there would probably find it difficult to afford to live in Cowbridge. It follows that the appeal development would probably not greatly assist in providing a source of houses for those commuting to Llandow. Second, as recognised by the UDP Inspector, Cowbridge does not have a significant employment base and around 75% of people commute away by car to work in areas such as Cardiff (Doc 72A). This is not compatible with the aims described at the beginning of this paragraph. The Appellant has made efforts to

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Representor ID and details: 1479/DP4 Mr N McLean

seek improvement to the bus services which might serve the site using the link road, as well as the Llantwit Major Road, but their lack of frequency especially at peak hours makes it unlikely that they would be a preferable alternative to the car.

- 12.42. It is my conclusion that although the diversion of mainly HGV traffic onto the link road would produce some environmental and safety benefits for Llysworney and Cowbridge, as a high percentage of other traffic would remain this must substantially undermine the degree of overall improvement which could be achieved. Also, the link road scheme would require some public expenditure on aspects of the route affecting the Llantwit Major Road, it would be a longer and more expensive journey for some traffic than they undertake at present, and the amenity of some persons living along the B4270 would be affected.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

 I wish to see an amendment to Policies SP7 and MG20 to include provision for a Llysworney bypass.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing
 I wish to question the Council about why the road scheme which is included in Policy TRAN 2 of the Vale of Glamorgan UDP has been excluded from the Deposit LDP without any apparent change in planning circumstances that would warrant its omission.

It may be necessary to attend the Hearing if the Council does not agree to the Policy changes I would wish to see in the Deposit LDP.

(ordered by Representation ID No.)

Representor ID and details: 1526/DP1 Sir Brooke Booth	by							
Date Lodged Status Petition and No. Supporting Evidence	ce Additional SA SEA Re		Rep format:	4a - do you want you	our comments to be consiered by 'written representations' or do			
02/04/2012 M 🔲 0	✓		Comment form	you want to speak at a hearing session of Public examination? Written				
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and do P1 - Unanswered	oes not not meet o	` '	oundness, please indi	cate which test(s) t	hat it fails.	
	Consistency Tests -	C1 - Unanswered	C2 - Yes	C3 - Unanswe	ered C4 - Unans	swered		
	Coherence and Effect	iveness Tests - CE1 - L	Jnanswered (CE2 - Yes	CE3 - Unanswered	CE4 - Unanswere	ed	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph N	Number: F	Proposal Map:	Cor	nstraints Map	Appendices:	
	49	7.11. 7.12.						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "	No" or "Unanswered" -	go to 3d)			
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Policy: N	ew Paragraph:	Amended Paragraph:	New Or Amended S	Site: Other (see No	otes):	
	Unanswered	Yes U	Inanswered	Unanswered	Yes	Unanswered		
	Notes:							
3d - If your representation relates to a new, deleted or amende		the site as a Candidate Si Station Terrace, East Abe		(If "Yes", please	give the Candidate S		rence if known)	

3e - Please set out your representation below:

The site is suitable for residential development and should be allocated for development under policy MG2. The site comprises poor quality agricultural land and the north-western part accommodates trees and shrubs. The site is largely enclosed by existing development on three sides and has a distinct physical and visual relationship with the settlement. The site's south-eastern boundary is formed by an existing hedgerow.

The Council rejected this site at stage 2 of the candidate site assessment process on the grounds that the site lies within a quarry buffer zone. However, paragraph 40 of Minerals Planning Wales allows for new sensitive development within an existing built up area which already encroaches into the buffer zone. This is the case with regard to the proposed site at East Aberthaw. Further, the main area of quarrying has moved eastwards within the quarry and as noted in the Minerals Background Paper the previous buffer zone of 300m has been maintained only as a precaution. LDP Policy 25: Buffer Zones requires that proposals should not constrain the operations of the mineral site; the proposed allocation of the site would be compatible with this requirement.

The proposed development would be compatible in land-use terms with surrounding development. The proposal would be of a scale and form that is sympathetic to its immediate and wider surroundings and the layout would be such that it would protect or enhance the conservation area status of this site.

The proposal would not represent a visual intrusion into the countryside or loss of important open space that contributes to the local amenity or character of the settlement. As such the allocation of the site would comply with the criteria set out in policy MG7. Suitable access to the site can be provided from the existing road to the south which would be improved to highway standards in accordance with the requirements of the Council's Highway department. The improved access will serve the proposed new dwellings as well as benefiting existing dwellings. It is understood that all the necessary utility services can be provided to this site. The relevant TAN 15 map shows that the site is not at risk of flooding.

East Aberthaw comprises a sustainable settlement which is reflected in its status as a Minor Settlement. It benefits from a number of local facilities including a public house and restaurant, a church, a playground and a post box. Local job opportunities exist at the nearby power station and cement works. An additional range of facilities, community services and employment opportunities, including those at Cardiff International Airport is available in Rhoose, which is about 2 kilometres away. The site is served by regular bus services including the X45, X91, X5 and the 145/146 which provide links between East Aberthaw and Cardiff, Llantwit Major, Rhoose, St Athan and Bridgend. The development of this site would comply with the principles of sustainable development.

The allocation of the site for housing would comply with the requirements of policy MD1 in that it would:

- Reinforce the role and function of East Aberthaw as a Minor Settlement;
- Support the delivery of affordable housing:
- Has access to sustainable modes of transport; and,
- Would not have an unacceptable impact upon green wedges, special landscape areas, heritage coast or a site of importance for nature conservation.

(ordered by Representation ID No.)

Representor ID and details: 1526/DP1 Sir Brooke Boothby

The development would be visually and largely physically enclosed by existing development. The site is well suited to accommodate residential development 8-10 dwellings and would deliver approximately 3 affordable homes. The allocation of the site would contribute positively to the rural economy, the viability of a sustainable rural community, whilst protecting the distinctive character of the Vale of Glamorgan.

The Council's rejection of the site at stage 2 of the candidate site exercises because the site falls within a buffer zone is not compatible with the provisions of national policy set out on Minerals Planning Policy Wales and therefore would not meet soundness test C2. Current housing provision in the LDP does not meet soundness test CE2 as there is over reliance on the contribution to be made by windfall sites. In a plan led system it would be preferable and give more certainty to allocate additional sites as part of the plan. Such an approach would help make the plan more realistic and appropriate and founded on a more robust and credible evidence base. The site should be allocated for housing as part of this process.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The site to the east of station Road, East Aberthaw should be allocated for residential development under the provisions of policy MG2.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 1526/DP2 Sir Brooke Booth	by						
Date LodgedStatusPetition and No.Supporting Evidence02/04/2012M0	Additional SA SEA		Rep format: Comment for	· · · · · · · · · · · · · · · · · · ·		consiered by 'written n of Public examinatio	representations' or do n? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - Unanswered	I does not not med P2 - Unan	et one or more test(s) of swered	f soundness, please i	indicate which test(s)	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Yes	C3 - Unans	swered C4 - Un	nanswered	
	Coherence and Effect	iveness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswered	d CE4 - Unanswer	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:		Constraints Map	Appendices:
	156	7.100					
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Yes	Amended Paragram Unanswered	oh: New Or Amende Unanswered	ed Site: Other (see N Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende		the site as a Candidate Station Terrace, East A		(If "Yes", plea	•	ite Site Name and refe ence: 1526	erence if known)
3e - Please set out your representation below: Objection is made to the fourth sentence of paragraph 7.	100 which reads:			y			
"Within the identified buffer zones, no new mineral dev	velopment or sensitive	development will be pe	rmi <mark>tte</mark> d"				
This sentence is incompatible with advice set out in Mine built up area which already encroaches into the buffer zon							e far side of an existing
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it	sound (if relevant)					
The sentence should be amended to read:							
"Within the identified buffer zones, no new mineral devertient or on the far side of an existing built up area which			rmitted except wh	ere the site of the new o	development in relation	on to the mineral oper	ration would be located
4b - If you wish to speak, please confirm which part of your re	presentation you wish t	speak to the inspecto	or about and why t	they consider it be neces	ssary to speak at the	hearing -	

Representor ID and details: 1580/DP1 Mr T Usher	
Date LodgedStatusPetition and No.Supporting Evidence29/03/2012M0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Yes C2 - Unanswered C3 - Yes C4 - Yes
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: MG2(33) MG2(33) Land to the east of St
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered Yes
	Notes: Delete site MG2(33) from the LDP
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: Firstly this development does not fulfil the majority of the	Council's own objectives as set out in "The Vision" along with the following.
This is a greenfield site and will lead to the urbanization of	open countryside and will have an adverse impact of the character and setting of St. Nicholas conservation area.
The village has 152 dwellings at present and building an a	additional 53 homes increases the size of the village significantly, stretches the boundary and erodes the green belt between The Vale and Cardiff.
Access to/from the site could present traffic problems, Co A48. Adverse effect on Duffryn Gardens increasing visitor	uncil's Highway Engineers have advised that access from Gery-Llan is not suitable. Infrastructure works will cause major disruption to traffic using the numbers.
No net demand for affordable housing in St. Nicholas and doctors surgery etcetera leading to frequent car journeys	East Vale as recorded by the Council in its Local Housing Assessment- November 2010, nor is it suitable due to the absence of a shop, post office, or expensive public transport (3.00 bus fare to Tesco).
This proposed development is not sound and should be d	eleted from the LDP.
3f - Please outline the changes you wish to see made to the D Delete St. Nicholas site from the LDP.	eposit Plan to make it sound (if relevant)
, , ,	oresentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - the Inspector of the Council's failing to meet their own objectives as set out in "The Vision".

(ordered by Representation ID No.)

Additional SA SEA		Rep format:	, ,		•	•		
✓		Comment form	you want to speak at	ou want to speak at a nearing session of Public examination? Written				
2b - If you think that th Procedural Tests -			` '	undness, please indic	cate which test(s) the	hat it fails.		
Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered								
Coherence and Effecti	veness Tests - CE1 -	Unanswered C	CE2 - Yes C	E3 - Unanswered	CE4 - Unanswere	ed		
Policy Number:	<u>Paragraph</u>	Number: F	Proposal Map:	Cons	straints Map	Appendices:		
49	7.11. 7.12							
as a result of your repr	resentation? Yes	(If "	No" or "Unanswered" - g	go to 3d)				
? New Policy:	Amended Policy:	New Paragraph:	Amended Paragraph:	New Or Amended Si	ite: Other (see No	ites):		
Unanswered	Yes	Unanswered	Unanswered	Yes	Unanswered			
Notes:								
		Site? Yes	(If "Yes", please	ŭ		rence if known)		
	2b - If you think that the Procedural Tests - Consistency Tests - Coherence and Effection Policy Number: 49 n as a result of your report of the Policy: Unanswered Notes:	2b - If you think that the Plan is unsound and or Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 - Policy Number: Paragraph 49 7.11. 7.12 as a result of your representation? Yes Policy: Unanswered Yes Notes:	Comment form 2b - If you think that the Plan is unsound and does not not meet of Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered C2 - Unanswered C3 - Policy Number: Paragraph Number: Paragraph Number: F49	Comment form you want to speak at 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of so Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes C Policy Number: Paragraph Number: Proposal Map: 49 7.11. 7.12	Comment form you want to speak at a hearing session of 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indiced Procedural Tests - P1 - Unanswered P2 - Unanswered C3 - Unanswered C4 - Unanswered C5 - Unanswered C6 - Unanswered C6 - Unanswered C6 - Unanswered C7 - Unanswered C6 - Unanswered C6 - Unanswered C7 - Unanswered C8 - Unanswered C7 - Unanswered C7 - Unanswered C7 - Unanswered C8 - Unanswered C7 - Unanswered C7 - Unanswered C7 - Unanswered C9 - Unanswered C7 - Unanswered C7 - Unanswered C7 - Unanswered C9	Comment form you want to speak at a hearing session of Public examination 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) the Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Unanswered Policy Number: Paragraph Number: Proposal Map: Constraints Map 7.11. 7.12		

3e - Please set out your representation below:

The site is suitable for residential development and should be allocated for development under policy MG2.

The site comprises a suitable location for development and would relate well to existing and proposed settlement form. It is currently used for grazing and is bounded to the north by the B4267 Lavernock Road. to the east by a hedgerow and a small wooded area, to the south by The Spinney & Island View Holiday Park and to the west by Beach Road. There are some existing residential dwellings adjacent to the boundary in the south west corner of the site as well as on the other side of Lavernock road adjacent to the north western corner of the site.

The Council rejected the site at stage 1 of the Candidate Site Assessment process on the grounds that it did not accord with the spatial strategy of the LDP. However, the site has a close relationship with Sully which it meets at its north western limits. Sully has been designated as a Primary Settlement in the spatial strategy and this site would benefit from (all of the services and facilities contained within that settlement. The development of this site would be of a scale and form that is sympathetic to its immediate and wider surroundings and would allow for development to extend up to logical boundaries.

The site adjoins and has a distinct physical and visual relationship with the primary settlement of Sully. The proposed development would be compatible in land-use terms with surrounding development as it would not represent a loss of important open space that contributes to the local amenity or character of Swanbridge or the adjacent settlement of Sully.

Suitable access can be provided from Beach Road and it is understood that all the necessary utility services can be provided to this site. The relevant TAN 15 map shows that the site is not at risk of flooding.

The site adjoins the sustainable settlement of Sully which is reflected in its status as a Primary Settlement. It benefits from a number of local facilities including a primary school, small convenience shops, food and drink outlets, some small scale employment provision, medical facilities, a library and regular public transport.

The site is served by two bus services. Bus service 88 links Sully with Barry and Penarth while C; bus service 94 links Sully with Cardiff and Barry. The nearest bus stop is less than 50m from the site to the west of the Lavernock Road/Beach Road junction.

The development of this site would comply with the principles of sustainable development. The allocation of the site for housing would comply with the requirements of policy MD1 in that it would:

- Reinforce the role and function of Sully as a Primary Settlement;
- Support the delivery of affordable housing:
- Has access to sustainable modes of transport; and,
- Would not have an unacceptable impact upon green wedges, special landscape areas, heritage coast or a site of importance for nature conservation.

The site, which comprises 7.2 hectares, is well suited to accommodate residential development and would deliver approximately 195 dwellings, of which 68 would be affordable homes. The allocation of the site would contribute positively to the economy and viability of a sustainable primary settlement whilst protecting the distinctive character of the Vale of Glamorgan. The site should be allocated for residential

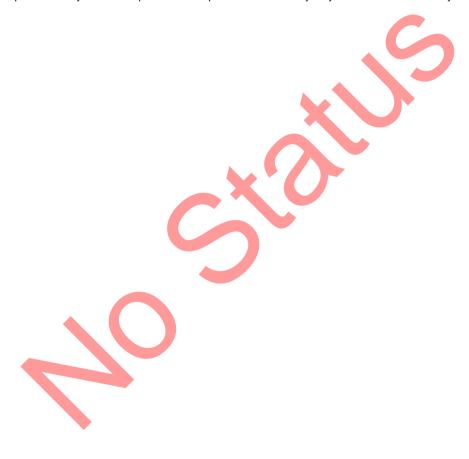
(ordered by Representation ID No.)

Representor ID and details: 1585/DP1 Mr G Best

development to help meet the Local Development Plan housing requirement. As a consequential amendment the settlement boundary for Sully should be adjusted to include land at Beach Road.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

 The site at Sully is suitable for development and should be allocated for residential development under the provisions of policy MG2. The allocation would help overcome the deficiency in the housing land supply and the plan comply with soundness test CE2. As a consequential amendment the settlement boundary for Sully should be adjusted to include the site.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 1585/DP2 Mr G Best			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA	Rep format: 4a - do you want your comments to be consiered by 'written representat Comment form you want to speak at a hearing session of Public examination? Written	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered	bes not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. P2 - Unanswered	
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered C4 - Unanswered	
	Coherence and Effectiveness Tests - CE1 - U	Inanswered CE2 - Yes CE3 - Unanswered CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	<u>Iumber:</u> <u>Proposal Map:</u> <u>Constraints Map</u> <u>Appendic</u>	ces:
	146 7.94. 7.95.		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: New Policy: Ne	ew Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes):	
	Unanswered Yes U	nanswered Unanswered Yes Unanswered	
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Sit Site Name: Land at Beach Road, Sully	(If "Yes", please give the Candidate Site Name and reference if kno Site Reference: 1585 & 2434	own)
3e - Please set out your representation below: The site lies within an area identified as a green wedge ur	der policy MG22 (6).		
This site was rejected by the Council at stage 1 of the Car	ndidate Site Assessment process on the grounds	s that it did not accord with the spatial strategy of the LDP.	
		e developed part of Sully both in appearance and function than to the countryside beyond. Talescence of Sully and Penarth. An extensive open area would be	he green
		Sully and Penarth and the deletion of the site from the green wedge would make the policy lee. The deletion would help the plan meet soundness test CE2.	MG 22 (6)
3f - Please outline the changes you wish to see made to the D The site at Beach Road, Sully should be deleted from the		G22 (6).	
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to the inspector a	bout and why they consider it be necessary to speak at the hearing -	

Representor ID and details: 1668/DP1 Mrs J John				
Date Lodged Status Petition and No. Supporting Evidence	Additional SA SEA		our comments to be consiered by 'written	•
02/04/2012 M _ 0		Comment form you want to speak	at a hearing session of Public examination	n? Written
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound and d Procedural Tests - P1 - Unanswered	oes not not meet one or more test(s) of P2 - Unanswered	soundness, please indicate which test(s)	that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unans	swered C4 - Unanswered	
	Coherence and Effectiveness Tests - CE1 - I	Unanswered CE2 - Unanswered	CE3 - Unanswered CE4 - Unanswer	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph	Number: Proposal Map:	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? No	(If "No" or "Unanswered	" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan		lew Paragraph: Amended Paragrap Unanswered Unanswered	h: New Or Amended Site: Other (see Note of the Note of	otes):
	Notes:			
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate S Site Name: Brynhill Golf Club	ite? Yes (If "Yes", plea	ase give the Candidate Site Name and refe Site Reference: 2407/CS1	erence if known)
3e - Please set out your representation below: With the relaxation of planning laws in the last decade I a and greenery and transform it into uniform brick wall. It ca changes the character of our neighbourhood. Building on	luses months, even years of noi <mark>se</mark> and air pollut	ion. The environment is being permane	ntly plundered for a developer to make a p	ngs with trees, birds profit. This land grabbing
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)			
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector	about and why they consider it be neces	ssary to speak at the hearing -	

(ordered by Representation ID No.)

Representor ID and details: 1686/DP1 Mr N S Roedeme	r						
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA		Rep format: Comment form	·	•	be consiered by 'writter sion of Public examination	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -		d and does not not mee	et one or more test(s) o	f soundness, plea	se indicate which test(s) that it fails.
	Consistency Tests -	C1 - Yes	C2 - Yes	C3 - Yes	C4 -	Yes	
	Coherence and Effective	veness Tests -	CE1 - Yes	CE2 - Yes	CE3 - Yes	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Para</u>	agraph Number:	Proposal Map:		Constraints Map	Appendices:
	MG9. MD12. MG2	6.49	. 7.41	MG9		Feb 2012	Other - Not Listed
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	esentation? Yo	es (I	f "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy: Unanswered	Amended Polic Yes	y: New Paragraph: Unanswered	Amended Paragra Unanswered	ph: New Or Ame Yes	ended Site: Other (see Note of the Control of the C	<u>.</u>
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name: Land East		didate Site? Yes	(If "Yes", ple	J	didate Site Name and reference: Site Reference	ference if known) e MG9/ ID 22 Appendix 1
3e - Please set out your representation below:				,			

REPRESENTATIONS AGAINST ALLOCATION OF GYPSY & TRAVELLER SITE AT LAND EAST OF LLANGAN

TEST P1

The LDP has not been prepared in accordance with the Community Involvement Scheme, see below key points:

- The Emergency Services and Local Primary school have all confirmed that they have NOT been consulted on the proposed site MG9. The LEA confirmed they had not been consulted about the Gypsy site.
- Registered consultees have not been informed of the consultation stages.
- According to the Welsh Government's document 'Travelling to a better future' there is an onus on the LA to consult with its strategic partners in delivering Gypsy & Traveller sites. No consultation has taken place.
- Good practice (Welsh Government document 'Good Practice Design in designing Gypsy & Traveller sites') suggests that where Gypsy & Traveller sites are concerned the local community should be engaged as early as possible we believe that the Council has undertaken the minimum consultation in terms of the LDP and insufficient consultation with respect to the Gypsy & Traveller site in accordance with best practice.

TEST P2

- 1. The Sustainability Appraisal is flawed and contradictory the proposed sites do not meet with national policy in respect of sustainability. The allocation of Llangan is not consistent with previous Planning Rejections by the Council which considered sustainability (Bonvilston Sept 2011) and with similar determinations by the Planning Inspectorate (Pembroke Sept 2011).
- 2. The allocation of MG9 is not consistent with the proposed LDP policies.

TEST C1

The Land Use Plan (with regards to Gypsy & Traveller sites) does not relate to any strategy - The Housing Strategy is out dated and does not provide any structure for assessing Gypsy & Traveller needs or site location.

TESTC2

(ordered by Representation ID No.)

Representor ID and details: 1686/DP1 Mr N S Roedemer

- 1. The Site allocation does not have regard to the following National Policy:
- -Welsh Government Circular (30/2007):
- The site is RURAL and is "UNSUSTAINABLE" as there are no local services (no shops, food and drink outlets, doctor, dentist, Library, rail services or any main settlement within 5km etc). Llangan and Fferm Goch both score 0 points for local services in the evidence based assessment 'Sustainable Settlements Appraisal'
- The site would not comply with a RURAL EXCEPTION POLICY as it advocates that all pitches are accommodated on a RURAL site including transient pitches which would not comply with TAN 2.
- Any business operated from the site would be in contradiction of RURAL EXCEPTION guidance.
- The site allocation does not take into account the "SCALE" of the resident community. Llangan has a population of less than 100 with 35 homes and this proposal nearly doubles the size of the Hamlet.
- Example of similar site. In 2007 an application of the Sustainability issue was applied by the Planning inspector in Pembroke where an appeal was refused solely on this basis.
- The VOG Council has refused an application recently in Bonvilston on the basis of Sustainability and services in this case were closer to the site than in the case of Llangan proposal.
- Designing Gypsy and Traveller Sites Good Practice Guide The site is too small; therefore cannot meet the needs identified in the LDP.
- -The site measures 7400 m2 and could only accommodate 14 pitches without infrastructure (quidance is 500m2 per pitch plus refuse area; office; play area; infrastructure (roads etc)
- The access road to the site does not meet the minimum requirements for emergency vehicles (3.7m it is actually 15m)
- The site access is poor and "unsafe" having extended walks (in excess of 800m to bus stop) along an unlit lane with no public footpath or street lighting.
- The proposal of 21 units on the site would restrict the ability of emergency vehicles to manoeuvre around the site.
- New sites grants are available (and cost should not be a material planning consideration).
- -The guidance requires that sites are:
- sustainable the Llangan site proposal is not
- equivalent to standards that would be expected for social housing in the settled community This would not meet the standards and this site would not have been considered appropriate for development for residential in either the current or proposed plans
- have the effect of encouraging and developing good relations between

Gypsies & Travellers and the settled community — the large scale of this proposal could mean that establishing good relations with the local community of Llangan would be unlikely and could also result in increased tensions in the community.

- based on WAG guidance of Design of Gypsy traveller sites the maximum number of pitches is 14, and the proposal at Llangan exceeds this number.
- Travelling to a Better Future
- Recommends that LA's engage with their Housing Association Partners to bring sites forward. The VOG Council has not done this.
- "Situating transit provision on residential Gypsy sites is not an option preferred by the Gypsy and Traveller community as this can lead to tensions among different family groups and make site management and maintenance very difficult." This creates a sense of "fear" within the settled Gypsy & Traveller community. The proposal is recommending that transient and permanent sites are co-located.
- Planning Policy Wales 2011
- The proposed site at Llangan is greenfield land, according to the definition of brownfield land set out in Figure 4 1 of PPW;
- it will not reduce the need to travel, due to the limited local service provision in close proximity to the site;
- offers very limited access to public transport facilities:
- is not large enough to provide ancillary facilities required to support a sustainable development as set out in paragraph 3.30 in accordance with Designing Gypsy and Travellers Sites Good Practice Guide;
- is located within a Special Landscape Area (SLA) and in close proximity to a Conservation Area. The assessment of the Llangan site incorrectly states that it is not within an SLA, so makes no reference to the sites proximity to the conservation area of Llangan. The location can be clearly seen from the conservation area.
- does not meet the identified needs of Gypsies and Travellers, in the Vale of Glamorgan (Fordham report 2008 evidence);
- does not promote sustainable access to employment, shopping, education, health, community, leisure and sports facilities;
- does not maximise opportunities for community development and social welfare:
- does not foster social inclusion due to the isolated location of the site; and
- does not contribute to improvements in health due to the isolation from services and facilities.

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Representor ID and details: 1686/DP1 Mr N S Roedemer

2. MG2. The draft policy MG 2 actively discriminates the Gypsy community by excluding them from the wider housing programme and potentially abuses their human rights. Policy MG 2 should be revised to allow the VOG to identify appropriate sites in the same way as Affordable Housing.

TESTC3

- 1. The policy does not have due regard to the Wales Spatial Plan.
- The key theme of the Wales Spatial Plan is achieving sustainable development through focusing new development in areas which have good access to key services and facilities. As there are no services surrounding the site the allocation of MG9 is not consistent with the objectives of the Wales Spatial Plan. The Gypsy site proposal fails Soundness test Consistency C3 because the policy does not have due regard to the Wales Spatial Plan.

TESTC4

- 1. The allocation of this site does not have regard to the relevant Community Strategy in the following respects:
- "The diverse needs of local people are met through the provision of customer focused, accessible services and information" This cannot be achieved by the allocation of a non-accessible rural allocation.
- "Vale of Glamorgan residents and organisations respect the local environment and work together to meet the challenge of climate change". The allocation of MG9 places heavy emphasis on the use of the car to access the most basic facilities shops, health, education etc.
- "Older people are valued and empowered to remain independent, healthy and active. They have equality of opportunity and receive high quality services to meet their diverse needs"— All services are miles away and inaccessible to

the older community. The VERY POOR public transport system is located

1050m from the site and is in excess of the maximum distances as defined in

the proposed LDP and "Manual for Streets".

- "People of all ages are able to access coordinated learning opportunities and have the necessary skills to reach their full potential helping to remove barriers to employment"—There is no employment opportunity near to the site.
- The local primary school has confirmed that it is full and that its projections suggest that it doesn't have the capacity for such a large development (also consider the existing approval of 12 dwellings at Fferm Goch).
- The small local industrial unit has raised concerns in relation to the scale of the proposal.

TEST CE1

The Plan does not set out a coherent strategy in the following respects

- The Strategy makes the following statements:

The LDP will seek to provide a policy framework which: Manages the housing supply effectively in order to provide a range of good quality, affordable homes in sustainable locations

Reduces out commuting by providing opportunities for new housing, retail and employment development in accessible locations in the Vale of Glamorgan

The allocation of this rural site in open countryside does not meet this objective.

- The LDP also states its vision as being:
- "Our Vision for the Vale of Glamorgan is a place:

That is safe, clean and attractive, where individuals and communities have sustainable opportunities to improve their health, learning and skills, prosperity and wellbeing and

Where there is a strong sense of community in which local groups and individuals have the capacity and incentive to make an effective contribution to the future sustainability of the area." The allocation of this site in policy MG9 does not meet these objectives being in a rural location with inadequate facilities and transport links.

- The Allocation of this site in policy MG9 does not comply with the following objectives of the LDP:
- -Objective 1: To sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all. The site's location would clearly not meet this objective.
- Objective 2: To ensure that development within the Vale of Glamorgan makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change. The allocation of this

(ordered by Representation ID No.)

Representor ID and details: 1686/DP1 Mr N S Roedemer

site will have entirely the opposite effect to this objective.

- Objective 3: To reduce the need for Vale of Glamorgan residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport. The allocation of this site will have entirely the opposite effect to this objective.
- Objective 4: To protect and enhance the Vale of Glamorgan's historic, built, and natural environment, The development of this site would not meet this objective; a planning refusal on an adjacent site in May 2002 stated "It is a proposal that would adversely affect the undeveloped rural character of the area"
- Objective 5: To maintain, enhance and promote community facilities and services in the Vale of Glamorgan The local primary school has not been consulted, had they been it would have been recognised that the school does not have capacity, nor is it projected to have the capacity.
- Objective 7: To provide the opportunity for people in the Vale of Glamorgan to meet their housing needs- States that development of housing should be in sustainable locations This is not. Furthermore, it brings into question POLICY MD12 which is discriminatory in that Gypsy & Traveller sites are treated differently from other housing allocations. An inclusive policy would see Gypsy & Traveller sites being assessed on the same basis as AFFORDABLE HOUSING and considered for ALL candidate residential sites in the LDP
- Objective 10: To ensure that development within the Vale of Glamorgan uses land effectively and efficiently and to promote the sustainable use and management of natural resources. The inappropriate use of finite resources can impact on the ability of future generations to fulfil their needs. The LDP through favouring the use of previously developed land and the sustainable use of natural resources of whatever kind and wherever they are located, will contribute to preserving their availability for future generations. - This is agricultural land in the Special Landscaped Area.

TEST CE2

The strategies, policies and allocations are not realistic and appropriate having considered relevant alternatives and are not founded on robust evidence:

- 1. The allocation of Llangan is purely on the basis of site ownership by the Vale and does not meet the requirement of Policy MD12.
- 2. The Gypsy & Traveller site assessment (anecdotal) conflicts with other evidence based background papers; specifically the Sustainable Settlement Appraisal. The SSA states 0 points for public transport but the Gypsy & Traveller site assessment states that public transport facilities are good.
- 3. The Gypsy Traveller site assessment states "good highway access", yet the access falls considerably short of the minimum requirement for vehicle access the access lane is 2.5m wide, against a minimum requirement of 3.7m plus footpath of 1.2m.
- 4. The Gypsy Traveller site assessment does not reflect the current legal obligations of the VOG in respect of this site, yet the other site assessments highlight legal issues.
- 5. Several privately-owned sites were put forward as candidate sites for Gypsy & Traveller sites but were dismissed as they were not in Council ownership. Not being in council ownership should not be a reason to reject privately owned sites.
- 6. The key issue is that the site allocation does not reflect the identified need of the Gypsy & Traveller community as highlighted in the 2008 Fordham report.
- 7. The Gypsy Traveller site assessment suggests that Fferm Goch is the local settlement when Llangan is recognised in this and historic documents as the local settlement being only 150m from the proposed site. It appears that the council has also linking the site at Llangan to the Hamlet of Fferm Goch in order to increase the site assessment positive score.
- 8. The assessment makes no reference that the site is in a Special Landscape Area (SLA).
- 9. The assessment makes no reference that the site is adjacent to a Conservation Area, within the Conservation Management Plan for this area there is a specific requirement to protect the view from the edge of the conservation area over the proposed site. The proposed site is clearly visible form the conservation area.
- 10. The allocation of Fferm Goch as a Minor Rural Settlement is incorrect. The appraisal scored 9 points, 3 are for employment which puts this site on par with the major settlements such as Barry. This is on the basis of 4 light industrial buildings. A survey of these employers has confirmed that zero new jobs have become available in the last 9 years and that the units collectively employ fewer than 15 people with no intention to expand. Furthermore, one of the units has been empty and the development is not a popular industrial site.
- 11. Fferm Goch has a population of less than 100 (98)— of the 5 sites in the Vale of Glamorgan with a population of 98 only Fferm Goch is classified as a Minor Rural site (probably based on the 9 points). The remainder are classified as Hamlets and there is a presumption against development in Hamlets (or as a minimum the scale would need to be appropriate and tied to a Rural Exception policy). The guidance requires ALL sites of a population below 100 to be classified as a Hamlet Fferm Goch should be re-categorised as a Hamlet.
- 12. The Council has undertaken a study (Fordham report 2008) where the message was extremely strong that the Gypsy & Traveller community wanted smaller sites located on the fringes of larger communities. The report confirmed that isolated, rural sites restricted access to Health, Education and welfare facilities that disadvantaged them and needs to be seen in the light of the above objectives. The following is a quote from the Fordham report:
- "Participants living on Shirenewton had three main criticisms: the site was too big, the distance from local amenities along with the lack of local transport,"

"This created many problems for the residents, especially the poorest: 'for a person like me on the bread line it's very tough. I can't afford to use the car', 'everything is a mile away, including the bus stop. It takes a long walk on a busy road to get to the shops and schools".

"The tables demonstrate that access to services such as local shops, health centres and education facilities from both sites is difficult by foot and by local transport systems. This difficulty was eased when participants used their cars, however the level of ease was lower for Roverway due to the difficult entry onto the main road".

"Participants reported that access to local amenities, health services and education was low for both sites by foot or by public transport; "Everything is a mile away, including the bus stop. It takes a long walk on a busy road to get to the shops and schools".

(ordered by Representation ID No.)

Representor ID and details: 1686/DP1 Mr N S Roedemer

"It was thought that smaller sites would reduce the problem of on-site conflicts: 'they need smaller sites and not too many different families, otherwise when you have a row the whole site becomes a war zone"

"This affected the ability of the households interviewed to access local services such as shops, health centres and education facilities. It was reported that this problem mainly affected the women: men take the vehicles that the household own to work during the day, leaving the women without their own transport and often away from public transport routes"

"Participants did not specify where in Cardiff or the Vale of Glamorgan sites should be located. It was noted that sites should be on the outskirts of towns to enable access by foot to local services such as shops, the Launderette and health centres"

"While the focus of the survey was on accommodation requirements, the questionnaire also collected information on access to services, including health and education. Research has found that poor accommodation can prevent access to services and so cannot be seen in isolation."

"Participants living on sites felt that there were site restrictions that limited their work options. These were mainly associated with the location of the sites and lack of access to public transport rather than site regulations: 'no buses, no local transport. Bad access"

"Participants living on local authority sites reported that the lack of local public transport provision in the area affected their ability to send their children to school, access health services and work opportunities, and limited their ability to attend training and education courses"

"Participants were asked about where they would like future sites to be, but were not specific about locations within the County Boroughs, instead emphasising the importance of public transport to any new sites. Government draft guidance on site design stresses the importance of access to services and the promotion of integrated co-existence' between the site and surrounding community."

"The precise location, design and facilities of any new sites should be drawn up in consultation with Gypsies and Travellers to ensure that the additional provision meets their needs. The health and safety implications of a new site's location should be considered in finding a balance between offering sites in good locations and the additional land costs this would entail. The settled community neighbouring the sites should also be involved in the consultation from an early stage."

13. An independent highway study recently undertaken by Capita Symonds, surrounding the proposed site has concluded that:

"The 1km long lane itself is of poor horizontal alignment, with poor forward visibility and unsuitable for regular vehicular traffic. If the site is developed the lane itself would need major upgrading, which would certainly change its appearance within this rural environment."

"The village school is approximately 1km from the village and 900 metres from the proposed site. It is noted that the route does not offer any facilities for pedestrians, such that the only safe way for children to travel between the site and the school safely would be by vehicle. This route would also be potentially hazardous for cycle use for children, the elderly or infirm and could be potentially hazardous for all users other than by car."

"With regard to the appropriateness of the location for a traveller's site development in relation to transportation, it is difficult to refer to standard guidelines, as few relate to "rural highways", most highway design standards for residential development relate to urban areas. Hence, the advice contained within this report is based on best available information, acceptable highway standards for developments of similar size and transport needs of small communities. Welsh Government guidelines state sites should be situated in close proximity to transport links. The Llangan site would not appear to meet that criteria, being situated away from the main transport infrastructure, sites should also have ready access to schools, doctors and shops, against which requirements Llangan again appears to fail."

"With regards to the existing lane, it is generally considered that where there is direct access to dwellings, the previous standard for developments, Design Bulletin 32 offers guidance where it states that a desirable minimum carriageway width of 5.5 metres is appropriate, together with 2.0 metre wide footways on both sides. This will allow two way traffic at all times, and safe movement of pedestrians."

"Thus the lane itself should be widened to this minimum standard, which will require the removal of the existing hedge line on one or both sides of the lane and probable acquisition of land from the adjoining fields. This will of course change the environmental character of the area substantially, but is considered essential to cater for increased vehicle and pedestrian traffic"

14. There is complete inconsistency with the allocation of MG9 against the proposed policies.

TEST CE3

- 1. The VOG council make no reference as to how they are going to manage such a large site. The 21 unit site in Rover Way Cardiff has 3 full time Council staff allocated to it.
- 2. The current Housing Strategy expires April 2012 and makes no relevant reference as to how the Gypsy & Travelling Community will be monitored in terms of growth or need. Indeed, there is no strategy that underpins the Gypsy & Traveller community or housing at all.

(ordered by Representation ID No.)

Representor ID and details: 1686/DP1 Mr N S Roedemer

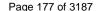
- 1. Policy MD12 (Gypsy & Traveller) is discriminatory. It offers no flexibility for the Council to bring forward sites that are sustainable / suitable for Gypsies & Travellers through the policies derived within the plan.

 2. MD12 should be redrafted to enable smaller, sustainable sites to be included within the Affordable Housing requirements and delivered through the Registered Social Landlord sector.
- 3. To argue that the Private Sector has been consulted to offer sites is not accepted. The private sector were not likely to volunteer sites for such a contentious use. The LDP should set clear strategies / policies to deliver sustainable sites for all members of the community; private; social and travelling. The current allocation does not meet this and could strongly be argued breeches the Human Rights of the Gypsy traveller community as it does not provide a suitable, sustainable site that meets the guidelines in the 2008 Fordham report.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The proposed Gypsy traveller site at Llangan (Policy MG9) should be removed from the LDP draft plan. The VOG should identify an alternative site that has been assessed according to a relative sustainability appraisal and meets the requirements of the Gypsy community as listed in the 2008 Fordham report.

Policy MD12 should be amended so that it does not discriminate against the Gypsy and Traveller community. All sites during the plan should be assessed on a similar basis as Affordable Housing.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 1701/DP1 Mr R L T	raherne				
Date Lodged Status Petition and No. Supporting I 29/03/2012 M 0 ✓	Evidence Additional SA SEA ✓	Rep format Comment f		omments to be consiered by 'writter hearing session of Public examinati	•
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests -	Plan is unsound and does not not mP1 - Unanswered P2 - Un	answered) that it fails.
	Consistency Tests - Coherence and Effective	C1 - Unanswered C2 - Unanswered	answered C3 - Unanswered CE3	d C4 - Unanswered 3 - Unanswered CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting	ng on? <u>Policy Number:</u> 49. MG2(29)	Paragraph Number:	Proposal Map: MG2(29)	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Dep	osit Plan as a result of your repres	sentation? Yes	(If "No" or "Unanswered" - go	to 3d)	
3c - What changes would like to see made to the Depo		Amended Policy: New Paragrap Unanswered Unanswered		lew Or Amended Site: Other (see New Orlanswered	
3d - If your representation relates to a new, deleted or	amended site, did you submit the Site Name:	e site as a Candidate Site? No	(If "Yes", please giv	ve the Candidate Site Name and ref Site Reference:	ference if known)
3e - Please set out your representation below: See attached document.					
3f - Please outline the changes you wish to see made See attached document.	to the Deposit Plan to make it so	und (if relevant)			
4b - If you wish to speak, please confirm which part of	vour representation vou wish to s	speak to the inspector about and wh	v thev consider it be necessary	to speak at the hearing -	

Representor ID and details: 1730/DP1 Mr A Desrosiers							
Date Lodged Status Petition and No. Supporting Evidence 31/03/2012 M 0	Additional SA SEA		Rep format: Eform				n representations' or do on? Do not speak at he
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - No	does not not mee	et one or more test(s) of	soundness, plea	se indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effecti	iveness Tests - CE1	· No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	Number:	Proposal Map:	7	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your rep	resentation? No	(1	f "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	Policy: No Notes:	Amended Policy: No	New Paragraph: No	Amended Paragrap No	oh: New Or Ame No	nded Site: Other (see No	Notes):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	he site as a Candidate	Site? No	(If "Yes", plea	•	lidate Site Name and re	ference if known)
3e - Please set out your representation below: My comments are specific to Site Reference 2407/CS Br	ynhill Golf Club.			y			
I wish to support the Vale Authority in its decision to exclu	ıde the Brynhill Golf clu	b land from inclusion in	the LDP as a car	ndidate site.			
It is a sensible decision given the effect any additional de additional 180 house development would be immediately		on the surrounding area	a, both from the e	nvironmental effect and	loss of green red	creational land. The effe	ect of building an
The road infrastructure along Port Road could not sustain would have a catastrophic effect on the environment, not							ment at White Farm
I have additional concerns that any change to the Brynhill	Status as recreational	land would have safety	implications give	n that the Port Road ha	s 4 schools along	g its route.	
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	sound (if relevant)			.=========		
4b - If you wish to speak, please confirm which part of your re	oresentation you wish to	speak to the inspecto	r about and why t	hey consider it be neces	ssary to speak at	the hearing -	

(ordered by Representation ID No.)

Representor ID and details: 1735/DP1 Mr S R Hunt							
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M 0	Additional SA SEA		Rep format: Comment form	.	your comments to be ak at a hearing session	,	representations' or do on? Written
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that th Procedural Tests -		does not not meet	one or more test(s)	of soundness, please	indicate which test(s)	that it fails.
	Consistency Tests -	C1 - Yes	C2 - Unans	wered C3 - Unai	nswered C4 - Ur	nanswered	
	Coherence and Effecti	iveness Tests - CE1	- Unanswered	CE2 - Yes	CE3 - Unanswered	d CE4 - Unanswe	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragrap	h Number:	Proposal Map:		Constraints Map	Appendices:
	66			MG10(1), Hou Dinas Powys/Fort Ro	J.		
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your rep	resentation? Unansv	vered (If	"No" or "Unanswere	ed" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	aph: New Or Amende Yes	ed Site: Other (see N Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amend	ed site, did you submit t Site Name:	he site as a Candidate	Site? Unanswer	ed (If "Yes", ple	ease give the Candida Site Refere		erence if known)
22 Places and and training and addition halour			·				

- 3e Please set out your representation below:
 - A. Housing Sites (General)
 - B. Housing MG2 (17) School MG10 (1) Sully Road, Penarth

Having only recently become aware of the specific housing proposals in the LDP at the Deposit Plan stage, I want to register my observations on the basis that as a lay person I do not have the knowledge/understanding of the technicalities of the LDP process and procedures and that time constraints to meet the deadline of 2.4.12 and the lack of access to and skills in IT, preclude retrospective analysis of the Pre-Deposit Plan data which led to the conclusions put forward in the Deposit Plan. My observations are offered on the basis of personal knowledge and experience of local factors and broad principle.

- A. Several areas designated as housing development sites are in open countryside; developing these sites would remove vital green 'lungs' from the environment forever.
- 1) Removing trees and hedgerows and covering fields with buildings will destroy natural habitats.
- 2) Buildings will increase environmental pollution generating the need for sewerage systems, roads and street lighting.
- 3) Building will impact adversely on the water-table and flood-plain. The problems arising from building over natural drainage surfaces is well documented throughout the country and flooding is already an issue in areas of the Vale.
- 4) The increase in traffic generated is surely unsustainable. The impact of developing sites at Rhoose, Weycock Cross, Barry, Sully, Lavernock Road, Sully Road and Dinas Powys would have detrimental effects at each locality; but the interconnection of sites would have an inevitable cumulative outcome. Existing traffic problems are well documented and a matter of record. In the near future, the current tranche of housing developments at Barry Waterside, Penarth Town and Penarth Heights will start to exacerbate the already overwhelming traffic issues. The traffic generated by the building of thousands more houses would put an unsustainable and intolerable congestion stranglehold on Penarth and the surrounding communities. The Local Authority has failed to demonstrate the capacity to address and alleviate the current situation. There is no basis to conclude that the increase in the volume of traffic would be managed effectively. In fact it would be likely that congestion would be proportionally exacerbated.

Sully Road

1) Plans are well advanced to develop the St. Cyres/Erw'r Delyn/Ashgrove Schools sites. The proposal that the entrance to the new complex is to be sited on Sully Road is a cause of considerable concern. Traffic generated by those accessing Pen y Myorth, Ashgrove and St. Joseph's Schools already causes huge problems on the road. Vehicles parking and waiting for pupils are often parked dangerously, the

(ordered by Representation ID No.)

Representor ID and details: 1735/DP1 Mr S R Hunt

road is often congested and impassable and there is always a problem in exiting Sully Road on to Redlands Road because of the volume of traffic on both roads.

The Council has not addressed/been able to resolve the existing dire problems on the road nor those generated by St. Cyres and Erw'r Delyn Schools onto Redlands Road. How can it be feasible or acceptable to plan to funnel potentially treble the volume of traffic onto the road when the situation is already dangerous and problematic?

2) The proposal for siting a high-density housing estate just 500 yards from the school site entrance is astounding. Sully Road is effectively a narrow, 4 mile rural lane. It has many blind bends, it is for the most part unlit and has only one 20 yard strip of pavement. Most of the road is contained within hedgerows. It is poorly drained because of the state of the road and the water-table level. The road is pot-holed and in need of constant repair because of current traffic volumes. The road already accommodates a large nursing home (due for expansion), 3 farms, 5 horse stabling facilities, a cattery, a garden centre, a church, an hotel/restaurant, and 3 schools to which most pupils and staff travel in individual cars. The L.A. has formally acknowledged use of the road by horse riders and has erected legally required warning signage. In addition to the traffic generated by the above, including large farm vehicles and residents of Sully Road, Meadowside and Erw'r Delyn Close, the road is used as a main thoroughfare for commuter traffic from Barry and Sully. Should the entrance to the new school complex be located on Sully Road it will potentially add an increase of up to 1000 new vehicle movements a day. This coupled with traffic from a new housing development and with the traffic increase expected from Barry and the potential extra traffic from the proposed housing sites in the Plan, in Barry and Sully will make the road hazardous and even more congested and dangerous than it is now.

The housing site proposed for Sully Road fronts a winding, narrow part of the road on to a downward incline, the lower part of which already floods. Building on that site would impact on the problems already arising with the water-table. Covering this area of natural drainage with buildings and road will overload the drains and prevent surface water being absorbed naturally. The housing estate would generate even more traffic; there is no public transport on the road.

The Local Authority has rigorously applied a policy of not allowing planning consent for individual, minimal impact applications for development on Sully Road. If the criteria for rejecting these applications is valid, how can it now justify proposing developments and giving planning consents for a block of high density housing in conjunction with the development they are proposing for the new Community School Campus?

I wish therefore to object to the proposals to:

- 1) Locate a housing site adjacent to St. Joseph's School, Sully Road, Penarth;
- 2) Locate the entrance to the Penarth Learning Community Complex on Sully Road, Penarth;
- 3) Locate high density housing developments on green field/farming locations adjacent to Lavernock Road, Sully and Dinas Powys because of the adverse impact on the environment, the traffic volume ramifications and the authority's planning policies to date relating to Sully Road. Penarth.

The outcomes from siting the entrance to the Learning Community Complex on Sully road and siting housing developments in the proposed areas cannot achieve the objectives of "Improving the Community and its Environment" stated in the Plan.

The infrastructure is already under pressure with regard to access to schools, health services, G.Ps, Dentists, Public Transport, safe pedestrian and cycling facilities and safe fluid traffic movement. If previous Development Plans have resulted in the current unsatisfactory situation it is questionable that the proposals within this LDP will be sustainable. The urbanisation of fields and green spaces will not improve communities and their environment.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

Delete the proposed site on Sully Road.

Alter the entrance plans for the Community School Campus.

Delete/reduce the green field housing proposal sites at Sully, Fort Road and Dinas Powys.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details:	1735/DP2 Mr S R Hunt							
Date Lodged Status Petition 27/03/2012 M	and No. Supporting Evidence 0	Additional SA SEA		Rep format: Comment form		r comments to be consier a hearing session of Pub	, ,	
2a - Do you consider the LDP is		Procedural Tests -	P1 - Unanswered	P2 - Yes		oundness, please indicate	.,	it fails.
			iveness Tests - CE1			ered C4 - Unanswerd CE3 - Unanswered CE		
3a - Which part of the Deposit P	,	Policy Number: 94	<u>Paragrap</u> i 		Proposal Map: MG2(17), Housing Dinas Powys/Fort Road.			Appendices:
3b - Do you wish to see any cha	nges made to the Deposit Plan	as a result of your rep	resentation? Yes	(If '	"No" or "Unanswered" -	go to 3d)		
3c - What changes would like to	see made to the Deposit Plan?	New Policy: Unanswered Notes:	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragraph: Unanswered	New Or Amended Site: Yes	Other (see Notes Unanswered	 s) <u>:</u>
3d - If your representation relate	·	d site, did you submit t Site Name:	the site as a Candidate	Site? Yes	(If "Yes", please	give the Candidate Site N	Name and referen	ce if known)
30 Places set out your represe	entation holow:							

- - A. Housing Sites (General)
 - B. Housing MG2 (17) School MG10 (1) Sully Road, Penarth

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- A. Several areas designated as housing development sites are in open countryside; developing these sites would remove vital green 'lungs' from the environment forever.
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Sully Road

1) Plans are well advanced to develop the St. Cyres/Erw'r Delyn/Ashgrove Schools sites. The proposal that the entrance to the new complex is to be sited on Sully Road is a cause of considerable concern. Traffic generated by those accessing Pen y Myorth, Ashgrove and St. Joseph's Schools already causes huge problems on the road. Vehicles parking and waiting for pupils are often parked dangerously, the

(ordered by Representation ID No.)

Representor ID and details: 1735/DP2 Mr S R Hunt

road is often congested and impassable and there is always a problem in exiting Sully Road on to Redlands Road because of the volume of traffic on both roads.

The Council has not addressed/been able to resolve the existing dire problems on the road nor those generated by St. Cyres and Erw'r Delyn Schools onto Redlands Road. How can it be feasible or acceptable to plan to funnel potentially treble the volume of traffic onto the road when the situation is already dangerous and problematic?

2) The proposal for siting a high-density housing estate just 500 yards from the school site entrance is astounding. Sully Road is effectively a narrow, 4 mile rural lane. It has many blind bends, it is for the most part unlit and has only one 20 yard strip of pavement. Most of the road is contained within hedgerows. It is poorly drained because of the state of the road and the water-table level. The road is pot-holed and in need of constant repair because of current traffic volumes. The road already accommodates a large nursing home (due for expansion), 3 farms, 5 horse stabling facilities, a cattery, a garden centre, a church, an hotel/restaurant, and 3 schools to which most pupils and staff travel in individual cars. The L.A. has formally acknowledged use of the road by horse riders and has erected legally required warning signage. In addition to the traffic generated by the above, including large farm vehicles and residents of Sully Road, Meadowside and Erw'r Delyn Close, the road is used as a main thoroughfare for commuter traffic from Barry and Sully. Should the entrance to the new school complex be located on Sully Road it will potentially add an increase of up to 1000 new vehicle movements a day. This coupled with traffic from a new housing development and with the traffic increase expected from Barry and the potential extra traffic from the proposed housing sites in the Plan, in Barry and Sully will make the road hazardous and even more congested and dangerous than it is now.

The housing site proposed for Sully Road fronts a winding, narrow part of the road on to a downward incline, the lower part of which already floods. Building on that site would impact on the problems already arising with the water-table. Covering this area of natural drainage with buildings and road will overload the drains and prevent surface water being absorbed naturally. The housing estate would generate even more traffic; there is no public transport on the road.

The Local Authority has rigorously applied a policy of not allowing planning consent for individual, minimal impact applications for development on Sully Road. If the criteria for rejecting these applications is valid, how can it now justify proposing developments and giving planning consents for a block of high density housing in conjunction with the development they are proposing for the new Community School Campus?

I wish therefore to object to the proposals to:

- 1) Locate a housing site adjacent to St. Joseph's School, Sully Road, Penarth;
- 2) Locate the entrance to the Penarth Learning Community Complex on Sully Road, Penarth;
- 3) Locate high density housing developments on green field/farming locations adjacent to Lavernock Road, Sully and Dinas Powys because of the adverse impact on the environment, the traffic volume ramifications and the authority's planning policies to date relating to Sully Road. Penarth.

The outcomes from siting the entrance to the Learning Community Complex on Sully road and siting housing developments in the proposed areas cannot achieve the objectives of "Improving the Community and its Environment" stated in the Plan.

The infrastructure is already under pressure with regard to access to schools, health services, G.Ps, Dentists, Public Transport, safe pedestrian and cycling facilities and safe fluid traffic movement. If previous Development Plans have resulted in the current unsatisfactory situation it is questionable that the proposals within this LDP will be sustainable. The urbanisation of fields and green spaces will not improve communities and their environment.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

Delete the proposed site on Sully Road.

Alter the entrance plans for the Community School Campus.

Delete/reduce the green field housing proposal sites at Sully, Fort Road and Dinas Powys.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 1735/DP3 Mr S R Hunt							
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M 0	Additional SA SEA		Rep format: Comment form	, ,	r comments to be cons a hearing session of F	,	•
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Procedural Tests - Fonsistency Tests - Consistency Tests -	P1 - Unanswered	P2 - Yes	` ,			at it fails.
	Coherence and Effective	ness Tests - CE1 - U	Inanswered (CE2 - Yes	CE3 - Unanswered	CE4 - Unanswere	d
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph N</u>	<u> </u>	Proposal Map: MG2(17), MG10(1 sites Sully/Dinas Powys/) + Housing	straints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repres	entation? Unanswer	ed (If '	"No" or "Unanswered" -	go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	·		ew Paragraph: nanswered	Amended Paragraph: Unanswered	New Or Amended Si Yes	te: Other (see Not Unanswered	es):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	site as a Candidate Si	te? Unanswere	ed (If "Yes", please	give the Candidate Si Site Reference		ence if known)
On Diagna and and community than below.							

- 3e Please set out your representation below:
 - A. Housing Sites (General)
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(ordered by Representation ID No.)

Representor ID and details: 1735/DP3 Mr S R Hunt

road is often congested and impassable and there is always a problem in exiting Sully Road on to Redlands Road because of the volume of traffic on both roads.

The Council has not addressed/been able to resolve the existing dire problems on the road nor those generated by St. Cyres and Erw'r Delyn Schools onto Redlands Road. How can it be feasible or acceptable to plan to funnel potentially treble the volume of traffic onto the road when the situation is already dangerous and problematic?

2) The proposal for siting a high-density housing estate just 500 yards from the school site entrance is astounding. Sully Road is effectively a narrow, 4 mile rural lane. It has many blind bends, it is for the most part unlit and has only one 20 yard strip of pavement. Most of the road is contained within hedgerows. It is poorly drained because of the state of the road and the water-table level. The road is pot-holed and in need of constant repair because of current traffic volumes. The road already accommodates a large nursing home (due for expansion), 3 farms, 5 horse stabling facilities, a cattery, a garden centre, a church, an hotel/restaurant, and 3 schools to which most pupils and staff travel in individual cars. The L.A. has formally acknowledged use of the road by horse riders and has erected legally required warning signage. In addition to the traffic generated by the above, including large farm vehicles and residents of Sully Road, Meadowside and Erw'r Delyn Close, the road is used as a main thoroughfare for commuter traffic from Barry and Sully. Should the entrance to the new school complex be located on Sully Road it will potentially add an increase of up to 1000 new vehicle movements a day. This coupled with traffic from a new housing development and with the traffic increase expected from Barry and the potential extra traffic from the proposed housing sites in the Plan, in Barry and Sully will make the road hazardous and even more congested and dangerous than it is now.

The housing site proposed for Sully Road fronts a winding, narrow part of the road on to a downward incline, the lower part of which already floods. Building on that site would impact on the problems already arising with the water-table. Covering this area of natural drainage with buildings and road will overload the drains and prevent surface water being absorbed naturally. The housing estate would generate even more traffic; there is no public transport on the road.

The Local Authority has rigorously applied a policy of not allowing planning consent for individual, minimal impact applications for development on Sully Road. If the criteria for rejecting these applications is valid, how can it now justify proposing developments and giving planning consents for a block of high density housing in conjunction with the development they are proposing for the new Community School Campus?

I wish therefore to object to the proposals to:

- 1) Locate a housing site adjacent to St. Joseph's School, Sully Road, Penarth;
- 2) Locate the entrance to the Penarth Learning Community Complex on Sully Road, Penarth;
- 3) Locate high density housing developments on green field/farming locations adjacent to Lavernock Road, Sully and Dinas Powys because of the adverse impact on the environment, the traffic volume ramifications and the authority's planning policies to date relating to Sully Road. Penarth.

The outcomes from siting the entrance to the Learning Community Complex on Sully road and siting housing developments in the proposed areas cannot achieve the objectives of "Improving the Community and its Environment" stated in the Plan.

The infrastructure is already under pressure with regard to access to schools, health services, G.Ps, Dentists, Public Transport, safe pedestrian and cycling facilities and safe fluid traffic movement. If previous Development Plans have resulted in the current unsatisfactory situation it is questionable that the proposals within this LDP will be sustainable. The urbanisation of fields and green spaces will not improve communities and their environment.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

Delete the proposed site on Sully Road.

Alter the entrance plans for the Community School Campus.

Delete/reduce the green field housing proposal sites at Sully, Fort Road and Dinas Powys.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details:	1784/DP1 Mr T Knowles							
Date Lodged Status Petition 28/03/2012 M	n and No. Supporting Evidence 0 ✓	Additional SA SEA		Rep format: Comment form			red by 'written representa blic examination? Exami	
2a - Do you consider the LDP is			e Plan is unsound and de P1 - Unanswered	oes not not meet o P2 - Unanswe		oundness, please indicate	which test(s) that it fails.	
		Consistency Tests -	C1 - Yes	C2 - Unanswe	ered C3 - Unanswe	ered C4 - Unanswei	ed	
		Coherence and Effective	veness Tests - CE1 - l	Jnanswered C	E2 - Yes	CE3 - Unanswered C	E4 - Unanswered	
3a - Which part of the Deposit F	Plan are you commenting on?	Policy Number:	Paragraph N	Number: P	roposal Map:	Constra	nints Map Append	ces:
		MG2(33)						
3b - Do you wish to see any cha	anges made to the Deposit Plan	as a result of your repre	esentation? Yes	(If "N	No" or "Unanswered" -	go to 3d)		
3c - What changes would like to	o see made to the Deposit Plan?	New Policy: Unanswered	· · · · · · · · · · · · · · · · · · ·	ew Paragraph: Inanswered	Amended Paragraph: Unanswered	New Or Amended Site: Yes	Other (see Notes): Unanswered	
		Notes:						
3d - If your representation related	tes to a new, deleted or amende	•	ne site as a Candidate S ate sites comprising the	. <i>' = =</i>	` ''	•	Name and reference if kn 701/CS.4, 2378/CS.1, 24	,
3e - Please set out your repres See enclosed representat	sentation below: ion (Number 1) dated 27 March	2012 with attachments	A to D.					
3f - Please outline the changes Deletion of allocated site I	s you wish to see made to the D MG (33) at St. Nicholas.	eposit Plan to make it s	ound (if relevant)					
	se confirm which part of your reparing on any of the representation	•				•	•	Nicholas to

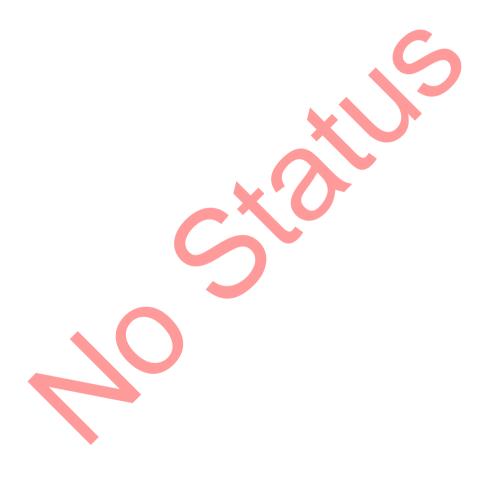
Representor ID and details: 1784/DP2 Mr T Knowles			
Date Lodged Status Petition and No. Supporting Evidenc 28/03/2012 M □ 0 ✓	Additional SA SEA		omments to be consiered by 'written representations' or do nearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and d Procedural Tests - P1 - Unanswered	loes not not meet one or more test(s) of sound P2 - Unanswered	dness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered	C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - I	Unanswered CE2 - Yes CE3	- Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph	Number: Proposal Map:	Constraints Map Appendices:
	MG2(33)		••••
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your representation? Yes	(If "No" or "Unanswered" - go	to 3d)
3c - What changes would like to see made to the Deposit Plar	? New Policy: Amended Policy: N	New Paragraph: Amended Paragraph: N	ew Or Amended Site: Other (see Notes): Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amend	ed site, did you submit the site as a Candidate S Site Name: Land to east of Ger-y-Llan, St Nic	` ` '	re the Candidate Site Name and reference if known) Site Reference: 2532/CS1
letter dated 7 March 2012 (not 7 February 2012 as show	hree properties at 11, 12 and 14 Ger-y-Llan and n) (see Attachment) "I can confirm that the prope	to the grade 2 agricultural land forming the reposed housing allocation is not intended to be a	mainder of the allocated site. The council has stated in a
	chool start and finish times or when there is a we	dding or funeral at the church, are heavily cor	traffic (including cyclists) which would be generated by the ngested. Parking fills the roads leaving very limited room for
The use of the Access Road by traffic, cyclists and / or p and disturbance) of the residents of Ger-y-Llan (particula The owners of the properties at 11, 12 and 14 Ger-y-Llar residents for the last twenty three years. The residents a	rly numbers 10, 11, 12 and 14) contrary to parag are jointly responsible for the maintenance of the	graph 7 of Policy MD 2 and paragraph 4 of Pol ne Access Road. The Access Road has been	maintained and environmentally improved by these
The inclusion of the Access Road in the site allocation is development.	unjustified, inappropriate and misleading when t	the Council has accepted that it is not appropr	riate to accommodate any additional residential
The Access Road also includes land owned by Tarngulf confirmation from Tarngulf Limited of its deliverability as November 2011.			
If the Council fails to delete the whole of allocated site M the allocated site.	G 2 [33] from the Local Development Plan (see s	separate Representations (Number 1) dated 2	7 March 2012), the Access Road should be deleted from
3f - Please outline the changes you wish to see made to the I	Deposit Plan to make it sound (if relevant)		

(ordered by Representation ID No.)

Representor ID and details: 1784/DP2 Mr T Knowles

If the Council fails to delete the whole of the allocated site MG2(33) from the Local Development Plan (as requested in Representation (Number 1) dated 27 March 2012), the Access Road (as defined in the enclosed Representations (Number 2) dated 31 March 2012) should be deleted.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - I wish to speak at the Hearing in respect of this Representation (Number 2) to the extent that I regard the response of the Vale of Glamorgan Council to be unjustified, incorrect and/or inadequate.



Representor ID and details: 1814/DP1 Ms A Barnaby							_
Date Lodged Status Petition and No. Supporting Evidence 31/03/2012 M □ 0 □	Additional SA SEA		Rep format: Eform			oe consiered by 'written ion of Public examination	
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - Consistency Tests -	Plan is unsound and P1 - Unanswered C1 - Unanswered iveness Tests - CE1	P2 - Unans C2 - Unans		swered C4 - U		
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: SP2	<u>Paragraph</u> 5.31 - Stra	<u>n Number:</u> ategic Sites	Proposal Map:)	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(l	f "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	? New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragra Yes	ph: New Or Amen Yes	ded Site: Other (see N Unanswered	
3e - Please set out your representation below: 5.31 - I disagree with the statement that proposed Aerosp as this 'skilled workforce' many who did not actually live p	pace business Park (AB ermanently in the area	BP) with 'build upon the but were working on co	skilled workforce to	that already exists in the	ne area'. This may h	nave been the case 8 ye	ears ago, but not today
I disagree with the statement that 'the two new housing al	•		, navo non		smiraoto dicomiloro.		
In particular the additional 180 dwellings at Higher End St	: Athan - reasons:-						
 proposed site is good quality farm land. proposed site is behind existing properties and is not a 'not a 'not	nal traffic movements o	nto Higher end near by ons, especially the main	junction with the	B4265	•	rears that this developm	nent has been proposed.
These additional dwellings are not required is a grossly di	sproportionate increase	e to the existing size of	the Village. This is	s not in the Public inter	rest.		
3f - Please outline the changes you wish to see made to the D - Remove of the out of date statements regarding MOD S	•	sound (if relevant)					
- Remove site 2540/cs.1 Higher End St Athan (180 addit	tional housing allocation	า).					
4b - If you wish to speak, please confirm which part of your rep I would be happy to speak if necessary, there are some c					essary to speak at th	he hearing -	

Representor ID and details: 1814/DP2 Ms A Barnaby			
Date Lodged Status Petition and No. Supporting Evidence 31/03/2012 M □ 0 □	Additional SA SEA		omments to be consiered by 'written representations' or do learing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and or Procedural Tests - P1 - Unanswered	does not not meet one or more test(s) of sound P2 - Unanswered	dness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered	C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 -	Unanswered CE2 - Yes CE3	- Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph SP7(4)	Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan		(If "No" or "Unanswered" - go t	
3c - What changes would like to see made to the Deposit Plan			ew Or Amended Site: Other (see Notes): nanswered Unanswered
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate S Site Name:	Site? Unanswered (If "Yes", please giv	re the Candidate Site Name and reference if known) Site Reference:
serves the Industrial Estate and Business Park at Llandov a single lane. This route is regularly used by very large lo	a westerly direction joins the B4270 which is the v, as well as the motor racing circuit located the rries, and suffers major congestion and has according to the condensation and the condensation and the condensation are condensation as a condensation are condensation and the condensation are condensation are condensation and the condensation are condensa	e main route to the A48 and M4 for the large of the E4270 travels through the village of Lordent issues. Llysworney is in dire need for a	s LDP are to be sustainable or achievable. In particular:- community of Llantwit Major, plus outlying villages. It also clysworney on the approach of which the B4270 reduces to long awaited by-pass. In addition road improvements are ial for any potential development at the MOD St Athan site
3f - Please outline the changes you wish to see made to the D Addition to the LDP of a strategy to improve road infrastru	•	: Pentre Meyrick.	
4b - If you wish to speak, please confirm which part of your replaced by the speak on this subject	presentation you wish to speak to the inspector	about and why they consider it be necessary t	o speak at the hearing -

Representor ID and details: 1814/DP3 Ms A Barnaby					
Date Lodged Status Petition and No. Supporting Evidence 31/03/2012 M 0	Additional SA SEA	<u>Rep format:</u> Eform	, ,	omments to be consiered by 'writter hearing session of Public examination	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsou Procedural Tests - P1 - Unansw		` '	dness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unansw	vered C2 - Unan	swered C3 - Unanswered	d C4 - Unanswered	
	Coherence and Effectiveness Tests -	CE1 - Unanswered	CE2 - Yes CE3	3 - Unanswered CE4 - Unanswe	ered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Pa	ragraph Number:	Proposal Map:	Constraints Map	Appendices:
		5 - Residential quirement	MG2		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? `	Yes (If "No" or "Unanswered" - go	to 3d)	
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy: Unanswered Unanswered Notes:	cy: New Paragraph: Unanswered		lew Or Amended Site: Other (see It Unanswered Unanswered	
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Car Site Name:	ndidate Site? No	(If "Yes", please give	ve the Candidate Site Name and rel Site Reference:	ference if known)
3e - Please set out your representation below: I dispute the figures of additional residential units required development of land adjacent to Cardiff Airport.	I as this appears to be based on projec	tions of potential additio	nal employment figures for Mo	OD St Athan the Aerospace busines	ss Park (ABP) and
The potential strategic employment site at Hensol (MG-1) North, where all the proposed housing is to the South with				near by housing allocation in this l	LDP, is located to the
All these developments are totally speculative, in particular from the industry.	ar with MOD St Athan the ABP there is	no compelling evidence	that the necessary resources	are available, nor is there any evide	ence of viable interest
3f - Please outline the changes you wish to see made to the D Reduction in number of residential units required for the					
4b - If you wish to speak, please confirm which part of your rel	presentation you wish to speak to the in	spector about and why	hey consider it be necessary	to speak at the hearing -	

Representor ID and details: 1814/DP4 Ms A Barnaby			
Date Lodged Status Petition and No. Supporting Evidence 31/03/2012 M □ 0 □	· · · · · · · · · · · · · · · · · · ·		comments to be consiered by 'written representations' or do hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered	es not not meet one or more test(s) of sour P2 - Unanswered	ndness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswere	d C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Un	nanswered CE2 - Yes CE	3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	umber: Proposal Map:	Constraints Map Appendices:
	SP7(1) 5.5 - Strategy	y MG20(5)	
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go	to 3d)
3c - What changes would like to see made to the Deposit Plan			New Or Amended Site: Other (see Notes): Juanswered Yes
	Notes:		
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site Site Name:	e? (If "Yes", please gi	ve the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: I dispute the addition of the Cardiff Airport Rail Link, I bel	eve this is totally disproportionate to actual requir	rements.	
It is common knowledge that the development of Cardiff a public transport.	Airport is dependant of the operating Company re	ducing its landing charges it makes to visiting	ng aircraft, and is not in any way dependant to provision of
The financial cost of building this rail spur is not warrante infrastructure improvements to the west.	d. This money would be much better spent serving	ng the wider business and local communitie	es in provision of strategic and cost effective road
In addition this rail spur is not worth the environment cost			
3f - Please outline the changes you wish to see made to the D Remove of the proposed rail spur to Cardiff Airport from t			
4b - If you wish to speak, please confirm which part of your re	- 	bout and why they consider it be necessary	to speak at the hearing -

Representor ID and details: 1814/DP5 Ms A Barnaby			
Date Lodged Status Petition and No. Supporting Evidence 31/03/2012 M 0	Additional SA SEA		your comments to be consiered by 'written representations' or do k at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1	P2 - Unanswered C2 - Unanswered C3 - Unan	of soundness, please indicate which test(s) that it fails. Issuered C4 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?		oh Number: Proposal Map: rategic Sites MG2	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered	d" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: Unanswered Unanswered Notes:	New Paragraph: Amended Paragra Unanswered Yes	<u>New Or Amended Site:</u> Other (see Notes): Yes Unanswered
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Site Name: Higher End & Church Farm St A		sase give the Candidate Site Name and reference if known) Site Reference: 2540/cs1 & 2461/cs.1
as this 'skilled workforce' many who did not actually live positive for a disagree with the statement that 'the two new housing all a line particular the additional 180 dwellings at Higher End St - proposed sites are on good quality farm land. - current infrastructure is unsuitable in particular roads, es - This development is a grossly disproportionate increase - Development is not sustainable. - Development is not in the Public interest.	ermanently in the area but were working on colocations represent logical urban extensions'. Athan which is additional to the 100 dwelling pecially the main junction with the B4265 to the existing size of the Village.	contract, have now left the area to other or	ne area'. This may have been the case 8 years ago, but not today ontracts elsewhere. and the 250 dwellings proposed at Church Farm - reasons:-
3f - Please outline the changes you wish to see made to the De Removal of Higher end site from paragraph & LDP. Removal of Church Farm from LDP, or bearing in mind this dwellings and down graded from a 'Strategic site' to a rese	is is a 15 year plan and St Athan Village has	already a development of 100 homes in t	he final planning stages this site should be reduced to at most 100
4b - If you wish to speak, please confirm which part of your rep I would be happy to speak if required on this subject	presentation you wish to speak to the inspect	or about and why they consider it be nece	essary to speak at the hearing -

Representor ID and details: 1814/DP6 Ms A Barnaby							
<u>Date Lodged Status Petition and No. Supporting Evidence</u>	Additional SA SEA		Rep format:		your comments to be o		
31/03/2012 M 🔲 0			Eform	you want to speal	k at a hearing session	of Public examinatio	n? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the	Plan is unsound and	does not not meet	t one or more test(s) o	f soundness, please in	ndicate which test(s)	that it fails.
	Procedural Tests -	P1 - Unanswered	P2 - Unans	wered			
	Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unan	swered C4 - Una	nswered	
	Coherence and Effective	reness Tests - CE1	- No	CE2 - Yes	CE3 - Unanswered	CE4 - Unanswe	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:	<u>C</u>	onstraints Map	Appendices:
	MG2(3)	1.3 - Intro	duction	MG2			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? Yes	(If	"No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	ph: New Or Amended	d Site: Other (see N	otes):
	Unanswered	Unanswered	Unanswered	Unanswered	Yes	Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	od sita, did vau submit th	o sito as a Candidato	Sito? Voc	(If "Vos" plo	ase give the Candidate	Sita Nama and rafe	orance if known)
Su - II your representation relates to a new, deleted or amende	Site Name: Church Fa		Site! Tes	(ii res , pies	•	nce: 2461/cs.1	erence ii known)
3e - Please set out your representation below:				,			
There is already 100 homes in the Higher End 2540/cs.1	proposal that are alread	y in final stages of pla	nning approval, wh	nich was strongly object	ted to by the local con	nmunity, on the grou	inds of
overdevelopment, poor road access, infrastructure proble				<i>.</i>	•	<i>y</i> . c	
An additional 250 dwellings would be a grossly disproport	ionate development to th	ne existing Village, an	d is based on requi	irements of a totally sp	peculative Aerospace E	Business Park and o	f MOD St Athan.
In addition							
- site is on good farm land							
 proposal is too large and would exasperate an already of site is not a 'logical urban extension' as is claimed. 	langerous junction with	the B4265					
- this site is not in the Public interest.							
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it so	ound (if relevant)					
Removal of site at Church Farm 2461/cs.1 from LDP, or bleast be reduced to no more than 100 dwellings and down	earing in mind this is a graded from a 'Strategi	15 year plan and St A c site' to a reserve sit	than Village has alı e.	ready a development of	of 100 homes in the fin	al planning stages tl	his site should in the very
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to	speak to the inspecto	or about and why th	ey consider it be nece	ssary to speak at the	 hearing -	

Representor ID and details: 1814/DP7 Ms A Barnaby							
Date Lodged Status Petition and No. Supporting Evidence 31/03/2012 M 0	Additional SA SEA		Rep format: Eform			b be consiered by 'writte ssion of Public examinat	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that th Procedural Tests -	e Plan is unsound and P1 - Unanswered	d does not not mee P2 - Unans) of soundness, plea	ase indicate which test(s	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unans	swered C3 - Un	answered C4 -	Unanswered	
	Coherence and Effecti	veness Tests - CE1	- Unanswered	CE2 - Yes	CE3 - Unansw	ered CE4 - Unansw	ered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragrap	oh Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(2)			MG2			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(1	If "No" or "Unanswe	red" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan'	New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Parac Yes	graph: New Or Ame Yes	ended Site: Other (see Unanswere	
	Notes:						
3d - If your representation relates to a new, deleted or amende	d site, did you submit t Site Name: Higher Er		e Site? Yes	(If "Yes", p	J	didate Site Name and re eference: 2540/cs.1	ference if known)
3e - Please set out your representation below: The proposal of 280 dwellings at Higher End St Athan inc overdevelopment, poor road access, infrastructure proble An additional 180 dwellings would be a grossly disproport In addition The site has no natural road access. site is on good farm land site is behind existing homes. site is not a 'logical urban extension' as is claimed. this site is not in the Public interest.	ms such as sewage etc	c.,				•	-
3f - Please outline the changes you wish to see made to the D	enocit Plan to make it s	cound (if relevant)					
Remove of the additional 180 housing allocation at site 25		,					
4b - If you wish to speak, please confirm which part of your rep I would be prepared to speak if necessary.	presentation you wish to	speak to the inspect	or about and why t	hey consider it be ne	ecessary to speak a	t the hearing -	

Represento	r ID and o	letails:	1843/D	P1 A Smith							
Date Lodged 27/03/2012		Petitio	on and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment for	*		b be consiered by 'writte ssion of Public examinati	
2a - Do you	consider t	he LDP	is Sound?		2b - If you think that the Procedural Tests -	ne Plan is unsound a P1 - Unanswered		` '	of soundness, plea	ase indicate which test(s) that it fails.
					Consistency Tests -	C1 - Unanswered	l C2 - Unan	swered C3 - Unan	nswered C4 -	Unanswered	
					Coherence and Effect	iveness Tests - CE	1 - Unanswered	CE2 - Unanswered	CE3 - Unansw	ered CE4 - Unansw	ered
3a - Which p	art of the	Deposit	Plan are y	ou commenting on?	Policy Number:	Paragra	aph Number:	Proposal Map:		Constraints Map	Appendices:
								MG2(18)			
3b - Do you	wish to se	e any cl	nanges ma	de to the Deposit Plan	as a result of your rep	resentation? Yes	(If "No" or "Unanswere	d" - go to 3d)		
3c - What ch	nanges wo	uld like	to see mad	le to the Deposit Plan?	New Policy: Yes	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	aph: New Or Ame Yes	ended Site: Other (see Unanswere	
					Notes:		, v				
3d - If your	represent	ation rela	ates to a ne	ew, deleted or amende	d site, did you submit t Site Name: Headland		te Site? Unanswe	ered (If "Yes", ple	ŭ	didate Site Name and re eference: MG2(18)	ference if known)
3e - Please	set out yo	our repre	sentation I	pelow:							
										and many houses do no nutes to get out of Penar	
3f - Please	outline the	change	s you wish	to see made to the D	eposit Plan to make it s	sound (if relevant)					
I don't	think there	is a so	ution as P	enarth only has one m	ain road out of the mai	n town.					
Also th correct		few hun	dred house	s for sale in the area b	pecause people are be	ginning to realise the	scale of the conges	stion of traffic and are o	deciding against liv	ving in Penarth so are th	e predictions for housing
4b - If you v	vish to spe	eak, plea	se confirm	which part of your rep	resentation you wish to	o speak to the inspec	ctor about and why t	they consider it be nece	essary to speak at	t the hearing -	

Representor ID and details: 1884/DP1 G W Howells			
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M 0		Letter you want to speak at a hearing se	
	2b - If you think that the Plan is unsound and de Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered	oes not not meet one or more test(s) of soundness, ple P2 - Unanswered C2 - Unanswered C3 - Unanswered C4	ase indicate which test(s) that it fails. - Unanswered
	Coherence and Effectiveness Tests - CE1 - U	Jnanswered CE2 - Unanswered CE3 - Unansw	rered CE4 - Unanswered
	Policy Number: Paragraph N MG2(27)	Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswe	red (If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?		ew Paragraph: Amended Paragraph: New Or Am Inanswered Unanswered Unanswered	
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Site Name:		didate Site Name and reference if known) eference:
3e - Please set out your representation below: I am writing to express my concerns and reservations regard			
1 The junction of St Donats Lane and the A4222 is tricky, as too dangerous. The development would increase traffic		dren cross the road here en route to school but I under	stand a pedestrian crossing has been ruled out
2 The junction is narrow and is made more difficult by regresses eee attached photograph.	ular commercial deliveries to the Hare & Hounds	S.	
3 The lane is narrow up to and including Court Close and Court Close & orchard Close combined) could pose risks.	traffic from the prop <mark>o</mark> sed development (larger th	an	
4 The site adjoins a conservation area and overlooks a Gr	rade II + listed building.		
5 The site is greenfield and extends outside the boundary	of the village and would be visible from many lo	cal vantage points.	
6 Twice in recent memory the Hare & Hounds has been fl	ooded by surface water pouring down St Donats	Lane. The development might increase the risk of furt	her incidents of this kind.
3f - Please outline the changes you wish to see made to the Do			
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to the inspector a	about and why they consider it be necessary to speak a	t the hearing -

(ordered by Representation ID No.)

Representor ID and details: 1896/DP1 Mr T J Draper and	d Ms K Gray						
Date Lodged Status Petition and No. Supporting Evidence 02/04/2020 M 0	Additional SA SEA		Rep format: Letter	, ,	our comments to be c at a hearing session of	•	representations' or do n?
2a - Do you consider the LDP is Sound? Unanswered	Procedural Tests -	P1 - Unanswered	P2 - Unans	t one or more test(s) of wered wered C3 - Unans			that it fails.
	Coherence and Effective	veness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswe	red
	Policy Number: MG2(14). MG2(15)		·	Proposal Map:		onstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation? Unansw	vered (l	f "No" or "Unanswered"	go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy: Unanswered Notes:		New Paragraph: Unanswered	Amended Paragrap Unanswered	New Or Amended Unanswered	Site: Other (see N Unanswered	lotes):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit th Site Name:	he site as a Candidate	Site? Unanswe	red (If "Yes", plea	se give the Candidate Site Referen		erence if known)
3e - Please set out your representation below:				y			

I am writing to let you know of the serious concerns we have of the proposed house building in the Llantwit Major area

These concerns relate to:

- 1. The infrastructure of the town to cope with any large increases
- 2. The recurring impact to residents of large changes in population
- 3. The impact of overpopulation to the character and identity of such an historic place
- 4. The effect of overpopulation on visitors and tourists
- 5. Suggestions for housing
- 6. There is the separate matter of the presentation and consultation of the LDP
- 1. At a recent meeting where private consultants hired by the VoG council it was fairly unanimous that town car parks were full during all weekdays We have had 3 recent sites of house building that are still largely empty

There are a number of other properties for sale that in total could see perhaps another 200 people in the near future

- a. So where will these people park
- b. The doctors surgeries are full with waits of over 2 weeks to see some doctors
- c. Our pubs are overcrowded throughout the summer
- d. Roads in the area have not been designed to take the increases in traffic
- 2. Llantwit has seen major house building practically every decade since the war and the population has risen exponentially.

This we believe has led the town to having to develop a kind of bunker mentality, not quite sure of what to expect from the latest influx of people. In recent times there has been an increase in those working outside of not just Llantwit but the county. Because of this there are many that do not become part of a community which affects the togetherness and the feel good factor of living in Llantwit. The result is that many very good people with a lot to offer have left Llantrwit after maybe 5 or 10 years frustrated that they have not been included in the town's workings.

3. Llantwit has an incredible history. Often quoted as the earliest place of learning in the UK it has many medieval buildings and historic houses dating from the 14th to 18th century. St Illtyds church has a wonderful history along with medieval wall paintings and artefacts not forgetting a collection of ancient celtic stones. This denotes much of what makes Llantwit the place it is. Continual development changes the atmosphere of the place and an overcrowded centre will affect the quality of life.

(ordered by Representation ID No.)

Representor ID and details: 1896/DP1 Mr T J Draper and Ms K Gray

Llantwit relies on money brought in by visitors and tourists. The summer trade is essential for many shops and some even come to do Xmas shopping, so the feel of town is really important. If it is too crowded and they cannot park they will go elsewhere.

- 5. In 2010 Llandow Newydd was proposed and because of its size and being so close to Llantwit it was rightly opposed. Cannot the Local Authority look to applications for a village for instance somewhere between the trading and business park Because of the small size of the Vale I would be question whether there is much room for house building other than on brownfield sites of which there are many in Barry.
- 6. As seen in the press many have found the Representation form very difficult to work with. Accessibility to decision making has to be near the top of the list in an effective democracy. And that means what the people think has to be paramount.

Years ago I asked to be kept informed of the LDP. I consequently have received many communications all of which came across as something written in code. I went on line a few times to glean more information only to be frustrated. It is remarkable how many people locally know little to nothing of the proposals in the LDP.

The Vale has a distinctly rural character away from Barry and Dinas but it is a small area and if increases are not done in exactly the right places, we will change forever the attraction to those living here and for visitors that bring so much income.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor	ID and	details	: 1960/D	P1 Mr R Skinner							
Date Lodged 21/03/2012		Peti	tion and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment forn	· · · · · · · · · · · · · · · · · · ·	•	to be consiered by 'writter ssion of Public examinati	•
2a - Do you o	consider	the LDI	P is Sound?	Unsound	2b - If you think that the Procedural Tests -	he Plan is unsound P1 - Yes	d and does not not mee P2 - Yes	et one or more test(s) of soundness, ple	ease indicate which test(s) that it fails.
					Consistency Tests -	C1 - Unanswe	red C2 - Yes	C3 - Un	answered C4	- Yes	
					Coherence and Effect	tiveness Tests -	CE1 - Unanswered	CE2 - Yes	CE3 - Unansv	vered CE4 - Unanswe	ered
3a - Which pa	art of the	e Depos	it Plan are y	ou commenting on?	Policy Number: 11. Objectives	<u>Para</u> 	graph Number:	Proposal Map:	ap Feb 2012	Constraints Map	Appendices:
3b - Do you v	vish to s	ee any	changes ma	ide to the Deposit Plan	as a result of your rep	presentation? Ye	es (I	f "No" or "Unanswe	red" - go to 3d)		
3c - What cha	anges w	ould like	e to see mad	de to the Deposit Plan	? New Policy: Unanswered	Amended Policy Unanswered	/: New Paragraph: Unanswered	Amended Parag Unanswered	graph: New Or Am Unanswere	d Other (see I	
					Notes:						
3d - If your r	epresen	tation re	elates to a no	ew, deleted or amende	ed site, did you submit Site Name: Ystradov		idate Site? Yes	(If "Yes", p		ndidate Site Name and re deference: MG2(35) and	
3e - Please : Ref Pol	•			below: nt "The Strategy"				,			
							ments in Ystradowen. I ot readily accessible by		e scale indicated M	G2(35) and MG2(36) will	result in approx 95-105
3f - Please o	outline th	e chanç	ges you wish	n to see made to the D	eposit Plan to make it	sound (if relevant)					
near to	places v	vith sho	ps, doctors a	and schools, we have	none of these in Ystrac	dowen. Parents dri		orth to Llansannor C	W Primary School	and drive to do the shopp	ntrate on building houses ping and adults with few
4b - If you w	ish to sp	eak, ple	ease confirm	n which part of your rep	presentation you wish t	to speak to the insp	pector about and why the	hey consider it be ne	cessary to speak a	at the hearing -	

Representor	ID and	details:	1960/D	P2 Mr R Skinner								
Date Lodged 21/03/2012		Petit	ion and No. 0	Supporting Evidence	Additional SA SEA			Rep format: Comment forr	·	•	be consiered by 'written sion of Public examinati	n representations' or do on? Written
2a - Do you c	onsider	the LDP	is Sound?	Unsound	2b - If you think that the Procedural Tests -	he Plan is uns P1 - Yes	ound and	does not not mee	et one or more test(s)	of soundness, plea	se indicate which test(s) that it fails.
					Consistency Tests -	C1 - No		C2 - Yes	C3 - No	C4 -	Yes	
					Coherence and Effect	tiveness Tests	- CE1 -	No	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which pa	art of the	Deposi	t Plan are y	ou commenting on?	Policy Number:	<u>!</u>	Paragraph	Number:	Proposal Map:	ap February 2012	Constraints Map	Appendices:
3b - Do you w	vish to se	ee any c	changes ma	de to the Deposit Plan	as a result of your rep	resentation?	Yes	(1	If "No" or "Unanswer	ed" - go to 3d)		
3c - What cha	anges wo	ould like	to see mad	de to the Deposit Plan	? New Policy: Unanswered	Amended P Unanswere	-	New Paragraph: Unanswered	Amended Parage Unanswered	raph: New Or Ame Unanswered	nded Site: Other (see I	
					Notes:							
3d - If your re	epresent	ation re	lates to a ne	ew, deleted or amende	ed site, did you submit Site Name: Ystradov		candidate (Site? Yes	(If "Yes", pl		lidate Site Name and re ference: MG2(35) and	
3e - Please s Ref Poli	•			below: nt "The Strategy"								
					011-2026 as far as the be in Cardiff, Bridgend					scale indicated MG	2(35) and MG2(36) will	result in approx 95-105
3f - Please o	utline th	e chang	es you wish	n to see made to the D	eposit Plan to make it	sound (if relev	rant)					
near to	places w	ith shop	s, doctors a	and schools, we have		dowen. Parent	s drive chi	ldren back and fo	orth to Llansannor C/V	V Primary School a	nd drive to do the shop	ntrate on building houses bing and adults with few
4b - If you w	ish to sp	eak, ple	ase confirm	n which part of your rep	presentation you wish t	o speak to the	inspector	about and why t	they consider it be ned	cessary to speak at	the hearing -	

Representor ID and details: 1962/DP1 Mrs Lewis	
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M □ 0 □	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Letter you want to speak at a hearing session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: MG2(27)
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan'	? <u>New Policy:</u> <u>Amended Policy:</u> <u>New Paragraph:</u> <u>Amended Paragraph:</u> <u>New Or Amended Site:</u> <u>Other (see Notes):</u> Unanswered Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: I would like to strongly register my objection to the above	proposal in Aberthin.
1. Volume of traffic on the A4222 is already horrendous -	the above proposal and that of Ystradowen will greatly increase it. This leads on to;
Egress from alongside the Hare and Hounds is already crossing in the village, apparently nowhere where one cou	extremely dangerous for both cars and pedestrians. Previous planning applications were refused on these grounds. There is not even a pedestrian uld be placed.
3. In addition this is supposed to be a conservation area.	
I hope the Council will reconsider its proposed plans.	
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 1995/DP1 J L & G P Jones	
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Letter you want to speak at a hearing session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered C3 - Unanswered C4 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered C64 - Unanswered C64 - Unanswered C65 - Unanswered C65 - Unanswered C67 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: MG2(27)
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan	New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	ord site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: We wish to object to the development proposed.	
Reasons:	
	has been subject to two previous planning applications. Both of which were turned down by your Council and also turned down after appeal by the Welsh rous junction at the A4222. You will recall the Vale Council turned down a request for a Lollypop person, as this was too dangerous for any officer of the se a dangerous situation, more dangerous.
There is room for a small development nearer the Compr	ehensive School.
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 1996/DP1 R Probert
Date Lodged 29/03/2012Status MPetition and No. 0Supporting Evidence Additional SA SEA LetterRep format: Letter4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on? Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan? New Policy: Unanswered Unanswered Notes: New Paragraph: Unanswered New Paragraph: Unanswered Unansw
3d - If your representation relates to a new, deleted or amended site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: I travel along Five Mile Lane, over the roundabout at Weycock Cross and along Pontypridd Road to get to my place of work, so feel entitled to comment on the LDP for this area.
I disagree strongly with the proposal to build any new housing in this area because it wou <mark>ld increase</mark> traffic problems. There is congestion at the roundabout at Weycock Cross during rush hour, and moving the roundabout is not going to make this congestion less because it is as a result of the volume of traffic.
Port Road is very congested at rush hour and is very difficult for those who want to turn in our out of side roads. Building new houses here would make the traffic problems much worse.
I would also like to make a complaint about the way in which the consultation has been presented. The forms are far too labyrinthine for ordinary people to fill in, and I don't see why people who have concerns about the LDP should have to spend a long time trying to plough their way through them. I also think the forms imply that only technical objections can be made to the LDP, when the council has said that this consultation period is our chance to express our concerns.
3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
4h - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 2041/DP1 Dr J Green							
Date Lodged Status Petition and No. Supporting Evidence 28/03/2012 M 0	Additional SA SEA		Rep format: Email		ur comments to be co		
,	Procedural Tests -	P1 - Unanswered	P2 - Unansw	one or more test(s) of s vered vered C3 - Unansw		` `	nat it fails.
	Coherence and Effective	veness Tests - CE1 -	Unanswered (CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswere	d
	Policy Number: MG2(16)	<u>Paragraph</u>		Proposal Map:	<u>Co</u>	nstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	esentation? Unansw	ered (If	"No" or "Unanswered" -	go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy: Unanswered Notes:		New Paragraph: Unanswered	Amended Paragraph Unanswered	: New Or Amended : Unanswered	Site: Other (see No Unanswered	l <u>es):</u>
3d - If your representation relates to a new, deleted or amende	d site, did you submit th Site Name:	ne site as a Candidate S	Site? Unanswere	ed (If "Yes", please	e give the Candidate Site Referenc		ence if known)
3e - Please set out your representation below:							

Re: Proposed development of the site at Cosmeston.

All local governments are required to use up to 60% of brown field sites before using green belt. Can we be sure that this has been achieved? There would appear to be brown field sites on the road to the new waste disposal site. Has this been considered?

The proposed development land appears to be held by the Welsh Assembly Government. Does this mean the Assembly Government has approved the proposed changes? It has previously been used for growing food e.g. cabbage, sweet corn. Given the concerns regarding rising populations and scarcity of land for agricultural purposes should its use not remain agricultural?

What are the proposals regarding the building of the Second Severn Barrage, since this proposed new build would appear to obstruct possible future access?

Climate Change augers the potential for changes in wind patterns and precipitation and some severe weather events such as flooding and drought. Last winter several caravans were blown off near-by cliffs. At present the field absorbs rainwater, limiting the flow of water down Cosmeston Drive which eventually pools at the bottom causing flooding.

What considerations have been put forward for the protection of the cliffs and seascape? Traffic down through the site onto the cliffs could be dangerous and cause damage to the cliffs.

The suitability of the site itself raises questions. A former quarry, previously a waste disposal site gives rise to questions regarding subsidence and possible damage to drainage systems. There are also archaeological considerations.

Parking in Penarth is an on going problem. How will 400++ additional cars be accommodated. It is difficult to access Lavernock road at present during peak times. Between 8-9pm the traffic is at a stand still at Cogan roundabout. Are there any plans for traffic lights on Lavernock Rd?

There are very limited facilities at Cosmeston, one shop to be precise. Residents will need to travel to Penarth or Barry to supply themselves with reasonably priced goods which will increase carbon foot prints and question sustainability.

Is there a proposal for a Health Impact Assessment? There seems to be a naive expectation that local GP's together with local hospitals will be able to cope with an additional 800 patients/clients.

Similarly Local Primary Schools express some concern as to how a new influx of students can be accommodated.

(ordered by Representation ID No.)

Representor ID and details: 2041/DP1 Dr J Green

There seems to be little consideration as to the amount of building that has already taken place in Penarth over the last six years, in the Marina and the Billybanks, already stretching facilities and transport to the limit. The proposed development of the Pier Pavilion will require additional parking for visitors who already park on double yellow lines to access the pier.

At dusk we are privileged to have several bats flying round the properties as you are aware bats and their roosts are legally protected.

Concern is expressed over coalescence. An additional 450 houses on this site will contribute to one large urban sprawl from Cardiff to Sully.

Penarth is a great example of old Victorian buildings which should be cherished. This new proposal together with other proposed changes goes against current opinions on climate change and sustainability.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor I	D and d	etails:	2042/D	P1 Mr H Robinson							
Date Lodged 28/03/2012	Status M	Petitio	on and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment form	•		to be consiered by 'writter ession of Public examinati	
2a - Do you co	nsider th	ne LDP	s Sound?	Unsound	2b - If you think that the Procedural Tests -	e Plan is unsound and P1 - Unanswered	does not not mee P2 - Unans	` '	of soundness, ple	ease indicate which test(s) that it fails.
					Consistency Tests -	C1 - Yes	C2 - Unans	wered C3 - Una	answered C4	- Yes	
					Coherence and Effecti	veness Tests - CE1	- Yes	CE2 - Yes	CE3 - Yes	CE4 - Yes	
3a - Which par	t of the I	Deposit	Plan are y	ou commenting on?	Policy Number:	Paragraph	Number:	Proposal Map:		Constraints Map	Appendices:
					MG2(4). MG2(7)						
3b - Do you wi	sh to see	e any ch	anges ma	de to the Deposit Plan	as a result of your rep	resentation? Yes	(II	f "No" or "Unanswer	ed" - go to 3d)		
3c - What char	nges wo	uld like t	o see mad	le to the Deposit Plan?	New Policy: Yes		New Paragraph: Unanswered	Amended Parag Unanswered	raph: New Or Am Yes	nended Site: Other (see Yes	Notes):
					Notes:						
3d - If your rep	presenta	tion rela	ates to a ne	ew, deleted or amende	d site, did you submit t Site Name: Brynhill G		Site? Yes	(If "Yes", p	· ·	ndidate Site Name and re Reference: 2407/CS1	ference if known)
3e - Please se	et out yo	ur repre	sentation b	elow:				,			
Sites: - M	1G2 (4) 8	k MG2 (7) straďdle	and already busy inte	th, East and West. Eac rchange on the A4226 Id add to congestion an	and A40 <mark>50</mark> . I consider	the overdevelopm		damage existing g	green field areas, and to a	add further to pollution
There is	already a	a conce	ntration of	4 schools, 1 college, a	hospital, a fire station	and supermarket in thi	s area. Barry is rea	aching saturation poi	int.		
3f - Please ou	tline the	change	s you wish	to see made to the D	eposit Plan to make it s	ound (if relevant)					
4b - If you wis	h to spe	ak, plea	se confirm	which part of your rep	presentation you wish to	speak to the inspecto	r about and why th	ney consider it be ne	cessary to speak	at the hearing -	

Representor ID	and det	ails:	2067/D	P1 M James				
	tatus M	Petitio	n and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Letter	4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination?
2a - Do you cons	sider the	LDP is	s Sound?	Unanswered	Procedural Tests - Consistency Tests -	P1 - Unanswered	P2 - Unans C2 - Unans	et one or more test(s) of soundness, please indicate which test(s) that it fails. swered swered C3 - Unanswered C4 - Unanswered CE2 - Unanswered CE3 - Unanswered
3a - Which part o	of the De	eposit F	Plan are y	ou commenting on?	Policy Number: MG2(19). MG2(20).			Proposal Map: Constraints Map Appendices:
3b - Do you wish	to see a	any cha	anges ma	de to the Deposit Plan	as a result of your rep	resentation? Unansv	vered (If	If "No" or "Unanswered" - go to 3d)
3c - What change	es would	d like to	see mad	le to the Deposit Plan?	? New Policy: Unanswered Notes:	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered
3d - If your repre	esentatio	on rela	tes to a ne	ew, deleted or amende	ed site, did you submit Site Name:	the site as a Candidate	Site? Unanswer	(If "Yes", please give the Candidate Site Name and reference if known) Site Reference:
3e - Please set o Vale of Gla	•	•		oelow: evelopment Plan 2011	ı - 2026	C		,
I would like	to com	ment o	n the abo	ve plan as a resident o	of Dinas Powys and the	possible effect on the	community.	
and evening understand	g. A cyc lably, wh	le route nen the	e either to public se	St Athan or Cardiff, w rvices are insufficient a	there presumably the nathbough in the long run	najority would work doe n cheaper.	sn't seem to be in	problem and strain the bus and train services which are already crowded at early morning the plan. This very rural area is at present used as a through route to Cardiff by cars, at this early stage shouldn't be used for such a large development.
3f - Please outlir	ne the c	hanges	s you wish	to see made to the D	eposit Plan to make it	sound (if relevant)		
4b - If you wish	to speal	k, pleas	se confirm	which part of your rep	presentation you wish t	o speak to the inspecto	r about and why th	hey consider it be necessary to speak at the hearing -

Representor ID and details: 2071/DP1 M Fairweather				
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA		ur comments to be consiered by 'written representation t a hearing session of Public examination?	ns' or do
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and de Procedural Tests - P1 - Unanswered	loes not not meet one or more test(s) of so P2 - Unanswered	oundness, please indicate which test(s) that it fails.	
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswe	ered C4 - Unanswered	
	Coherence and Effectiveness Tests - CE1 - L	Unanswered CE2 - Unanswered C	CE3 - Unanswered CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	Number: Proposal Map:	Constraints Map Appendice	<u>s:</u>
	MG2(33)			
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your representation? Unanswe	ered (If "No" or "Unanswered" -	go to 3d)	
3c - What changes would like to see made to the Deposit Plan		New Paragraph: Amended Paragraph: Unanswered Unanswered	New Or Amended Site: Other (see Notes): Unanswered Unanswered	
	Notes:			
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate S Site Name:	ite? Unanswered (If "Yes", please	e give the Candidate Site Name and reference if know Site Reference:	'n)
3e - Please set out your representation below: My main objections to the Deposit LDP site No. MG2 (33)	are as follows:			
1. A settlement of 50 houses will overwhelm the village, built in St. Nicholas, in small groups, and infilling. They of			Over the last 55 years approximately 60 houses have	e been
2. Village has lack of services, except a school, already	ull, so many car journeys will be needed, agains	st Government's efforts to reduce global w	arming. Sewage will create a problem.	
3. Development contrary to declared Vale Policy. They a	are not following their own criteria and ignoring th	ne Localism Act, which gives influence to	local inhabitants.	
4. Re similar large settlements in the Vale villages (why Are there any vacancies in the villages or will the inevitab		unt to approximately 9,000 houses! This	means approximately 18,000 people will be looking for	r work.
I have more objections to the LDP, most of which contrav	ene "The Vision" but apologise already for the le	ength of this letter.		
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)			
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector :	about and why they consider it be necess	ary to speak at the hearing -	

(ordered by Representation ID No.)

Representor ID and details: 2075/DP1 Mr P Jeremy							
Date Lodged Status Petition and No. Supporting Evidence 01/04/2012 M ✓ 13	e Additional SA SEA		Rep format: Comment form	,	ur comments to be cor t a hearing session of	•	representations' or do on? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that t Procedural Tests -	he Plan is unsound and o	does not not meet o P2 - Unanswe	` '	oundness, please indic	cate which test(s)	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unanswe	ered C3 - Unanswe	ered C4 - Unans	wered	
	Coherence and Effec	tiveness Tests - CE1 -	Unanswered C	E2 - Yes (CE3 - Unanswered	CE4 - Unanswe	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number: P	roposal Map:	Con	straints Map	Appendices:
					•••		
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your rep	oresentation? Yes	(If "N	No" or "Unanswered" -	go to 3d)		
3c - What changes would like to see made to the Deposit Plan	n? New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragraph: Unanswered	New Or Amended S Unanswered	ite: Other (see N Unanswered	/-
	Notes:						
3d - If your representation relates to a new, deleted or amend	ed site, did you submit Site Name:	the site as a Candidate S	Site? Unanswered	(If "Yes", please	e give the Candidate S Site Reference		erence if known)

3e - Please set out your representation below:

A RESPONSE TO THE DEPOSIT LDP BY RESIDENTS OF BADGER'S BROOK CLOSE, YSTRADOWEN

PREAMBLE

We the undersigned residents of Badger's Brook Close wish to submit this response to the Vale of Glamorgan Council's Deposit Local Development Plan.

We have divided the response into five issues:

- 1. The LDP has a fundamental weakness regarding its hierarchy of 'sustainable settlements' which it considers capable of delivering new housing in a sustainable fashion.
- 2. The allocation of 95 houses to Ystradowen is inexplicable as it is a 'minor rural settlement' in which lower housing densities should apply.
- 3. The present proposal for 95 housing units to be built in Ystradowen from 2016 to 2026 is unsustainable.
- 4. The adoption of land north of Sandy Lane Ystradowen, MG2 [35], for housing development.
- 5. The impact on the established quality of life in Ystradowen and in cul-de sacs contiguous to the two fields.

ISSUE 1: THE FUNDAMENTAL FLAW OF THE LDP AS THE STRATEGY FOR THE COUNCIL TO MEET THE WELSH ASSEMBLY'S GOVERNMENT TARGET OF 9,950 NEW HOUSING UNITS.

3A: The construction of nearly 10,000 new houses is a very major target for the Council to comply with. It means that very difficult and complex choices have to be made. We appreciate that the Council has refined its model for delivering this demand, with its three-tier grading hierarchy of sustainable settlements.

We consider that the fundamental weakness of the strategy is that it is putting too great a demand on a number of third-tier settlements defined in the plan as 'sustainable rural settlements' (Sustainable Settlements Appraisal Review 2011, para6.7) These include Wick (444 residents); Ystradowen (439) and Colwinston (300). We are in no position to argue for the specific case of villages other than Ystradowen, but we are mindful of statements in the LDP regarding sustainable development:

In addition to the key, service centre and primary settlements, the Strategy acknowledges the need for some moderate growth in the minor rural settlements to help meet local housing need and to support

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existing local service. (Deposit Plan, Written Statement, paragraph 5.17).

However the term is interpreted, no one can suggest an increase of population in Wick from 444 to 804 on the basis of 150 new housing units @ 2.4 average household size is 'moderate growth'. On the same basis, 95 units would mean that the population increase in Ystradowen would rise from 439 to 667.

This lack of proportionality in the case of some minor rural settlements, as set out in the LDP's sustainable settlements hierarchy, is compounded by a further contradiction. In the LDP, the key role of 'main settlements'. the first tier in the

sustainable settlements hierarchy (Barry, Penarth, Llantwit Major and Cowbridge, each with populations of over 4,000) is emphasised:

Although the historic service centre settlements of Cowbridge, Penarth and Llantwit Major are all very different in character, they have similar roles. For example, they all have significant resident populations, good public transport provision, local employment opportunities, established town centres and a wide range of cultural, educational and community services and facilities. The service centre settlements serve the daily needs of their local residents and also act as important hubs for those living in nearby smaller settlements. Therefore, the Strategy envisages that these settlements will also act as focal points for growth in the Vale of Glamorgan over the Plan period. (Written Statement, paragraph 5.13).

Furthermore:

The Strategy aims to concentrate the majority of growth in the key, service centre and primary settlements in order to maximise the opportunities for sustainable regeneration, to favour new local service provision and to encourage the use of sustainable transport modes. (Written Statement, paragraph 5.15).

We recognise that this emphasis on the key role of the main settlements in being the focus of the LDP housing strategy is being complied with in Barry, Penarth and Llantwit Major. However this is not the case with Cowbridge.

Clearly at 4,164 in population, Cowbridge as a main settlement, cannot compare in housing requirements with Barry (53,851) or Penarth (25,613), but with 187 new housing units it has less than the 'primary settlements' of St Athan (4282) with 530 units and Sully (3,204) at 650 units, and proportionally much less than Llandough, Wenvoe and Rhoose — all 'primary settlements'.

Even more anomalous is that Cowbridge with 187 units has proportionally very much less than a number of 'sustainable rural settlements' such as Ogmore-by Sea (1056 people; 182 units); Wick (444; 150 units); Ystradowen (439; 95 units); St Nicholas (336; 50 units); and Colwinston (300; 60 units).

It cannot be correct for the Council to put excessive pressure on adjacent villages like Colwinston and Ystradowen in the north-west sector of the Vale, when the major population centre in that sector, Cowbridge, has a disproportionately low allocation. This situation in the north-west sector of the Vale is wholly at variance with the statement that:

... the LDP settlement hierarchy identifies various sustainable minor rural settlements which have the capacity to accommodate some additional development without it having an unacceptable effect on their character.

(Housing Supply Background Paper 2011, paragraph 5.35).

The Council cannot suggest that a 50% increase in the existing housing stock of any minor rural settlement in the Vale would not have an unacceptable effect on its character.

How then is the role of Cowbridge in this housing development between 2011 and 2026 conforming to the key role the main settlements are allocated in the LDP Strategy?

Therefore we believe that the LDP is unsound with its preparedness to spread undue demands on villages which lack the sustainable basis to absorb such a scale of housing development. We consider the LDP to be unsound on grounds of test CE2, 'The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base'.

3B: We consider that a review should be undertaken to establish whether Brownfield sites have been fully utilised in the LDP, and whether the main settlements and primary settlements have been given a sufficient proportion of housing development, especially Cowbridge.

We believe the planning inspector for the LDP should require that the Vale of Glamorgan Council explain why the stated role of 'main settlements' has not been properly applied in Cowbridge, with the consequence that a number of surrounding villages such as Colwinston, Ystradowen and Aberthin are required to endure an excessive increase in new-build housing which is both immoderate and unsustainable. It is important that we make clear that this is not an argument against a measure of LPD housing development in these minor rural settlements, but it is against an excessive demand on them by the present Council.

ISSUE 2: THE BASIS ON WHICH THE VALE COUNCIL HAS CALCULATED THE ALLOCATION OF 45 HOUSES TO MG2 (35) AND 50 TO MG2 (36)

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3A: Before we develop our case about sustainability in Ystradowen, we think clarification is needed on the LDP allocation of 45 dwellings to MG2 (35) and 50 to MG2 (36).

Policy MG 8 - Housing Densities states that there is a standard density of housing formula based on the size of a Candidate Site in hectares. We consider that these allocations for Ystradowen are incorrect. According to the guidance on Policy MG 8:

Within the minor rural settlements of the Vale of Glamorgan new residential development at a lower density of 25 dwellings net per hectare will be permitted. This reflects the sensitive nature of many rural villages and the character of existing built form. (Policy MG 8 - Housing Densities, paragraph 7.39).

Furthermore the guidance states that:

Higher densities will be permissible and indeed encouraged where they represent the sustainable use of land and reflect the character of the surrounding area and would not unacceptably impact upon local amenity. By way of example higher densities would be expected in waterfront developments, flatted schemes and on sites in areas which are already characterised by high density development. (Policy MG 8 - Housing Densities, paragraph 7.40).

As Ystradowen does not meet these high density criteria, why has it been allocated a housing density designed for main settlements and primary settlements?

A further ambiguity in the Council's projected figures for Ystradowen is a difference between the Planning Department's figure of 95 dwellings and the Highway Department's of 75. The latter figure was supplied to us by Mr Neil Hart, who undertook the Highways Department's assessment of the roads infrastructure in Ystradowen, and recommended access to the two sites by a widened and realigned Sandy Lane. However, the infrastructure and access assessment carried out by the Highway Department was for a maximum of 75 houses, not 95 houses on the two developments. Mr Hart challenged us on

how we had come up with a figure of 95 new houses!

The Council should not be changing the rules it drew up on housing density to maximise house-building in this village.

3B: These discrepancies have an important significance for Ystradowen. We would like the Council to clarify why the numbers differ and how did this came about?

Furthermore, as Ystradowen is categorised in the sustainable settlements hierarchy as a 'minor rural settlement', we would ask that the planning inspector requires the Vale Council to explain how it has come to propose 95 new dwellings on the basis of an overall total across the two sites of 3.38 hectares in a minor rural settlement.

ISSUE 3: OUR VIEW THAT THE PRESENT PROPOSAL FOR 95 HOUSING UNITS TO BE BUILT IN YSTRADOWEN IS UNSUSTAINABLE ON A NUMBER OF GROUNDS.

3A:We are advised in the LDP that:

To facilitate a range and choice of development opportunities, some additional housing sites have also been allocated in some of the more sustainable villages within the Rural Vale. In this regard the LOP settlement hierarchy identifies various sustainable minor rural settlements which have the capacity to accommodate some additional development without it having an unacceptable effect on their character. (Written Statement, paragraph 5.36).

We are informed that a sustainable settlement in the LDP generally scored 5 or more in the 'initial sustainability rankings' because:

Many of the settlements benefit from a reasonably frequent rural bus service and / or include a primary school, shop, public house or other comparable service. (Sustainable Settlements Appraisal Review Background Paper 2011, paragraph 6.7).

As long-standing residents of the village, we don't accept that the scoring of 7 points is credible in terms of defining Ystradowen as a 'sustainable settlement' capable of accommodating 95 housing units, without an unacceptable effect on the character of the village.

3B: For Ystradowen, the ranking settlement score was only 7. Currently, this score is 6 (public house closed) and the proximity to a main settlement is on the limit of 5km, making a realistic score of 5: we therefore offer an analysis of why we think that the Vale Council's allocation of 95 units is destructive of village life rather than strengthening it.

The scale of development proposed in Ystradowen in the LDP.

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The number of housing units specified for Ystradowen between 2011-26 is 95, based on building 45 on MG2 (35) site between 2016-21, and 50 on MG2 (36) site between 2021-26. This development, if adopted, adds one half to the village's present housing stock which numbers around 200 houses.

Site location and accessibility

National Planning Guidance stresses the importance for new developments to have access to a range of services, facilities and opportunities which can also be accessed by existing communities.

A key factor for location is relative distance to existing facilities, public transport and pedestrian and cyclist access. The Institute of Highways and Transportation Guidelines for Providing Journeys on Foot (2000) suggests that in terms of commuting, schools and recreational journeys, walking distances of up to 2000m can be considered, with the desirable and acceptable distances being 500m and 1000m. (Sustainable Settlements Appraisal Review 2011, paragraph 3.5). Both proposed sites fail these criteria.

Existing facilities

In terms of existing facilities Ystradowen has a post box, public house (recently closed), small church, community hail and a limited 'day to day' shop. It also has very limited recreational areas, either side of a very busy road. The leisure facilities comprise a small Astroturf pitch and two playgrounds. The village has neither a leisure centre nor swimming pool. As regards location of the developments, the statement that the sites have proximity to a main settlement is borderline, according to the Institute of Highways and Transportation Guidelines for Providing Journeys on Foot (2000), mentioned above. The nearest main settlement is Cowbridge, 5km away.

According to the guidelines above, for commuting and school journeys: the 'desirable' distance* is 500m, 'acceptable' is 1000m and 'preferred' maximum is 2000m. Cowbridge Comprehensive School and Y Bont Faen Junior School are around 5km from Ystradowen, so fail these criteria. Similarly Llansannor Junior School comfortably exceeds the maximum distance.

(*Acceptable walking distance to facilities are defined as those where a high proportion of the trips generated by new development can be conveniently made by passenger transport, on foot or by bicycle.)

Transport

Section 3.15 of the guidance documents refers to transport services and accessibility. For sustainability, the requirements stress the importance that a settlement suitable for development has good accessibility, both within the village and to one major service centre settlement, to meet many of their everyday needs. The Ystradowen sites score zero since there is an infrequent bus service and no railway station. This cannot be addressed at a later stage since no developer will fund a rural bus service indefinitely.

Local school sustainability

In view of the lamentable lack of analysis of the educational implications of the LDP, we have sought opinions on the future for Cowbridge Comprehensive School and, by implication, its feeder primary schools.

We note that in the LDP, Objective 5 is 'to maintain, enhance and promote community facilities and services in the Vale of Glamorgan'. We are assured that 'the LDP will seek to ensure that new development, particularly housing, does not impose undue pressure on community facilities such as schools and health facilities'. (WRITTEN STATEMENT, paragraph 4.9)

It is very striking how the LDP has so little documentation to offer on the educational consequences of such a major expansion of house-building. We are unclear whether the Council has undertaken any feasibility study of the impact of the LDP housing proposals as they affect the village's local schools, Cowbridge Comprehensive School and its feeder primaries. Most children from the village attend the following schools: Llansannor Primary; Y Bont-faen Primary, Cowbridge; Ysgol lob Morganwg, Cowbridge; and Cowbridge Comprehensive School.

Cowbridge School has a wide catchment, with ten feeder primary schools. How are these schools to accommodate the increase in pupil numbers arising from the housing development in the Cowbridge Comprehensive School catchment between 2011- 26? Using the housing sites figures recently published, we have calculated a figure of around 782 new dwellings to be built in the catchment over this LDP period. Already Cowbridge Comprehensive School has 1,450 pupils; by 2016, the start of the LDP second house-building phase, it will have risen to around 1,500 pupils.

If we take the Council's average of the household occupancy as 2.4, with the 0.4 being children in an age range from 0 to 18 years, we can estimate a total of 303 children. From this total we can calculate the estimated number of children within the Comprehensive School 11 to 18 age range, to be 118 additional pupils coming from within the catch ment area, increasing the pupil numbers to the mid to upper 1,600's.

There is no evidence that such growth is compatible with the LDP claim that 'the LDP will seek to ensure that new development, particularly housing, does not impose undue pressure on community facilities such as schools'.

We consider that the LDP will put the local schools under severe pressure. In the case of Cowbridge Comprehensive, this increase in the pupil population generates a series of major problems:

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- As the majority of the housing is in rural areas outside of Cowbridge itself, the pupils will need transport to and from the school. In most cases it must be expected that they will use buses, but we cannot ignore the fact that there will be an increase in the numbers of cars used to bring them to school and back.
- The traffic lights used at the start and end times of the school day, cause as everyone is aware a daily tail-back along the A4222, a main arterial route taking traffic from the commuter towns and villages to the A48 and M4. An increase in traffic will not be sustainable in the current layout of the school's approaches.
- Parents in the village are aware that classrooms in the refurbished campus are at capacity already, squeezing in around 35 pupils for some subjects and cannot physically seat any more. Increasing the pupil population by the estimated 118 will necessarily require an increase in the number of classrooms being built in the school by a minimum of 3 to 4, if we use the figure of 35 pupils as the upper boundary. In addition this growth in pupil numbers arising from the LDP will require additional specialist rooms for IT, Cookery, etc.
- We are aware from our children that the school has split lunch and break times, due the small size of the canteen, and the limited speed at which it can take pupils and staff through the process of selecting and purchasing food. Increasing the numbers of people going through the canteen by 118, plus staff, is going to put significant pressure on the kitchen to cook and sell food, in what is already a pressurised situation. These same 118 pupils will then have to be seated in a space already at full capacity.

The quality of life for pupils will be reduced, in what will be a very large school. Those coming from the primary feeder schools could quite easily feel overwhelmed in a time that is crucial for them to feel comfortable and settle in quickly to school life to be able to achieve the best that their education can offer them.

Overall we can get the picture that major investment is going to be required in Cowbridge Comprehensive and its ten feeder primary schools to allow for the increase in pupils from proposed housing within the Cowbridge Comprehensive School catchment area. The LDP takes no regard for the educational practicalities facing schools such as Cowbridge Comprehensive.

We consider that in the Cowbridge Comprehensive catchment area the LDP threatens to create a deteriorating environment and educational experience for pupils. Ystradowen children will have to live with such adverse repercussions, as will children in other Vale school catchments. The LDP housing plan is educationally unsustainable.

Increasing traffic density and our roads network

The number of licensed vehicles in the UK has increased from about 25 million in 1997 (the start of the last major development in the village) to 34 million in 2010 (Department for Transport Statistics 2011). The number of licensed vehicles has grown on average by 3.7% annually since 1950. On that basis, it is not unreasonable to expect the number of vehicles to be about 45 million by 2026. Therefore assumptions about traffic flow and private car usage should be reviewed on the 2026 timeframe.

Both these Greenfield sites are in a minor rural settlement away from major population centres and as described above, are unsustainable. Ystradowen has seen substantial growth in the last 15 years but this has only been possible through increased private car usage. The development of these sites will only accelerate that trend and fail to meet sustainability objectives. As stated earlier, Ystradowen currently has a population estimated at 439. The addition of 95 houses with an average occupancy of 2.4 per dwelling (2001 census) will lead to an additional 228 people. This gives an increase of 52%.

The MG2 (35) and MG2 (36) sites are either side of Sandy Lane, directly adjacent to Badger's Brook Close and Badger's Brook Rise. Under the DLDP proposals, the two sites "can be" accessed from Sandy Lane (this was based on 75 not 95 houses as stated above): thus traffic from the A4222 would have to enter St Owain's Crescent, turn left into the built-up section of Sandy Lane, and then access the sites further along a widened and realigned Sandy Lane. We understand that consideration was given to linking the sites directly to the A4222 for access but this was considered "too dangerous". Arguably, the alternative access plan is worse since it impacts local residents far more.

Currently, cars are parked continuously on St. Owain's Crescent and it is not possible for two passenger cars (let alone vans and trucks) to pass by each other. One vehicle must wait for the other to safely clear the parked vehicles before proceeding. The situation in Sandy Lane is somewhat worse with cars parked both sides of the road and a dangerous bend to negotiate. In addition, there is a children's playground near the junction. Although the plan describes improvement works in Sandy Lane, this will not resolve the above issue.

Moreover, the road from Sandy Lane to Welsh St Donats is a single lane track that is in terrible condition and is flanked by several houses. It is worth noting that this track is already used extensively as a short cut to both the A48 and the M4 by commuters (from Ystradowen and nearby villages) and taxi drivers. There are limited passing places, blind bends and a severe brow of a hill: a recipe for collisions.

We wish to make an important point about safety arising from a 50% increase in the present housing stock in Ystradowen. Llansannor and Llanharry Church in Wales Primary School, which is the primary school used by many children presently in Ystradowen, is accessed from the village by single track lanes to the school, with no parking facilities for parents picking up children, thus blocking passing traffic twice a day, and is also of serious risk to children walking to the school. An increase in numbers is going to add significantly to the inherent problems and dangers they already face.

Based on all of the above, a thorough, realistic assessment is required to reach a Sustainability score rather than the application of a matrix which bears little resemblance to reality and in some cases relevance to a settlement. The weightings need review and the use of negative not just positive numbers is required.

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ISSUE 4: THE ADOPTION OF LAND NORTH OF SANDY LANE, YSTRADOWEN, MG2 [35] FOR HOUSING DEVELOPMENT

The Candidate Site Assessment Process Report, Appendix 1, sets out the procedure used for selection of candidate sites. "The council invited submissions from developers and other interested parties to submit sites between the 4th December 2006 and the 3]st January 2007. As a result of this exercise a significant number of potential sites (over 300,) have been submitted to the Council for consideration through the LDF process."

Subsequently, an LDP Candidate Site Register was published on May 31st 2007. However, additional sites were added and published on August 3s1t 2007 and November 30th 2007. On November 15th 2007, the Ystradowen Community

Councillors organised a display at the Community Hall showing all the proposed candidate sites in and around Ystradowen. The land north of Sandy Lane MG2 (35) was not a candidate site, only being added between December 1st 2007 and February t2h8 2008. As a consequence, since no update was publicised, residents were not aware of the proposed development until February 2012.

We remain unclear as to the reasons why the Council decided that 7 out of the 8 sites designated in red outline on the Pre-Deposit Plan map in November 2007 were unsuitable for development but the land north of Sandy Lane MG2 (35) was deemed suitable. No proper explanation has been published: we would like these reasons fully clarified in the Council's reply to this letter.

With respect to MG2 (35) as a development site, we would firstly like to comment on a number of Sustainability assessments made in Appendix 13 in the DEPOSIT LDP SUSTAINABILITY REPORT, NOVEMBER 2011, re the MG2 (35)

Cae Gwyr Field:

1. To provide the opportunity for people to meet their housing needs.

The site has potential to deliver a range and choice of housing and by implication affordable housing. The site is located in an area of need or affordable housing (LHMA report). Given the small and restricted size of the site the potential to deliver affordable housing is somewhat limited.

We wish to reinforce the point made earlier in our response that the Vale Council must explain how it has reached a figure of 45 dwellings for this 1.58 hectare site (described by the assessor as of a 'small and restricted size') when Ystradowen is categorised in the LDP settlements hierarchy as a 'min'or rural settlement' in which maximum net housing densities should be 25 units per hectare.

6. To minimise the causes and manage the effects of climate change

The site is close to the village centre which has limited facilities. There would however, be a need to travel, as facilities are limited, although there are bus links. The propensity to travel by private car will remain, although this negative impact is slightly mitigated by the fact that the site is restricted in scale. The site is not subject to flooding and could incorporate renewable energy and energy conservation measures'.

This assessment in rather circumlocutory language concedes that there will be a negative impact in terms of private car use; that has to be taken together in impact with MG2 (36) car volume. The bus links are so poor that Ystradowen received '0' for its bus services in the Sustainability criteria applied to village services and facilities.

With regard to drainage, we wish to refer to the requirements the Council makes of developers in its general note:

The management of existing land drainage ditches or systems within the sites will also have to be assessed by prospective developers. The Developer will be required to identify and maintain flows within any watercourses / land drainage systems that cross the sites and will be required to submit appropriate details showing proposals to maintain the same for the approval of the Council, as Land Drainage Authority, and / or the Environment Agency. A buffer zone will be required for any watercourse or land drainage system that crosses the sites. (PLAN PREPARATION AND THE ASSESSMENT OF FLOOD RISK BACKING PAPER 2011 - Appendix 4. Surface Water Drainage).

We are told in the Drainage Engineer's assessment of Cae Gwyr field that:

An ordinary watercourse runs in the vicinity of the site. Any prospective developer should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off. The developer should ensure that an assessment is carried out into the potential for disposing of the surface water by means of a sustainable drainage system. If percolation drainage is not viable, any prospective developer should investigate the suitability of the watercourse to accept proposed surface water run-off. If suitable, surface water attenuation will be required with flows being limited to a discharge rate to be agreed. (SITE NO 2751/CS1: LAND AT CAE GWYR, YSTRADOWEN).

We are not reassured by these statements which fall within Policy MD5 — Environmental Protection:

Where impacts are identified the council will require applicants to demonstrate that appropriate measures can be taken to minimise the impact identified to an acceptable level. Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes. (LDP WRITTEN STATEMENT 2012)

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Our experience of the soakaways constructed in Badger's Brook Close by Persimmon, the developers who built Badger's Brook, make us opposed to this development as we fear that existing drainage problems will worsen.

Cae Gwyr field has a steep slope. Drain water naturally runs into one corner of an already contaminated land area. Run-off waters from the roads in Badgers Brook Close also cascade down a hill and deposit into this contaminated area.

A stagnant/thick muddy pool is present all year; this pool is very close to the houses in Badgers Brook Close. In summer, this stagnant area becomes a breeding ground for flies and Crane flies. This infestation results in having to keep windows closed. The Crane fly larvae have resulted in lawns dying and having to be replaced. This stagnant area, though treated, still remains a problem in the summer.

Both front and rear areas of the current houses have major drainage problems. Even in dry spells, the ground remains 'boggy'.

House numbers 5 and 6 have experienced two very serious flooding due to developers' poor implementation of drainage requirements. They decided on soakaways: it was the failure of these soakaways that resulted in the gardens

having to be excavated to a depth of 3 metres to address the problems.

Only recently, the soakaways proved to be totally inadequate. The major part of Ystradowen storm water was directed into this soakaway: it could not handle the amount of run-off storm water. This water backed up and was directly responsible for the floods. Eventually this water was directed into an already saturated drain.

Although Persimmon, the original developers, had planning obligations laid down by the Council, these were flouted, resulting in major disruptions and inconvenience.

An inspection of Badgers Brook Close will reveal an abnormally high number of drain covers and sewer inspection covers, which must indicate existing drainage problems. Additional drainage run off waters will add to these already saturated facilities. There will have to be major thought, investment and management control to correct these existing overloaded services.

8. To use land effectively and efficiently

Site is Greenfield; it does not propose re-use of buildings. The site is unlikely to yield high density development due to the character of surrounding area. Will lead to the loss of agricultural land, but well related to the urban form of Ystradowen.

The Vale Council should be fully aware that it is covering a Greenfield site with housing in a beautiful aspect towards Llantrisant. Local people will lose that important aspect if the field is adopted.

9. To protect and enhance the built environment and natural environment

The site is well related to the village and current built environment. No impact on designations. Any hedgerows bound the site and could be retained and protected. The proposal will nevertheless urban is a current open Greenfield.

Policy MD 6: Promoting Biodiversity makes clear the Council's responsibility that 'new residential, commercial and community development will be required, where possible, to positively contribute to biodiversity interests within the Vale of Glamorgan by maintaining and enhancing existing important biodiversity features such as woodland, trees ,hedgerows...'

There are important hedgerows bounding this site. We are disturbed that they 'could be' retained in a housing development: they are an integral part of our long cherished landscape.

We are also mindful of the role of the field as a wildlife habitat. There is an abundance of wild life enjoying the hedges surrounding the field. Annual surveys have listed a number of migratory birds which are rare to the UK .It is a source of great pleasure to residents here and in surrounding streets that every morning we hear woodpeckers and pheasants; at night we frequently hear owls there. The area provides nests for many bird species.

- 10. To provide a high quality environment within all new developments Site could incorporate public realm and the site is potentially accessible through pedestrian/cycling links.
- 12. To reduce the need to travel and enable the use of more sustainable modes of transport.

Site is well located to Ystradowen which has limited services.

(ordered by Representation ID No.)

Representor ID and details: 2075/DP1 Mr P Jeremv

Access can be obtained via Badger Brook and/or Sandy Lane. The need to travel to wider services (to Cowbridge and beyond) remains. Public Transport (in the form of limited bus links) exists.

We have placed these two criteria together as there is a fundamental issue at stake here. If the Council agreed with the assessor's option of pedestrian and cycling access from the new development to Badger's Brook Close by a connecting footpath, then the whole character of the road is irremediably damaged. It will become a thoroughfare day and night. It will be used as a drop-off point for taxis; it will attract litter.

ISSUE 5: OUR EXPECTATIONS OF THE VALE OF GLAMORGAN COUNCIL REGARDING THE IMPACT ON OUR ESTABLISHED QUALITY OF LIFE IN YSTRADOWEN AND BADGER'S BROOK CLOSE IF MG2 (35) IS ADOPTED.

The rising density of traffic, with the particular problems of heavy site development traffic, will lead to a major deterioration in the quality of life in the village, especially for residents in St Owain's Crescent and Sandy Lane. They will face major parking problems, higher noise levels, rising pollution and safety risks. Even if Sandy Lane is duly enlarged and realigned, no such work can be done for St Owain's Crescent. The disruption over more than a decade would not only impact the quality of life for existing residents, but fail to meet the Council's objectives of sustainability.

The residents of Badger's Brook Close will be substantial losers in their established quality of life if the Cae Gwyr field is adopted for housing. Badgers Brook Close is fronted by this field. The houses in the close are provided with sweeping views across the field and beyond to the surrounding hills. There is a private drive fronting the dwellings, (nos. 3 to 6). Between the houses and the field, there is a high hedge tree boundary and a thinner hedge at no. 7. We lose our view to the north; we face a long period of disruption if the site is developed.

There is minimal attention in the LDP to the impact of housing development on the existing pattern of life in a 'sustainable rural settlement' like Ystradowen. You don't build harmonious communities by upending the established way of life in them: this is not easily measured by the kind of indices which crowd the rationale of the LDP. We consider that this proposed development is inimical to the way of life of people living in cul-de-sacs. It should be the responsibility of the Council to uphold the privacy of cul-de-sacs in the village, not to undermine them.

Conclusions to our response to the Deposit LDP: key points

- The LDP is fundamentally unsound because too much new housing is required in third tier villages which cannot absorb the scale of development proposed. We reject the matrix which suggests they are able to sustain this expansion in size.
- The low proportion of housing in Cowbridge as the main settlement in the north-west of the Vale is at odds with the stated principle of main settlements taking on the prime role in delivering the housing strategy. As a result, a number of surrounding villages, including Ystradowen, are required to face unsustainable expansion. The Council drew up its hierarchy of sustainable settlements: it should adhere to the principles it set out rather than making an inexplicable exception for one of the four main settlements in the Vale.
- The definition of Ystradowen as a minor rural settlement which fits the criteria for being a 'sustainable rural settlement' which can be expected to absorb a 50% increase in housing stock is unsound.
- The Council's figure of 95 housing units for Ystradowen is inaccurate; it should be based on the density of 25 dwellings per hectare for a minor rural community.
- The Council's contention that Ystradowen is a sustainable rural settlement sufficiently robust to absorb expansion on the scale proposed is unsound based on existing facilities, educational provision and traffic.

The statements in the LDP about ensuring adequate drainage facilities in any new development do not inspire confidence in view of residents' experience of recurring drainage problems over many years.

The Vale Council should respect the established way of life of the settled community in the village, especially in the roads contiguous to proposed developments. You don't build stronger communities by uprooting those valued traditions. Good, sensitive planning can reconcile proportional development with the existing community.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) See attached letter.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing The impact on Ystradowen of a proposed increase of 95 housing units. We consider the assessment of Ystradowen as a "sustainable rural community" unsound on a number of grounds and that the "evidence base set out" in the deposit LDP is inadequate.

Representor ID and details: 2076/DP1 Mr R G Thomas							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0	Additional SA SEA	_	Rep format: Comment form	* *	ur comments to be consie t a hearing session of Pul		
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plar Procedural Tests - P1 -		s not not meet P2 - Unansv	` '	oundness, please indicate	e which test(s) tha	at it fails.
	Consistency Tests - C1 -	Unanswered	C2 - Unansv	wered C3 - Unansw	ered C4 - Unanswe	red	
	Coherence and Effectivenes	s Tests - CE1 - Una	answered	CE2 - Yes	CE3 - Unanswered C	E4 - Unanswered	i
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph Nur	mber:	Proposal Map:	Constra	aints Map	Appendices:
	49						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your represent	ation? Yes	(If	"No" or "Unanswered"	go to 3d)		
3c - What changes would like to see made to the Deposit Plan		ended Policy: New	w Paragraph:		: New Or Amended Site:		<u>es):</u>
		nswered Una	answered	Unanswered	Yes	Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site Site Name: Land Opposite		? Yes	(If "Yes", please	e give the Candidate Site Site Reference: 2		nce if known)
3e - Please set out your representation below:							
The site shown on the attached plan which covers an are land to the rear of the St David's Church in Wales. The si that proposed by the LDP allocated site. The council reject yet they allocated a site for 60 units which allegedly will h	te relates well to the existing to cted the site at the stage 2 ca	form of development indidate site assessme	in Colwinston a ent stating that	and is of a scale which is t the development of the	s more appropriate to the site would have an adve	character and into	egrity of village than
The allocation of this site is site would conform to the LDI site would ;have distinct/visual relationship with the settle and the wider surroundings; it would not have an unaccep space; it would not result it would not result in the loss of community or tourism buildings or facilities.	ment; would be of a scale, for otable impact on the characte	m layout and character and appearance of the	ter which is syn the settlement;	npathetic and respects t it would not represent a	he immediate setting visual intrusion into the c		•
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound	(if relevant)					
The land shown on the attached plan should be allocated	for housing in policy MG2 ins	tead of site MG2(28)	land to the rea	ar of St. David's Church	in Wales		
4b - If you wish to speak, please confirm which part of your re	presentation you wish to spea	k to the inspector abo	out and why the	ey consider it be necess	ary to speak at the hearin	ng -	

Representor	ID and d	letails:	2076/D	P2 Mr R G Thomas							
Date Lodged	Status	Petiti	on and No.	Supporting Evidence	Additional SA SEA		Rep format:	•	,	•	n representations' or do
02/04/2012	М		0	✓	\checkmark		Comment form	you want to speal	ion? Written		
2a - Do you c	onsider t	he LDP	is Sound?		2b - If you think that t Procedural Tests -	he Plan is unsound and P1 - Unanswered	I does not not mee P2 - Unans	, ,	f soundness, please in	dicate which test(s	s) that it fails.
					Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unan	swered C4 - Una	nswered	
					Coherence and Effec	tiveness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Yes	
3a - Which pa	art of the	Deposit	Plan are y	ou commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:	<u>C</u>	onstraints Map	Appendices:
					49						
3b - Do you w	vish to se	e any cl	hanges ma	de to the Deposit Plan	as a result of your rep	oresentation? Yes	(If	"No" or "Unanswered	d" - go to 3d)		
3c - What cha	anges wo	uld like	to see mad	de to the Deposit Plan?	New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	ph: New Or Amended Yes	<u>Other (see</u> Unanswere	
					Notes:						
3d - If your re	epresenta	ation rel	ates to a ne		d site, did you submit Site Name:	the site as a Candidate	Site? No	(If "Yes", plea	ase give the Candidate Site Referer		eference if known)
3e - Please s See sup	set out yo oporting e			pelow:							
	outline the oporting e	Ū	•	to see made to the De	eposit Plan to make it	sound (if relevant)					
4b - If you wi	ich to enc	ak nla	ace confirm	which part of your rep	resentation you wish t	to speak to the inspecto	or about and why th	ney consider it he nece	secany to enough at the h	nearing -	

Representor ID and details: 2076/DP3 Mr R G Thomas					
Date Lodged 02/04/2012Status MPetition and No. 0Supporting Evidence 0	Additional SA SEA	<u>Rep format:</u> Comment form		r comments to be consiered by 'written r a hearing session of Public examination	
2a - Do you consider the LDP is Sound? Unsound	•	Jnanswered P2 - Unansv Jnanswered C2 - Unansv	wered C3 - Unanswe	oundness, please indicate which test(s) the red C4 - Unanswered CE3 - Unanswered CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:		Proposal Map:	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation	on? Yes (If	"No" or "Unanswered" -	go to 3d)	
3c - What changes would like to see made to the Deposit Plan	New Policy: Amend Unanswered Unansw Notes:	ed Policy: New Paragraph; wered Unanswered	Amended Paragraph: Unanswered	New Or Amended Site: Yes Other (see No Unanswered	otes):
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as Site Name:	s a Candidate Site? Unanswer	ed (If "Yes", please	give the Candidate Site Name and refer Site Reference:	rence if known)
3e - Please set out your representation below: There is objection to the allocated site No. 28, land to the which categorises Colwinston as a minor rural settlement housing allocations in minor rural settlements. Allocated s 1. The allocation is not of a scale, form, layout and charar 2. The proposals would have an unacceptable impact on 3. The proposal would represent a visual intrusion into the Colwinston. 4. The allocated site would result in the loss of natural feature allocated site does not conform to the reasoned justic settlements"	Policy MG7 permits new reside ite number 28 conflicts with the eter which is sympathetic to and the character and/or appearance countryside and would result in tures that contribute to the character.	ential development in minor rural following criteria of Policy MG7. does not respect its immediate se of the settlement. It the loss of an important open all acter and setting of the settlement.	settlements subject to ce setting and wider surround rea of land which contribu nt.	rtain criteria all of which are relevant in the dings. tes to local amenity and the character and	he consideration of nd distinctiveness of
3f - Please outline the changes you wish to see made to the D Site 28, land to the rear of St. David's Church in Wales Pl allocations to logically flow from a coherent strategy.	·	•	form to the settlement str	ategy and is in conflict with soundness to	est CE1 which requires
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to	o the inspector about and why th	ey consider it be necessa	ry to speak at the hearing -	

Representor ID and details: 2076/DP4 Mr R G Thomas							
Date Lodged Status Petition and No. Supporting Evidence 12/03/2012 M 0	Additional SA SEA		Rep format: Eform		ur comments to be co t a hearing session of		epresentations' or do ? Do not speak at he
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and o	does not not meet P2 - Yes	t one or more test(s) of s	oundness, please ind	cate which test(s) th	nat it fails.
	Consistency Tests -	C1 - Yes	C2 - Yes	C3 - Yes	C4 - Yes		
	Coherence and Effective	iveness Tests - CE1 -	Yes		CE3 - Yes	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>		Proposal Map:		nstraints Map	Appendices:
	Managing Growth	7.11 - Resi Allocation.		MG2		• •	
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation? Yes	(If	"No" or "Unanswered" -	go to 3d)		
3c - What changes would like to see made to the Deposit Plan'	P New Policy: No Notes:		New Paragraph: No	Amended Paragraph No	: New Or Amended S Yes	Site: Other (see No No	tes):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name: Chapel Ro		Site? Yes	(If "Yes", please	e give the Candidate Site Reference		ence if known)
3e - Please set out your representation below: SUPPORT THIS SITE FOR INCLUSION IN THE LDP OF	N REASONS;-						
1/ Does accord with Wales LDP Spatial Strategy and Nat	ural "rounding off" and p	progression in this area.					
2/This site was granted full planning permission in recent	times and lapsed so wa	as included then.					
3/ All services currently are close to this site so less invas	sive and intrusive to the	e community.					
4/The sustainability and use of local bus transport is alrea	dy on this site curtilage	e and thu <mark>s</mark> promoting sus	stainable travel ar	nd facilities and reducing	the effects of climate	change.	
5/Provide Younger professional families in the vale of Gla	morgan to meet their ho	ousing needs.					
6/ Will not detract from the special character of the village	and with good design	encourage controlled gro	owth and provide	additional much needed	housing stock in the	area.	
3f - Please outline the changes you wish to see made to the D Amend the deposit plan to include this site as to round off	•	,	ts in the area.				
The 10 tests as mentioned on page 2 of these forms need	to take the above in 3	e into account and an in	dividual basis app	olicable to this site and a	rea.		
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to	o speak to the inspector	about and why th	ey consider it be necess	ary to speak at the he	aring -	

(ordered by Representation ID No.)

Representor ID and details: 2076/DP5 Mr R G Thomas							_
Date Lodged Status Petition and No. Supporting Evidence M 0	e Additional SA SEA		Rep format: Eform	•	•	to be consiered by 'writter ssion of Public examinati	n representations' or do on? Do not speak at he
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	he Plan is unsound a	and does not not me P2 - Yes	eet one or more test(s)	of soundness, ple	ase indicate which test(s) that it fails.
	Consistency Tests -	C1 - Yes	C2 - Yes	C3 - Yes	C4	- Yes	
	Coherence and Effect	tiveness Tests - C	E1 - Yes	CE2 - Yes	CE3 - Yes	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Managing Growth	7.11 -	raph Number: Residential iion	Proposal Map:)	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your rep	oresentation? Yes	<u> </u>	(If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plar	? New Policy: No Notes:	Amended Policy: No	New Paragraph No	: Amended Paragra No	aph: New Or Am Yes	ended Site: Other (see I	Notes):
3d - If your representation relates to a new, deleted or amend	ed site, did you submit t Site Name: Land Opp			(If "Yes", ple	ū	ndidate Site Name and re reference: 2076/CS1	ference if known)
3e - Please set out your representation below: WE SUPPORT THIS ALTERNATIVE SITE ON FOLLOW	VING GROUNDS;-						

- 1/ SOLELY AS RESIDENTIAL
- 2/ NATURAL PROGRESSION AND ROUNDING OFF IN THIS AREA.
- 3/ FULLY MEETS THE CRITERIA OF THIS POLICY AND SUSTAINABILITY REPORTS AS THERE IS CURRENTLY A DEMAND FOR MORE WELL DESIGNED, INDIVIDUAL, WELL SPACED, IN CHARACTER .ECO FRIENDLY HOUSES THAT THIS SITE OFFERS AS REQUIRED AS PER LOCAL ESTATE AGENTS FINDING FOR FAMILIES AND YOUNG PROFFESSIONALS

4/ALL UTILITIES AND SERVICES ARE CLOSE TO AND ON THIS SIDE OF THE HIGHWAY SO OBTAINING NEW WILL NOT IMPACT ON THE INFASTRUCTURE AND WILL NOT CAUSE MINIMUAL DISTURBANCES TO THE RESIDENTS OR ENVOIRNMENT.

5/THIS SITE IS THE PREFERRED OPTION AS DEVELOPEMENT HERE WILL EASE THE MUCH NEEDED TRAFFIC PROBLEM ASSOCIATED WITH THE VILLAGE SCHOOL AT PEAK TIMES OF THE DAY AND IS MUCH NEEDED IN THE AREA .THIS SITE ROAD FRONTAGE AND ADJOINING SCHOOL VERGE WAYS EXPAND TO AN AREA THAT IS MORE THAN CAPABLE OF HOLDING OVER 100 CARS THUS DEVELOPEMENT ON THIS SITE IS BY FAR THE BEST OPTION IN THE AREA TO EASE THIS.

6/THIS SITE IS NOT IN ANY CONSERVATION AREA OR HAS ANY RESTRICTIONS, AND WILL NOT HAVE ANY IMPACT ON ONE.

7/THIS SITE IS NOT IN ANY FLOOD ZONE OR AREA OR PRONE TO ANY FLOODING AT ALL.

8/SUSTAINABLE DEVELOPEMENT AS LOWER HOUSING DENSITY AND THUS PROMOTE LOCAL FACILITIES.

9/ REDUCED IMPACT ON THE EFFECT OF CLIMATE CHANGE AND LOCAL RESORCES.

10/ ADJOINING DOMESTIC DWELLINGS AND VILLAGE HALL AND ADJACENT TO VILLAGE SCHOOL SO NO IMPACT OR INTRUSION INTO THE OPEN COUNTRYSIDE UN-LIKE THE RECOMENDED SITE TO THE REAR OF THE VILLAGE SCHOOL.

(ordered by Representation ID No.)

Representor ID and details: 2076/DP5 Mr R G Thomas

11/ THIS LAND PARCEL HAS THIN SOIL ON THE LIMESTONE ROCK BED AND THUS WILL NOT BE A LOSS TO ARABLE LAND OF ANY QUALITY.

12/ THE VILLAGE BUS STOP IS LOCATED BY THIS SITE THEREFORE SUPPORTING SUSTAINABLE TRAVEL IN THE AREA AND FOR FAMILIES TO WALK TO SCHOOL AS OPPOSITE.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

THE DEPOSIT PLANS SHOULD TAKE THIS IN TO ACCOUNT AND SEE CLEARLY THAT THIS ABOVE OPTION IS THE BEST CHOICE IN THE AREA AND THE ABOVE RECCOMMENDATIONS AND REPRESENTATIONS BE LOOKED AT AND TAKEN INTO ACCOUNT.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2076/DP6 Mr R G Thomas								
Date Lodged Status Petition and No. Supporting Evidence 19/03/2012 M 0	Additional SA SEA	<u>Rep format:</u> Eform			be consiered by 'written on of Public examination	representations' or do n? Do not speak at he		
	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Yes P2 - Yes							
	Consistency Tests - C1		C3 - Yes		′es			
	Coherence and Effectivene		CE2 - Yes		CE4 - Yes			
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:		Proposal Map:		Constraints Map	Appendices:		
	MG7	7.33 - Design	MG2 Housing Al	location				
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your represer	ntation? Yes (If	"No" or "Unanswered"	- go to 3d)				
3c - What changes would like to see made to the Deposit Plan?		nended Policy: New Paragraph:		h: New Or Amend Yes	ded Site: Other (see No	otes):		
	Notes:							
3d - If your representation relates to a new, deleted or amende	d site, did you submit the si Site Name:	ite as a Candidate Site?	(If "Yes", pleas	se give the Candid Site Refe	date Site Name and reference:	erence if known)		
3e - Please set out your representation below: AMMEND THE DEPOSIT PLAN TO INCLUDE 2690/CS1	CHAPEL ROAD BROUGH	TON WICK INTO IT WE SUPPORT	THIS SITE ON THE FO	LLOWING REAS	ONS:-			
1/ DOES ACCORD WITH LDP SPATIAL PLAN AND SE	TTLEMENT HIERARCHY A	AND IS NATURAL ROUNDING OFF	AND PROGRESSION	TO THIS IN THIS	AREA.			
2/ WAS GRANTED FULL PLANNING PERMISSION A F	EW YEARS AGO AND LAF	PSED SO WAS INCLUDED AND AP	PROVED THEN.					
3/ ALL UTILITIES AND SERVICES ARE AT THIS SITE (OR CLOSE BY SO LESS IN	MPACT AND INVASIVE FOR OTHER	R RESIDENTS.					
4/ THE CURRENT BUS STOP IS PROVIDED BY THE C CLIMATE CHANGE IN THE AREA.	URTILAGE OF THIS SITE	THUS PROVIDING AND PROMOT	ING SUSTAINABLE TR	AVEL IN THE AR	EA AND REDUCING T	HE EFFECTS OF		
5/ WILL PROVIDE YOUNG PROFESSIONALS AND FAI	MILIES THE OPPORTUNIT	TIES IN THE AREA FOR THEIR HOL	JSING NEEDS.					
7/ WILL NOT DETRACT FROM THE SPECIAL QUALITI	ES THE AREA HAS TO OF	FFER BUT ENHANCE THEM.						
3f - Please outline the changes you wish to see made to the Do ALL AS ABOVE AND INCLUDE THIS PARCEL 2690/CS1		d (if relevant)						
CONFORMS TO ALL MG2 AND MG7 POLICY REQUIRE	MENTS AND THUS BE TA	AKEN INTO ACCOUNT.						
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to spe	eak to the inspector about and why th	ey consider it be neces	sary to speak at th	ne hearing -			

(ordered by Representation ID No.)

A ID A I I I I COTO DE MADO TIMA			•					Representation ID No.
epresentor ID and details: 2076/DP7 Mr R G Thomas								
ate Lodged Status Petition and No. Supporting Evidence 21/03/2012 M	Additional SA SEA		Rep for Eform		, ,	ur comments to be consi t a hearing session of Pu	,	•
21/03/2012 WI								
•	,				r more test(s) of s	oundness, please indicate	te which test(s)	that it fails.
	Procedural Tests -	P1 - Yes	P2 -	Yes				
	Consistency Tests -	C1 - Yes	C2 -	Yes	C3 - Yes	C4 - Yes		
	Coherence and Effect	iveness Tests -	- CE1 - Yes	CE2 -	Yes	CE3 - Yes (CE4 - Yes	
a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>P</u>	aragraph Number:	Propo	sal Map:	Const	raints Map	Appendices:
	MG2(28)		.11 - Residential Ilocation	MG2.				Appendix 9 - Supporting Documents
- Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation?	Yes	(If "No"	or "Unanswered" -	go to 3d)		
c - What changes would like to see made to the Deposit Plan?	New Policy:	Amended Po	olicy: New Parag	<u>raph:</u> <u>Am</u>	nended Paragraph	: New Or Amended Site	: Other (see N	otes):
	No	No	No	No		Yes	No	
	Notes:							
d - If your representation relates to a new, deleted or amende	d site, did you submit t Site Name:	the site as a Ca	andidate Site?		(If "Yes", please	e give the Candidate Site Site Reference:	Name and refe	rence if known)
e - Please set out your representation below: OBJECTIONS TO SITE MG2 (28) Candidate site no.251:	3/cs1 Land to the rear	of st.david's sc	hool Colwinston.					
1/ UNACCEPTABLE SPORADIC DEVELOPMENT IN OP	EN COUNTRYSIDE							
2/ INTRUSTION INTO THE COUNTRYSIDE AND IMPAC	T ON THE SOUTHER	N CONSERVA	TION AREA					

- 3/CONSITUTES THE LOST OF A GREENFIELD SITE IN A LOCATION NOT CONSISTANT WITH THE SETTLEMENT PATTERN
- 4/ PLANNING PERMISSIONS REFUSED FOR THIS SITE IN RECENT YEARS ON VARIOUS GROUNDS, ACCESS ONE.

5/ UNDULY IMPACT ON INFERSTRUCTCHOR AND ROADS AS CURRENTLY IN URGENT NEED OF REPAIR WITH THE AMOUNT OF TRAFFIC AT PRESENT. 60 MORE HOUSES COULD RESULT IN 100 PLUS CARS AND SERVICE VEHICLES TO THE AREA.

6/ SEWERAGE SYSTEM WILL NOT COPE WITH THIS AMOUNT OF EXTRA INPUT. IT HAS HAD 3 MAJOR SYSTEM BREAKS IN THAT AMOUNT OF YEARS RESULTING STORM DISCHARGE FLAP DISCHARGES TO THE VILLAGE BROOK THUS RAISING CONSERNS TO ENVIRNMENTAL AND PUBLIC HEALTH.

7/ENVIRNMENTAL IMPACT AND GREEN WEDGE LOSS ALONG WITH ACCIENT PASTURE AND FLOWER MEADOW AND WATER HOLDING CAPACITIES AS IN A ZONE 3 AND C2 FLOOD RISK AREA. THAT SPREADS FROM THE A48 EASTERLY TO THE PROPERTY HEOL FAEN (MAJOR FLOOD WATER BUBBLING FROM INTERNAL FLOORS) ON TO AND ACROSS THIS AREA. TO BEECH PARK(MR AND MRS NORTHMORE WAS ALSO FLOODED OUT) ON TO QUARRY HOUSE UNDER THERE TO KIRKBRAY (FLOODED OUT RECENT YEARS) AND PENLAN (FLOODED SIDE ROOMS RECENT YEARS) ON TO AND DOWN PAST THE VINES TO THE PARSONAGE (FLOODED SIDE PART RECENT YEARS) ONTO AND INTO THE VILLAGE BROOK.

8/If AS ON PAGE 143/144 THE SCHOOL FIELD IS TAKEN THE VALE OF GLAMORGAN COUNCIL HAS AN INTEREST TO PROMOTE THIS SITE AS IF THIS SITE IN INCLUDED INTO THE LDP AND PLANNING GAINED THEY STAND TO GAIN A LAND VALUE UPLIFT OF OVER 33% AS A RANSON STRIP.

9/RECENT "GLAMORGAN GAZZETE" ARTICLES 1/3/2012 ABOUT THE FIND OF AN ANCIENT IRON AGE FORT OVER 2000 YRS OLD CLOSE TO THE VILLAGE THUS RAISING GATT AND ARCHAEOLOGY AWARENESS IN THE AREA.

(ordered by Representation ID No.)

Representor ID and details: 2076/DP7 Mr R G Thomas

10/WILL NOT SUPPORT / OR ENHANCE ANY LOCAL FACILITY AS NO SHOPS THUS INCREASED CAR USE AND NOT SUSTAINABLE TRAVEL AFFECTING CLIMATE CHANGE

11/PUBLIC UTILLITIES AND SERVICES STRECHED AS LACK VOLUME AND PRESSURE WITH WATER SUPPLIES AND ELECTRICAL DISRUPTIONS AND SUPPLIES.

12/ AS THE VILLAGE SCHOOL WILL BENEFIT FROM THE EXTRA INTAKE THERE IS NO PROVISIONS IN THIS DEPOSIT PLAN TO UP GRADE OR EXPAND THE SCHOOL TO COPE WITH THIS. AS RECENT TRAFFIC SURVEYS BY PLANNING CONSULTANTS. CONFIRM A MASSIVE PROBLEM AROUND THE SCHOOL AND SPEED UP EFFECTS AROUND OTHER PARTS OF THE VILLAGE ALSO. THIS SITE WILL DO NOTHING TO EASE THIS PROBLEM UNLIKE THE ALTERNATIVE SITE 2076/CS1 LAND OPPOSITE THE SCHOOL COLWINSTONE. THAT IS A NATURAL PROGRESSION AND ROUNDING OFF AND HENCE PLAN TO WIDEN AND DEAL WITH THIS URGENT PROBLEM AS IT HAS NO IMPACT OR INTRUSION INTO THE COUNTRYSIDE AND TASTEFUL WELL SPACED SORT AFTER SUSTAINABLE AND AFFORDABLE AND LOT LESS UNIT SPECIFICATIONS DENISITIES.

13/ THE REAR OF THE SCHOOL SITE HAS A NEGITIVE OR NEUTRAL IMPACT ON SUSTAINABILITY AND THERFORE FAILS THE SA AND HABITATES REPORTS.

14/WILL HAVE AN ADVERSE IMPACT ON THE SETTLEMENT HIERACHY AND CHARACTER OF COLWINSTONE

15/ WHAT'S STOPPING THE REST OF THE VILLAGE BEING INFILLED.

16/ WILL IMPACT ON THE HENDRE TO FORGE COTTAGE FOOTPATHS.

17/ NO RENEWABLE TECHNOLIGIES OR DEVICES ARE TO BE INCORPORATED INTO THIS SITE THUS ACCEPTED THE EFFECTS OF CLIMATE CHANGE.

18/ THE PLAN IS ALSO UNSOUND AS THE PAPERWORK AND FORMS TO MAKE OUR VEIWS COUNT IS UNDULY BURDENSOM, COMPLICATED AND TOTALALLY MISLEADING IN ITS REQUIRED VALIDATED REQUIRED FORMAT FOR THE AVERAGE PERSON.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) DELETE THIS SITE AND INCLUDE THE SITE 2076/CS1 LAND OPPOSITE THE SCHOOL COLWINSTONE AS MEETS ALL THE ABOVE CRITERIAS

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



(ordered by Representation ID No.)

Representor ID and details:	2076/DP8 Mr R G Thomas							
Date Lodged Status Petition 24/03/2012 M	n and No. Supporting Evidence 0	Additional SA SEA		Rep format: Eform		•	o be consiered by 'writter ssion of Public examinati	n representations' or do on? Do not speak at he
2a - Do you consider the LDP is	s Sound? Unsound	2b - If you think that the Procedural Tests -		und and does not not m P2 - Yes	` '	of soundness, plea	ase indicate which test(s) that it fails.
		Consistency Tests -	C1 - Yes	C2 - Yes	C3 - Yes	C4 -	Yes	
		Coherence and Effect	tiveness Tests -	CE1 - Yes	CE2 - Yes	CE3 - Yes	CE4 - Yes	
3a - Which part of the Deposit F	Plan are you commenting on?	Policy Number:	<u>Pa</u>	aragraph Number:	Proposal Map:		Constraints Map	Appendices:
		MG7						
3b - Do you wish to see any cha	anges made to the Deposit Plan	as a result of your rep	oresentation?	Yes	(If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to	o see made to the Deposit Plan?	? <u>New Policy:</u> No	Amended Poli	icy: New Paragraph No	n: Amended Paragra No	New Or Ame Yes	ended Site: Other (see I	Notes):
		Notes:						
3d - If your representation rela	tes to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Car	ndidate Site?	(If "Yes", ple	· ·	didate Site Name and ref	ference if known)

3e - Please set out your representation below:

OBJECTIONS TO SITE MG2 (28) Candidate site no.2513/cs1 Land to the rear of st.david's school Colwinston.

- 1/ UNACCEPTABLE SPORADIC DEVELOPMENT IN OPEN COUNTRYSIDE
- 2/ INTRUSTION INTO THE COUNTRYSIDE AND IMPACT ON THE SOUTHERN CONSERVATION AREA
- 3/CONSITUTES THE LOST OF A GREENFIELD SITE IN A LOCATION NOT CONSISTIANT WITH THE SETTLEMENT PATTERN
- 4/ PLANNING PERMISSIONS REFUSED FOR THIS SITE IN RECENT YEARS ON VARIOUS GROUNDS, ACCESS ONE.

5/ UNDULY IMPACT ON INFERSTRUCTCHOR AND ROADS AS CURRENTLY IN URGENT NEED OF REPAIR WITH THE AMOUNT OF TRAFFIC AT PRESENT. 60 MORE HOUSES COULD RESULT IN 100 PLUS CARS AND SERVICE VEHICLES TO THE AREA.

6/ SEWERAGE SYSTEM WILL NOT COPE WITH THIS AMOUNT OF EXTRA INPUT. IT HAS HAD 3 MAJOR SYSTEM BREAKS IN THAT AMOUNT OF YEARS RESULTING STORM DISCHARGE FLAP DISCHARGES TO THE VILLAGE BROOK THUS RAISING CONSERNS TO ENVOIRNMENTAL AND PUBLIC HEALTH.

7/ENVOIRNMENTAL IMPACT AND GREEN WEDGE LOSS ALONG WITH ACCIENT PASTURE AND FLOWER MEADOW AND WATER HOLDING CAPACITIES AS IN A ZONE 3 AND C2 FLOOD RISK AREA. THAT SPREADS FROM THE A48 EASTERLY TO THE PROPERTY HEOL FAEN(MAJOR FLOOD WATER BUBBLING FROM INTERNAL FLOORS) ON TO AND ACROSS THIS AREA. TO BEECH PARK(MR AND MRS NORTHMORE WAS ALSO FLOODED OUT) ON TO QUARRY HOUSE UNDER THERE TO KIRKBRAY (FLOODED OUT RECENT YEARS) AND PENLAN(FLOODED SIDE ROOMS RECENT YEARS) ON TO AND DOWN PAST THE VINES TO THE PARSONAGE(FLOODED SIDE PART RECENT YEARS) ONTO AND INTO THE VILLAGE BROOK.

8/If AS ON PAGE 143/144 THE SCHOOL FIELD IS TAKEN THE VALE OF GLAMORGAN COUNCIL HAS AN INTEREST TO PROMOTE THIS SITE AS IF THIS SITE IN INCLUDED INTO THE LDP AND PLANNING GAINED THEY STAND TO GAIN A LAND VALUE UPLIFT OF OVER 33% AS A RANSON STRIP.

9/RECENT "GLAMORGAN GAZZETT" ARTICLES 1/3/2012 ABOUT THE FIND OF AN ACIENT IRON AGE FORT OVER 2000 YRS OLD CLOSE TO THE VILLAGE THUS RAISING GATT AND ARCHAEOLOGY AWARENESS IN THE AREA.

10/WILL NOT SUPPORT / OR ENHANCE ANY LOCAL FACILITY AS NO SHOPS THUS INCREASED CAR USE AND NOT SUSTAINABLE TRAVEL AFFECTING CLIMATE CHANGE

(ordered by Representation ID No.)

Representor ID and details: 2076/DP8 Mr R G Thomas

11/PUBLIC UTILLITIES AND SERVICES STRECHED AS LACK VOLUME AND PRESSURE WITH WATER SUPPLIES AND ELECTRICAL DISRUPTIONS AND SUPPLIES.

12/ AS THE VILLAGE SCHOOL WILL BENIFET FROM THE EXTRA INTAKE THERE IS NO PROVISIONS IN THIS DEPOSIT PLAN TO UP GRADE OR EXPAND THE SCHOOL TO COPE WITH THIS. AS RECENT TRAFFIC SURVEYS BY PLANNING CONSULTANTS CONFIRM A MASSIVE PROBLEM AROUND THE SCHOOL AND SPEED UP EFFECTS AROUND OTHER PARTS OF THE VILLAGE ALSO. THIS SITE WILL DO NOTHING TO EASE THIS PROBLEM UNLIKE THE ALTERNATIVE SITE 2076/CS1 LAND OPPOSITE THE SCHOOL COLWINSTONE. THAT IS A NATURAL PROGRESSION AND ROUNDING OFF AND HENCE PLAN TO WIDEN AND DEAL WITH THIS URGENT PROBLEM AS IT HAS NO IMPACT OR INTRUSION INTO THE COUNTRYSIDE AND TASTEFUL WELL SPACED SORT AFTER SUSTAINABLE AND AFFORDABLE AND LOT LESS UNIT SPECIFICATIONS DENISITIES.

- 13/ THE REAR OF THE SCHOOL SITE HAS A NEGITIVE OR NEUTRAL IMPACT ON SUSTAINABILITY AND THERFORE FAILS THE SA AND HABITATES REPORTS.
- 14/WILL HAVE AN ADVERSE IMPACT ON THE SETTLEMENT HIERACHY AND CHARACTER OF COLWINSTONE
- 15/ WHAT'S STOPPING THE REST OF THE VILLAGE BEING INFILLED.
- 16/ WILL IMPACT ON THE HENDRE TO FORGE COTTAGE FOOTPATHS.
- 17/ NO RENEWABLE TECHKNOLIGIES OR DEVICES ARE TO BE INCORPORATED INTO THIS SITE THUS ACCERERATEING THE EFFECTS OF CLIMATE CHANGE.
- 18/ THE PLAN IS ALSO UNSOUND AS THE PAPERWORK AND FORMS TO MAKE OUR VEIWS COUNT IS UNDULY BURDENSOM. COMPLICATED AND TOTALALLY MISLEADING IN ITS REQUIRED VALIDATED REQUIRED FORMAT FOR THE AVERAGE PERSON.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

SUPPORT SITE 2076/CS1 LAND OPPOSITE SCHOOL COLWINSTONE

THIS SITE MEETS ALL THE CRITERIA THAT IS REQUIRED UNDER POLICY MG2 AND MG7 AND SUSTAINABILITY APPRIASALS REPORT FOR THIS AREA ALSO;-

- 1/ THIS DEVELOPMENT WILL HAVE A POSITIVE IMPACT ON SUSTAINABILITY
- 2/ FULLY MEETS ARE THE REQUIRED CRITERIAS OF THE REPORTS
- 3/ WILL SUPPLY A DEMAND FOR THIS TYPE OF HOUSING REQUIREMENTS UNLIKE THE MASS URBAN HOUSING ESTATE STYLE OF THE 2513/CS1 PROPOSED SITE IN THIS AREA.
- 4/ WILL PROMOTE AND ENHANCE LOCAL FACILITIES AS WILL FIT IN WELL WITH CURRENT DESIGNS /TYPE PROPERTIES IN THIS AREA
- 5/ SORT AFTER BY YOUNG PROFESSIONAL AND FAMILIES IN THE AREA AS REPORTED BY LOCAL ESTATE AGENTS.
- 6/ WILL MAKE ACCESS FOR ALL BETTER AS THIS SITE WILL MAKE A VARST IMPROVEMENT AND ROAD PATTERN ALTERATIONS AND WIDENING OUTSIDE AND AROUND THE VILLAGE SCHOOL THAT HAS BEEN CAMPAINING / PETITIONING FOR YEARS TO THE VILLAGE COMMUNITY AND VALE OF GLAMORGAN COUNCILS TO DO SOMETHING TO NO AVAIL.

7/WILL REDUCE THE EFFECTS OF CLIMATE CHANGE AS SUSTAINABLE/ ECO FRIENDY, RENEWABLE TECHNOLOGY ARE TO BE INCORPORATED AT THISI SITE AND ALSO PROMOTE SUSTAINABILE TRAVEL AS THE VILLAGE BUS STOP CURRENTLY IS SITED OPPOSTE IT ALSO WITH THE ACROSS THE ROAD. SCHOOL LOCATION AND WALKING SCHOOL BUS DIRECTIVES ARE USED.

- 8/ NATURAL PROGRESSION AND ROUNDING OFF IN THE AREA.
- 9/ ALL MG2 REQUIREMENTS FULLFILLED AND ALSO MG7 CRITERIAS.
- 10/ ALL UTILITIES AND SERVICES ARE CURRENTLY THIS SIDE OF THE HIGHWAY BEING WATER, SEWERAGE AND TELEPHONE THUS LOW OR NO IMPACT ON CONNECTIONS OR SUPPLIES.
- 11/ CLASS 3 AGRI SOIL CLASSIFICATION AND VERY THIN SOIL OVER LIMESTONE THUS NO LOSS TO ARABLE PRODUCTIONS AS ON THE BED ROCK, AND BURNS UP IN SUMMER.

(ordered by Representation ID No.)

Representor ID and details: 2076/DP8 Mr R G Thomas

- 12/ THIS SITE HAS NO PAST PLANNING HISTORY OR EVER TURNED DOWN OR APPLIED FOR.
- 13/ THIS SITE IS NOT IN ANY CONSERVATION AREA OR SSSI OR HAS ANY RESTRICTIONS ON IT PLACED BY THE COUNCILS, AND THUS WILL NOT HAVE ANY IMPACT ON IT.
- 14/ NOT INTRUSION INTO OPEN COUNTRYSIDE AS ADJOINS THE VILLAGE SCHOOL TO THE EAST, VILLAGE HALL AND GROUNDS TO THE NORTH AND CURRENT HOUSING TO THE SOUTH.
- 15/ NOT IN ANY FLOOD OR WATER PROTECTION AREAS OR ZONES.

16/ THIS SITE SEEKS TO FORFILL THE SMALL, TASTEFUL, INKEEPING WELL SPACED PROPERTY HOUSING REQUIREMENTS THAT THE NATURAL PROGRESSION IN THE VILLAGE HAS ENJOYED OVER MANY YEARS, LIKE THE VINES, BEECH PARK, YEWTREE CLOSE, PUB HILL AND OTHER SITES OVER THE LAST 40 YRS AND IF IT WAS'NT FOR THIS PROGRESSION MANY WHO TAKE THIS WAY OF LIFE FOR GRANTED WOULD'NT HAVE BEEN ABLE TO DO.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2076/DP9 Mr R G Thomas							
Date Lodged Status Petition and No. Supporting Evidence 25/03/2012 M □ 0 □	Additional SA SEA		<u>Rep format:</u> Eform	,	,	,	n representations' or do on? Do not speak at he
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsoun P1 - No	d and does not not med P2 - No	et one or more test(s) o	of soundness, plea	se indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effect	iveness Tests -	CE1 - Yes	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Para</u>	agraph Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(28)		- Residential cation	MG2			Appendix 9 - Supporting Documents
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Y	es (If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Polic	<u>y: New Paragraph:</u>	Amended Paragra	nph: New Or Ame	nded Site: Other (see I	<u>Notes):</u>
	No Notes:	No	No	No	Yes	No	
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	the site as a Cano	didate Site?	(If "Yes", ple	J	lidate Site Name and re ference:	ference if known)
3e - Please set out your representation below: the inclusion of the site is contrary to soundness test CE a settlement hierarchy for the purpose of directing growth							s that they have defined
3f - Please outline the changes you wish to see made to the D DELETE THIS SITE AN USE ALTERNATIVE OPTION /	•	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	presentation you wish t	o speak to the ins	pector about and why t	hey consider it be nece	essary to speak at	the hearing -	

Representor	ID and o	details:	2143/D	P1 LS Golden							
Date Lodged 29/03/2012		Petiti	on and No. 0	Supporting Evidence	Additional SA SEA ✓		Rep format: Comment forr	•		b be consiered by 'writter sion of Public examination	
2a - Do you c	onsider t	he LDP	is Sound?	Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - Unanswered	I does not not mee	et one or more test(s) o	of soundness, plea	ase indicate which test(s)) that it fails.
					Consistency Tests -	C1 - Yes	C2 - Unans	swered C3 - Unan	swered C4 -	Yes	
					Coherence and Effect	iveness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unansw	ered CE4 - Unanswe	ered
3a - Which pa	rt of the	Deposi	t Plan are y	ou commenting on?	Policy Number:	Paragrap	h Number:	Proposal Map:		Constraints Map	Appendices:
					49			MG2 (27)			
3b - Do you w	ish to se	e any c	hanges ma	de to the Deposit Plan	as a result of your rep	resentation? Yes	(I	If "No" or "Unanswered	d" - go to 3d)		
3c - What cha	inges wo	ould like	to see mad	de to the Deposit Plan	New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	ph: New Or Ame Yes	ended Site: Other (see Number of State	
					Notes:						
3d - If your re	epresenta	ation rel	ates to a ne	ew, deleted or amende	•	the site as a Candidate acent to Aberthin Road		(If "Yes", ple	•	didate Site Name and reference: 2394/CS.1 and	,
	ndidate	Sites",	Site No. 239	94/CS.1 and 2716/CS.		ne A4222 between Cow with the Court Close sit		nsive School and Abert	thin, are eminently	y more suited to develop	ment compared with
Compre on the e	hensive nvironme	School ent of th	in the area. e Aberthin	They are within much Conservation Area and	n easier walking distand d the Great House, with	ce to Cowbridge Town h far less visual impact	and its services. on the general co	They are not overlooke ountryside. Moreover, e	d by existing houseither of these site	eed to cross a main road sing, and would have no es is capable of accomm is shown in the attached	detrimental visual impact odating more than
3f - Please o	utline the	e chang	es you wish	to see made to the D	eposit Plan to make it	sound (if relevant)					
4b - If you wi	sh to spe	eak, ple	ase confirm	which part of your rep	presentation you wish to	o speak to the inspecto	or about and why t	hey consider it be nece	essary to speak a	the hearing -	

Representor ID and details: 2143/DP2 L S Golden			
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M 0		Rep format: 4a - do you want your comments to b Comment form you want to speak at a hearing session	e consiered by 'written representations' or do on of Public examination? Examination
·	2b - If you think that the Plan is unsound and does Procedural Tests - P1 - Unanswered	s not not meet one or more test(s) of soundness, please P2 - Yes C2 - Unanswered C3 - Unanswered C4 - Y	
		answered CE2 - Unanswered CE3 - Unanswered	
20. Which next of the Denocit Plan are visual arrangement in an 2			
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Nur	mber: Proposal Map: 2	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: New	Amended Paragraph: New Or Amended Paragraph: New Or Amendanswered Yes	ded Site: Other (see Notes): Unanswered
3d - If your representation relates to a new, deleted or amende 3e - Please set out your representation below:	d site, did you submit the site as a Candidate Site? Site Name: Land adjacent to Aberthin road, Cow	· · · · · · · · · · · · · · · · · · ·	ate Site Name and reference if known) rence: 2394/CS.1 and 2716/CS.1
The proposed site MG2 (27) is unsustainable in the LDP by the safety. 1. Traffic safety. 2. Poor access. 3. Dangers from Increased Traffic. 4. Risk of Flooding. 5. Water Supply. 6. Excessive Incursion into Open Countryside. 7. Detrimental Effect on Setting of a Grade II* Listed Build By Detrimental Effect on Setting of the Aberthin Conserva Previous Planning Rejected on Many of the Above Gro 10. Site MG2 (27) was not shown as one of the Candidate minute. Please see attached document.	ing. ion Area. unds.	al list or in one of the 3 subsequent adenda. This site ap	opears to have been hastily added at the last
3f - Please outline the changes you wish to see made to the De A previous 'Candidate Site', Site No. 2394/CS.1, located a and safety problems associated with the Court Close site, housing, and would have no detrimental visual impact on the Appraisal is shown in the attached document.	ongside the A4222 between Cowbridge Comprehit is located very close to the School, it is within m	uch easier walking distance to Cowbridge Town and its	services, it is not overlooked by existing
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to the inspector abo	out and why they consider it be necessary to speak at the	ne hearing -

Representor ID and details: 2163/DP1 Paul Halstead, P	incipal and Chief Exec	utive					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form		our comments to be co at a hearing session o		n representations' or do on? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - Unanswered	does not not mee P2 - Unans	` '	soundness, please inc	licate which test(s) that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Yes	C3 - Yes	C4 - Unar	swered	
	Coherence and Effect	iveness Tests - CE1 -	Unanswered	CE2 - Yes	CE3 - Unanswered	CE4 - Unanswe	ered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:	Co	nstraints Map	Appendices:
	49			2			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If	"No" or "Unanswered	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? <u>New Policy:</u> Unanswered	· · · · · · · · · · · · · · · · · · ·	New Paragraph: Unanswered	Amended Paragrap Unanswered	h: New Or Amended Yes	Site: Other (see I	
	Notes:						
3d - If your representation relates to a new, deleted or amende		the site as a Candidate llege and Annex Site at		(If "Yes", plea	se give the Candidate Site Reference	Site Name and ref	
3e - Please set out your representation below:				,			
The deposit plan has failed to review the potential of this stated its intentions to secure the redevelopment of this 2 specific policy for the same in the extant development planational policy and has not been founded on a robust evid	9 ha site during consu in. The failure of the C	iltations a <mark>t the Candidat</mark> ouncil to make adequate	e Site and Preferre e provision for the	ed Strategy stages which redevelopment of this	ch have not been heed	ed by the Council,	notwithstanding the
The site is well located in relation to the Key Settlement (North Waycock Cross (Walters Farm) under policies MG provide for an additional 50 new dwellings, including affor of the plan and national policy. With the planned develop linkage to this comprehensive growth area within easy wa	2 and MG 12. Part of the dable housing, in a rand ment of Land North of	the site falls within the B ge of conversion and/or Waycock Cross, togeth	sarry Woodlands S new developmen	SSSI leaving a residual topportunities to contri	potential development bute towards the stated	area of circa 1.0 h	na. This land could es and regeneration aims
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it	sound (if relevant)					
Allocation of the whole site under policy MG 2 for the resi provision of suitable linkages to the development proposa			subject to the prep	paration of a developme	ent brief for the protect	ion of the Barry W	oodlands SSSI and
4h - If you wish to speak please confirm which part of your re	presentation you wish t	o sneak to the inspector	about and why th	nev consider it he neces	sary to speak at the h	earing -	

Representor ID and details: 2166/DP1 Mr Bryn Palling							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0	Additional SA SEA		Rep format: Comment forn	•	your comments to be ak at a hearing session	,	representations' or do on? Examination
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - Consistency Tests -	ne Plan is unsound and P1 - Unanswered C1 - Unanswered iveness Tests - CE1	P2 - Unans C2 - Unans	swered	of soundness, please nswered C4 - Ur CE3 - Unanswered	answered	that it fails.
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: 48	<u>Paragraph</u>	Number:	Proposal Map:		Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your rep	resentation? Yes	(l:	f "No" or "Unanswere	ed" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	Unanswered Notes:	Yes	New Paragraph: Unanswered	Unanswered	<u>New Or Amenda</u> Yes	Unanswered	
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name: Land at Y		Site? Yes	(If "Yes", ple	ease give the Candida Site Refer	te Site Name and refe ence: 2166/CS1	erence if known)
3e - Please set out your representation below: Policy MG1 (Housing Supply in the Vale of Glamorgan), vobject to either of these sites, we consider that further fle Furthermore, the sites held in reserve, if they emerge as application procedures and provision of necessary infrast Policy MG1 is therefore objected to on the grounds that the Cartesian Comment, together with Appendix to the Policy MG1 is the P	xibility should be introdu a result of a future revieu ructure. This may also he flexibility allowance s	ew of the Plan on the ew of the Plan, may be apply to other sites programmed be increased to a	basis that a large unlikely to be deve grammed later in t 12% in order to all	proportion of the sites elopable in their entire the Plan period, include	s may not come forwa sty within the Plan peri ling sites occupied by	rd at the densities pro od, given the likely tin current uses such as	oposed. nescale for planning the HTV studios.
3f - Please outline the changes you wish to see made to the D Amend Policy MG1 by increasing the total number of unit			s to the supporting	g text.			
4b - If you wish to speak, please confirm which part of your re We would wish to speak at the relevant hearing sessions		•	•	•		•	
We wish to speak in order to put the points across fully to	the Inspector and add	ress any points he wish	es to raise regard	ing the supporting evi	dence.		

Representor ID and details: 2166/DP2 Mr Bryn Palling			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 ✓	Additional SA SEA ✓	Rep format: 4a - do you want your comments to be cor Comment form you want to speak at a hearing session of	, ,
•	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 - U	pes not not meet one or more test(s) of soundness, please indic P2 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unans Unanswered CE2 - Yes CE3 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N		nstraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?		ew Paragraph: Amended Paragraph: New Or Amended Sonanswered Yes	Other (see Notes): Unanswered
3d - If your representation relates to a new, deleted or amended	d site, did you submit the site as a Candidate Sit Site Name: Land at Ystradowen	te? Yes (If "Yes", please give the Candidate S Site Reference	
the development and would incorporate similar principles. Whilst it is acknowledged that the development of the sub-	mission site is dependent on the proposed allocates the site extend further towards the north or expusing Allocation under Policy MG2.	- Land off Badgers Brook Rise, the development of the site wo ations to the west and south (MG2(35) and MG2(36)), the site hast than existing development along the A4222 or at 'Highgrov	has firmer defensible boundaries in
3f - Please outline the changes you wish to see made to the De Include the site as a housing land allocations or as a 'rese		he Plan period.	
4b - If you wish to speak, please confirm which part of your rep We would wish to speak at the relevant hearing sessions r We wish to speak in order to put the points across fully to	elating to the phasing of housing development, a	and the omission of the site as a housing land allocation.	aring -

Representor	ID and d	letails:	2166/D	P3 Mr Bryn Palling							
Date Lodged 02/04/2012		Petitic	on and No. 0	Supporting Evidence	Additional SA SEA ✓		Rep format: Comment forr	*	•	to be consiered by 'writter ession of Public examinati	•
2a - Do you o	onsider t	he LDP i	s Sound?	Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - Unanswered	d does not not mee P2 - Unans	, ,	of soundness, ple	ease indicate which test(s) that it fails.
					Consistency Tests -	C1 - Unanswered	C2 - Unan	swered C3 - Una	nswered C4	- Unanswered	
					Coherence and Effect	tiveness Tests - CE1	- Unanswered	CE2 - Yes	CE3 - Unansv	vered CE4 - Yes	
3a - Which pa	art of the	Deposit	Plan are y	ou commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:		Constraints Map	Appendices:
					90						
3b - Do you v	vish to se	e any ch	anges ma	de to the Deposit Plan	as a result of your rep	resentation? Yes	()	If "No" or "Unanswere	ed" - go to 3d)		
3c - What cha	anges wo	uld like t	o see mad	de to the Deposit Plan?	New Policy: Unanswered	Amended Policy: Yes	New Paragraph: Unanswered	Amended Paragr Unanswered	aph: New Or Am Yes	nended Site: Other (see I	
					Notes:						
3d - If your r	epresenta	ation rela	ites to a n	ew, deleted or amende	d site, did you submit Site Name: Land at \	the site as a Candidate Ystradowen	Site? Yes	(If "Yes", ple	Ū	ndidate Site Name and re Reference: 2166/CS1	ference if known)
3e - Please : Policy M objected	лG7 (Res	idential I	Developm		Settlements) allows for a introduced which wou	r further growth in Minould read:	r Rural settlement	s such as Ystradower	. Whilst the polic	y criteria are generally ac	ceptable the Policy is
"The de	velopmer	nt site re	presents a	a continuation of existing	ng allocated sites wher	e it can meet the above	e c <mark>rite</mark> ria and wher	e further development	during the Plan	period can contribute to the	ne Plan objectives."
(See at	ached Su	ubmissio	n Docume	ent, together with Appe	ndices which include a	a Sustainability appraisa	al).				
		•	•	n to see made to the De a further criterion as su		sound (if relevant)					
•					•	o speak to the inspecto of housing developme	•	•		•	
We wis	n to spea	k in orde	r to put the	e points across fully to	the Inspector and add	ress any points he wisl	nes to raise regard	ling the supporting evi	dence.		

Representor I	ID and d	letails:	2175/DI	P1 Mr B M Clarke							
Date Lodged 02/04/2012	Status M	Petitio	on and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment form	•	,	e consiered by 'writter on of Public examination	n representations' or do on? Examination
2a - Do you co	onsider th	he LDP	is Sound?	Unsound	2b - If you think that the Procedural Tests -	he Plan is unsound and P1 - Unanswered	does not not meet P2 - Unans	` '	of soundness, please	e indicate which test(s)	that it fails.
					Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unar	nswered C4 - U	Jnanswered	
					Coherence and Effect	tiveness Tests - CE1 -	Unanswered	CE2 - Yes	CE3 - Unanswere	ed CE4 - Yes	
3a - Which par	rt of the	Deposit	Plan are y	S .	Policy Number:	Paragraph	Number:	Proposal Map:		Constraints Map	Appendices:
					48	7.3					
3b - Do you wi	ish to se	e any ch	nanges ma	de to the Deposit Plan	as a result of your rep	presentation? Yes	(If	"No" or "Unanswere	d" - go to 3d)		
				le to the Deposit Plan?	*	Amended Policy:	New Paragraph: Unanswered	Amended Paragra Yes	Aph: New Or Amend Unanswered	ded Site: Other (see N Unanswered	
					Notes:						
3d - If your re	presenta	ation rela	ates to a ne	•		the site as a Candidate acent to 'Longmeadow'		` ` '	J	late Site Name and reference: 2175/CS1	erence if known)
3e - Please se	et out yo	our repre	sentation b	elow:				·			
should be	e identifi would p	ied as a rovide fo	full housing or a phased	g land allocation. This	would allow for work to	ider that the site propose to be undertaken, which a stablish the principles for	at present may not	be forthcoming due	to the lack of any sta	atus of the site in planr	ning terms. More
(see atta	ched sul	bmissio	n documen	t which expands on th	e above)						
		•	•		eposit Plan to make it as a residential housing	sound (if relevant) g land allocation rather th	nan as a 'Reserve	Site'			
						o speak to the inspector and also to present the o					

Representor ID and details:	2175/DP2 Mr B M Clarke							
Date LodgedStatusPetition a02/04/2012M0	and No. Supporting Evidence ✓	Additional SA SEA		Rep format: Comment form	, ,		consiered by 'written re of Public examination	•
2a - Do you consider the LDP is S	ound? Unsound	2b - If you think that the Procedural Tests -	e Plan is unsound and c P1 - Unanswered	oes not not meet o	` '	soundness, please ir	ndicate which test(s) th	nat it fails.
		Consistency Tests -	C1 - Unanswered	C2 - Unansw	ered C3 - Unans	wered C4 - Una	nswered	
		Coherence and Effecti	veness Tests - CE1 -	Jnanswered C	CE2 - Yes	CE3 - Unanswered	CE4 - Yes	
3a - Which part of the Deposit Pla	n are you commenting on?	Policy Number: 49	<u>Paragraph</u>		Proposal Map: Yes	<u>Q</u>	constraints Map	Appendices:
3b - Do you wish to see any change	ges made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "	No" or "Unanswered"	- go to 3d)		
3c - What changes would like to s	ee made to the Deposit Plan?	New Policy: Unanswered		lew Paragraph: Jnanswered	Amended Paragrap Unanswered	h: New Or Amended Yes	d Site: Other (see No Unanswered	tes):
		Notes:						
3d - If your representation relates	to a new, deleted or amende	, ,	he site as a Candidate S cent to 'Longmeadow' S	. . .	` '	· ·	e Site Name and refernance: 2175/CS1	ence if known)
3e - Please set out your represer	ntation below:							
	promoted as a housing land ment of the site would also se							
(see attached submission do	ocument which expands on th	e above)						
3f - Please outline the changes y Inclusion of the site, i.e. Fiel	ou wish to see made to the D d adjacent to Longmeadow, S	· ·		cation under Policy	/ MG2			
4b - If you wish to speak, please In order to discuss housing I	confirm which part of your rep and and phasing matters with			•	•		hearing -	

Representor ID and details: 2185/DP1 Mr R & Mrs S R	yder						
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	e Additional SA SEA		Rep format: Comment form	4a - do you want y you want to speak	your comments to be at a hearing sessi	pe consiered by 'written on of Public examination	representations' or do on? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - Unanswered	does not not meet P2 - Unans	` '	f soundness, pleas	e indicate which test(s)	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unan	swered C4 - L	Jnanswered	
	Coherence and Effect	iveness Tests - CE1	- Unanswered	CE2 - Yes	CE3 - Unanswer	ed CE4 - Unanswe	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragrapl	h Number:	Proposal Map:		Constraints Map	Appendices:
				Site ref MG2(28	B) Colwinston		
3b - Do you wish to see any changes made to the Deposit Pla	in as a result of your rep	resentation? Yes	(If	"No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	n? New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	ph: New Or Amen	ded Site: Other (see N Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amend		the site as a Candidate ear of St David's Churc		· ·	J	date Site Name and reference: ref MG2 (28)	erence if known)
3e - Please set out your representation below:							
 Colwinston village is a conservation area. We believe the character of the village. 	that the character, size	and rural aspect of the	village should cont	tinue to be protected.	The proposed deve	lopment of 60 houses v	vould substantially alter
2. The access lanes to Colwinston are narrow and can n	ow be dangerous. A 60	dwelling development	wo <mark>uld</mark> place an add	litional strain on the vil	lage access roads.		
3f - Please outline the changes you wish to see made to the The number of houses to be developed on this site should be a second or the same of the second o	•	. ,					
4h - If you wish to speak please confirm which part of your re	enrecentation you wish t	o speak to the inspecto	or about and why th	nev consider it he nece	ecany to eneak at th		

Representor	ID and o	letails:	2188/D	P1 Robert James, B	SW Holdings LTD								
Date Lodged 02/04/2012			on and No. 0	Supporting Evidence	Additional SA SEA			Rep forma Eform	at:			to be consiered by 'writte ession of Public examinat	n representations' or do ion? Do not speak at he
2a - Do you c	onsider t	he LDP	is Sound?	Sound	2b - If you think that the Procedural Tests -		sound and	d does not not P2 - No		one or more test(s) o	f soundness, ple	ease indicate which test(s) that it fails.
					Consistency Tests -	C1 - No		C2 - No	lo	C3 - No	C4	- No	
					Coherence and Effect	tiveness Test	ts - CE1	- No	C	CE2 - No	CE3 - No	CE4 - No	
3a - Which pa	art of the	Deposit	Plan are y	ou commenting on?	Policy Number:		Paragrap	h Number:	<u> </u>	Proposal Map:		Constraints Map	Appendices:
					SP7(1)		5.59 - Tra	ansport					
3b - Do you w	ish to se	e any cl	nanges ma	ide to the Deposit Plar	as a result of your rep	resentation?	Yes		(If "	No" or "Unanswered	l" - go to 3d)		
3c - What cha	anges wo	uld like	to see mad	de to the Deposit Plan	New Policy:	Amended	Policy:	New Paragra	aph:	Amended Paragra	ph: New Or Am	ended Site: Other (see	Notes):
					Yes	No		No	芝	No	No	No	
					Notes:								
3d - If your re	epresenta	ation rela	ates to a no	ew, deleted or amende	ed site, did you submit Site Name:	the site as a	Candidate	Site? No	7)	(If "Yes", ple	· ·	ndidate Site Name and re Reference:	ference if known)
3e - Please s	set out yo	ur repre	sentation I	below:									
greatly I transpo not only	oenefit front ort links. To to reside	om a byp The currential an	pass. The ent road th d commerc	e congested nature of the cong	he roads during peak pourages drivers throug to raise the profile of	periods is at b this bottler	oreaking p neck and c	oint, with many cuts off many p	y comports of	panies favouring com f the vale, deterring in	nmercial rentals i nward investmer		
		•	•	n to see made to the Dass at Llysworney.	eposit Plan to make it	sound (if rele	evant)		.======				
4b - If you w	sh to spe	ak, plea	ase confirm	n which part of your re	presentation you wish t	o speak to th	ne inspecto	or about and w	vhy the	y consider it be nece	ssary to speak a	at the hearing -	

Representor ID and details: 2203/DP1 Mr K Gibson							
Date Lodged Status Petition and No. Supporting Evidence			Rep format:	•	•	be consiered by 'writter sion of Public examination	•
29/03/2012 M	V		Eform	you want to speak			
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that th Procedural Tests -	ne Plan is unsound and P1 - No	d does not not mee P2 - No	et one or more test(s) o	f soundness, plea	ase indicate which test(s)) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effecti	iveness Tests - CE1	- No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(15)			MG6			
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your rep	resentation? Yes	(If "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	ph: New Or Ame	ended Site: Other (see N	Notes):
	No	No	No	No	Yes	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	he site as a Candidate	Site? No	(If "Yes", ple	J	didate Site Name and ref	ference if known)
3e - Please set out your representation below: Please see attached the plan and Sustainability assessm would hope to see this site brought forward for residentia						e remainder running aloi	ng the boundary. We
3f - Please outline the changes you wish to see made to the D We would hope to remove MG2 (15) from the LDP and re	•	` /	or alternatively s	ee it brought forward in	addition to the M	G2 (15) and MG2 (14).	
4b - If you wish to speak, please confirm which part of your re	oresentation you wish to	speak to the inspecto	or about and why t	hey consider it be nece	ssary to speak at	the hearing -	

(ordered by Representation ID No.)

Representor ID and details: 2216/DP1 Mr D Willmot						
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0 0	Additional SA SEA		Rep format: Letter	, ,	our comments to be consider a hearing session of Po	iered by 'written representations' or do ublic examination?
2a - Do you consider the LDP is Sound? Unanswered	,		does not not meet P2 - Unansv	` '	soundness, please indica	ate which test(s) that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unansv	wered C3 - Unansw	vered C4 - Unansw	vered
	Coherence and Effect	iveness Tests - CE1 -	Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:	Const	traints Map Appendices:
	MG4					
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your rep	resentation? Unansw	rered (If	"No" or "Unanswered"	- go to 3d)	
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragraph Unanswered	n: New Or Amended Site Unanswered	e: Other (see Notes): Unanswered
	Notes:					
3d - If your representation relates to a new, deleted or amend	ed site, did you submit t Site Name:	the site as a Candidate	Site? Unanswere	ed (If "Yes", pleas	e give the Candidate Site Site Reference:	e Name and reference if known)

3e - Please set out your representation below:

Firstly, congratulations on creating such a comprehensive and sometimes incomprehensible series of documents. I am sure the workload involved was considerable.

My concerns are primarily with the St Athan Strategic Opportunity Area as designated by the Welsh Government and the areas of proposed new housing within this largely unspecified site (I have been unable to find any map showing the limitation of the area. .only an entry in the LDP Written Statement 1.10 Section 5 which says "includes existing MOD St Athan ...proposed Aerospace Business Park and 2 new housing sites...")

At the time of writing a planning application is in reserved status regarding 100 houses on land at St John's View. The applicant in its submission to the council has stated that they are waiting a result of investigations to the removal of foul water effluent from the site which is currently outstanding. Although the system was upgraded to a point downstream of this site some years ago, it was not upgraded towards the site as the residents at the bottom of the hill will testify... being the recipients of the resultant overflows.

The plan envisages a further 180 properties being built to the West of this development with prospect of compounding the problem.

Access to this further development is also a considerable issue. Under the expiring UDP several applications entailing egress onto Higher End/Llantwit Road were refused due to highway constraints e.g. 1999/01356/OUT, 2004/00857/FUL and 2002/00043/OUT.

Policy MD3 6.12 states" all new development should be highly accessible".

The Sustainability report Table 4 8: Land Use Aim to retain greenfield and. The current application does not allow for a link into the further build so the assumption is either to access/egress through the grounds of The Croft" or the farm lane to the west of "Ty Gwyn". Neither option bodes well for the considerable amount of traffic which will emerge onto a very minor busy road.

The SOA for St Athan makes assumptions which historically are not borne out. At the time when RAF St Athan was at its peak employment mode the vast majority of the civilian workforce did not reside locally, but came from outside the unitary authority, particularly from that area which is now Rhondda Cynon Taff. Traffic flows were primarily North-South.

The assumptions made in the SOA are that the workforce for development in the ABP will need to be housed in the area, but takes no count that the MOD is likely to relocate its remaining RAE personnel to RAF Lyneham in the next few years, freeing up even more properties in East Vale.

The SOA seeks "to promote development in and around the land holdings of the Welsh Government and Ministry of Defence" Deposit LDP Statement 1.10 section 5. If this is the case why does WAG not use all the brownfield site they have created by the demolition of hangers, workshops and barrack blocks on East Camp? The potential is there to build sufficient housing to suit the needs of the ABP although how

(ordered by Representation ID No.)

Representor ID and details: 2216/DP1 Mr D Willmot

many would want to live 'on the job' is a totally different issue.

St Athan village has currently a population of approximately 1200, based on an electoral role count of about 900. It is split into several distinct areas i.e. the Old village where the commercial properties are to be found; the old Cowbridge RDC Council Estate. The Rectory estate, St John's View area, and the Higher End ribbon. Outwith this is the Castleton settlement and at some distance East Vale.

The addition of 500 new homes, albeit over a significant time period will inevitably alter the dynamics of the village, and put strain on already overstretched services, particularly transport, based on a premise that the ABP will provide jobs in the locality.

I am sure you will receive far more erudite and comprehensive representations but felt I had to put pen to paper.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 2223/DP1 Mr D Birt							
Date LodgedStatusPetition and No.Supporting Evidence02/04/2012M0	Additional SA SEA		Rep format: Comment form	, ,		be consiered by 'written ion of Public examination	•
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests -		P2 - Unansw	ered		` '	that it fails.
		C1 - Yes					
	Coherence and Effect	iveness Tests - CE1 - l	Unanswered C	CE2 - Yes	CE3 - Yes	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph I	Number: <u>P</u>	Proposal Map:		Constraints Map	Appendices:
	60. 113	7.56		MG2(11)			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "	No" or "Unanswered"	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		lew Paragraph: Jnanswered	Amended Paragrap Unanswered	h: New Or Amer Yes	oded Site: Other (see N Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	•	he site as a Candidate S bridge Cattle Market, (b)		· · · · · · · · · · · · · · · · · · ·	J	date Site Name and reference: (a) - 178/CS.1,	,
3e - Please set out your representation below:							

The Cowbridge Cattle Market performs an essential function in the town, for farmers as their preferred site for trading livestock (ref 1) and for visitors and shoppers as an informal car park with 200 space capacity (Ref 2).

This parking represents 45% of the 4456 long stay council owned parking spaces and 30% of the 651 total council and retail privately owned long stay spaces in and around the town centre. (There are also 122 existing roadside 1 hour limit spaces with an additional 138 Waitrose 2 hour limit spaces planned for late 2012).

The Deposit LDP Policy MG 2 (11) allocates this 0.87 ha site for residential development with the loss of its livestock market and public car parking functions.

This Policy proposes a "consolidated public parking scheme along the Grade II Listed town Walls". The area allocated for this extra parking in the Council development brief could accommodate about 25-30 spaces, involving a net loss to the town of 170-175 spaces (26-27% of the total long stay capacity). Cowbridge town has a population of 3616 (2001) census) and with Llanblethian 4100. This size of population is not sufficient to support and maintain the 150 shops and businesses in the town (Cowbridge Chamber of Trade estimate).

The town's prosperity and vitality depends on visitors and shoppers who come mainly by car. 33% come from the 16 surrounding villages for whom Cowbridge is an important hub of employment, shopping, business and social activities and who are poorly served by public transport and other local facilities. 46% of visitors come from the wider Vale of Glamorgan, Cardiff and Bridgend (ref 3). Intending shoppers by car in Cowbridge will follow the prevailing behaviour and go to Bridgend or Culverhouse Cross if they cannot find parking.

The proposed reduction of Cowbridge parking capacity in Policy MG 2 (11) goes contrary to the following LDP Policy Statements:

The Vale of Glamorgan Local Development Plan Retail Study undertaken for the Council by CACI states:

1.12 The Cowbridge study area currently has very little means of retaining its resident convenience spend of £33.3m. This expenditure is leaking to Bridgend and other zones, and is the highest expenditure leakage of any study zone.

The Challenges and Opportunities Section 3.20 of the Deposit LDP states:

"The leakage of expenditure in the retail sector to Cardiff and Bridgend" as a factor to be managed. LDP Section 4 Vision and Objectives paragraph 4.3 states:

(ordered by Representation ID No.)

Representor ID and details: 2223/DP1 Mr D Birt

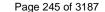
"Safeguard and enhance the vitality and viability of existing retail and tourist and visitor attractions that encourage people to use, visit and enjoy the diverse range of facilities and attractions on offer in the Vale of Glamorgan".

I therefore oppose the allocation of Cowbridge Cattle Market site for residential development as stated in Deposit LDP Policy MG 2 (11) because of the large impact it would have on the town's prosperity and vitality and because it is contrary to other parts of the LDP Policies as quoted above.

- (ref) 1 Report to the Vale of Glamorgan Council "Retention of Cowbridge Livestock Market" (Oct 2011) by DRS Harris.
- (ref) 2) Consultation Information on Parking in Cowbridge (2005, rev 2012) by C. A. Pearce and D. R. Williams, Cowbridge and Llanblethian Residents Group.
- (ref 3) Cowbridge Town Hall Car Park User Survey (Oct 2005) by C. A. Pearce and D. R. Williams.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
 Changes I wish to see made to the Deposit Plan to make it sound

Delete Policy MG 2 (11).

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



(ordered by Representation ID No.)

Representor ID and details: 2232/DP1 Superceded by ID	5096, Mr. Scott Hand, The Countryside Countryside Countryside Countryside Countryside Country State	ouncil for W			
Date Lodged 02/04/2012Status MPetition and No.Supporting Evidence00	Additional SA SEA	Rep format: Comment form	, ,	ents to be consiered by 'writter ng session of Public examinati	•
•	2b - If you think that the Plan is unsound a Procedural Tests - P1 - Unanswered	d P2 - Unansw	vered) that it fails.
	Consistency Tests - C1 - Yes				
	Coherence and Effectiveness Tests - CE	E1 - Yes (CE2 - Yes CE3 - U	nanswered CE4 - Unanswe	ered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragr	aph Number: F	Proposal Map:	Constraints Map	Appendices:
	All 0.0 - O	e F r	Failure to identify internat and nationally designated sites protected on the Proposals Map numerous policies and paragrap referenced.	o be -	
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "	'No" or "Unanswered" - go to 3	d)	
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: Yes Yes Notes:	New Paragraph: Yes	Amended Paragraph: New Yes Yes	Or Amended Site: Other (see N	Notes):
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candida Site Name:	ate Site? Unanswere	, ,,	e Candidate Site Name and ref Site Reference:	rerence if known)
3e - Please set out your representation below:					

Although we welcome much of the Plan's content and particularly the recognition of the quality of the landscape and natural environment within the plan area, we have some concerns about parts of the Plan, and consider that as drafted those parts fail to meet a number of the tests of soundness, most notably tests C2, CE1 and CE2.

Although the written document is easy to use, having 2 separate plans for national and internationally designated sites and development allocations is not so helpful, and in line with national planning policy it would have been more appropriate to have designated sites identified on the proposals map. Other areas of concern and where we consider changes are necessary to make the Plan sound are:

- a level of housing growth that can realistically be delivered in the Plan period;
- a level of employment growth that can realistically be delivered in the Plan period;
- the Deposit Plan Vision so that it includes reference to the natural environment;
- the inclusion of criteria against which proposals likely to affect (i) protected species and their habitat, and (ii) national and international designations will be assessed;
- a policy that makes appropriate provision for the protection of the county's landscape outside of SLAs;
- clarification of what assessment has been undertaken within mineral safeguarded areas to reach the conclusion that future working will not have an unacceptable impact on the environment;

We also have a number of concerns regarding the proximity of some of the allocations and safe guarded areas in the Plan to environmentally sensitive habitats and sites, and would welcome further discussion in relation to these.

Those of particular concern are:

- SP2 (2), SP5 (1), MG4, MG12 (3)- St Athan Strategic Opportunity Area:
- SP5 (2), MG12 (1) Land SE of Junction 34 M4 Hensol
- SP7 (3), MG20 (10) A4226 Five Mile Lane Improvements
- SP7 (4), MG20 (8) Gileston Old Mill B4265
- MG2 (4): Land to the North of Waycock Cross, Barry
- MG2 (6): White Farm, Barry
- MG2 (7) Land south west of Waycock Cross. Barry

(ordered by Representation ID No.)

Representor ID and details: 2232/DP1 Superceded by ID 5096, Mr. Scott Hand, The Countryside Council for W

- MG2 (16) Land at Fort Road, Lavernock
- Policy MG11: Llandough Hospital
- MG12 (9) Llandow Trading Estate & MG 12 (10) Vale Business Park, Llandow
- MG24 (4) Land NW of Argoed Isha
- MG24 (5) SG6: Land at Cors Aberthin

Please refer to our accompanying letter dated 2nd April 2012 and attached annex 1 for our detailed comments.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

Please see our response to Q3(e) above, and our letter dated 2nd April 2012 and attached Annex 1 for our detailed comments.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2233/DP1 Superceded by ID	5096, Gwion Thorpe & Jackie Walters, Plannin	g Liais	
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		nents to be consiered by 'written representations' or do ring session of Public examination? Unanswered
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered	pes not not meet one or more test(s) of soundne P2 - Unanswered	ss, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered	C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - U	Jnanswered CE2 - Unanswered CE3 - U	Jnanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	Number: Proposal Map:	Constraints Map Appendices:
	34 6.2		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? No	(If "No" or "Unanswered" - go to 3	d)
3c - What changes would like to see made to the Deposit Plan'			Or Amended Site: Other (see Notes): Iswered Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Si Site Name:	te? Unanswered (If "Yes", please give the	he Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: POLICY MD1 LOCATION OF NEW DEVELOPMENT, Cl	RITERION 5, 6, 7 AND 8. PLUS REASONED J	JSTIFICATION IN PARAGRAPH 6.2	
Environment Agency Wales are supportive of policy MD1 accessibleand will ensure the efficient use and reuse of managed ensuring that development does not have unaccessible	land and buildings and effectively manage impo		
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)		
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector a	bout and why they consider it be necessary to s	peak at the hearing -

Representor ID and details: 2233/DP2 Superceded by II	D 5096, Gwion Thorpe	& Jackie Walters, Plann	ing Liais				
Date Lodged 02/04/2012Status MPetition and No.Supporting Evidence00	Additional SA SEA		Rep format: Comment forn	·		e consiered by 'writter on of Public examinati	n representations' or do on? Written
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered						
	Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unan	swered C4 - U	Inanswered	
	Coherence and Effect	iveness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswere	ed CE4 - Unanswe	ered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:		Constraints Map	Appendices:
	35			Criterion 1, 8 a	nd 9		
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your rep	resentation? No	(l	f "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragra Unanswered	ph: New Or Amend Unanswered	ded Site: Other (see I Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amend	ed site, did you submit Site Name:	the site as a Candidate	Site? Unanswe	red (If "Yes", ple	ase give the Candid Site Refe	ate Site Name and ref	ference if known)
3e - Please set out your representation below: POLICY MD 2: PLACE MAKING, CRITERIA 1, 8 AND 9				,			
Environment Agency Wales is supportive of Policy MD 2 enhancement of biodiversity interests; makes a positive of							nent; retention and
In your approach of protecting and enhancing the water eand further impacts on biodiversity interests (ecosystems			o consider potent	ial impacts on the qua	lity and quantity of lo	ocal water resources (use and management
3f - Please outline the changes you wish to see made to the [Deposit Plan to make it	sound (if relevant)					
4h - If you wish to speak please confirm which part of your re	presentation you wish t	o speak to the inspector	r about and why th	nev consider it he nece	essary to speak at th	e hearing -	

(ordered by Representation ID No.)

Representor ID and details: 2233/DP3 Superceded by ID	5096, Gwion Thorpe &	Jackie Walters, Plannin	g Liais			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form	,	comments to be consiered by hearing session of Public ex	v 'written representations' or do amination? Written
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests -	P1 - Unanswered	P2 - Unanswer	ed	ndness, please indicate which	h test(s) that it fails.
	Consistency Tests - Coherence and Effectiv				ed C4 - Unanswered 3 - Unanswered CE4 - Y	es
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: 36	Paragraph N	Number: Pro	pposal Map:	Constraints M	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	sentation? Yes	(If "N	o" or "Unanswered" - go	o to 3d)	
3c - What changes would like to see made to the Deposit Plan'	New Policy: Unanswered Notes:				New Or Amended Site: Othe Unanswered Unan	e <u>r (see Notes):</u> nswered
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	e site as a Candidate Si	te? No	(If "Yes", please g	vive the Candidate Site Name Site Reference:	and reference if known)
3e - Please set out your representation below: Sustainable Urban Drainage Systems						

Built development, such as roads, pavements, and roofing, tends to increase the surface area of impermeable ground, thus reducing percolation and increasing rapid surface run-off. As a result surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles.

We also recognise that in many instances this will be determined by local knowledge and where such concerns are suspected local planning authorities should consult the relevant competent authority on a case by case basis. It is also important that consideration is given to the arrangements of adoption and future maintenance of these systems.

We note that tables listed in Section 8 Delivery and Implementation, identify the need for drainage assessments to be undertaken for allocated sites. This is to investigate the potential for drainage systems and their suitability for the disposal of surface water. From your Plan, however, the requirement for a drainage assessment does not appear to apply to windfall and/or speculative development proposals that may be proposed in the future. We suggest that the Plan should be more flexible to deal with such changing circumstances and allow for a logical flow throughout your Plan.

Section 6 Managing Development in the Vale of Glamorgan

The policies contained in Section 6 seek to address issues that are relevant to all forms of development proposals. It is not clear from the wording of these policies and accompanying reasoned justification how the effects of surface water will be assessed and managed for future development proposals. We therefore suggest an additional criterion is added to Policy MD 3 DESIGN OF NEW DEVELOPMENT.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
Section 6 Managing Development in the Vale of Glamorgan

Policy MD 3 DESIGN OF NEW DEVELOPMENT

The policies contained in Section 6 seek to address issues that are relevant to all forms of development proposals. It not clear from the wording of the policies and accompanying reasoned justification how the

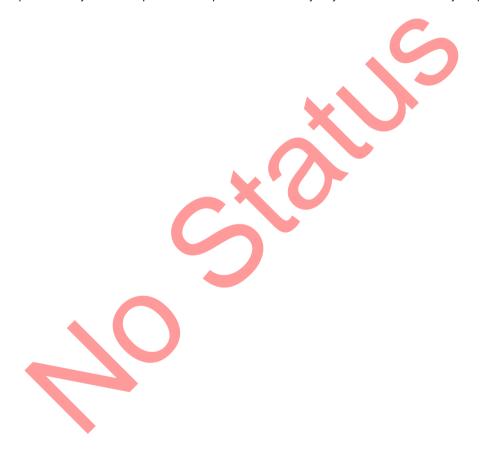
(ordered by Representation ID No.)

Representor ID and details: 2233/DP3 Superceded by ID 5096, Gwion Thorpe & Jackie Walters, Planning Liais

effects of surface water will be assessed and managed for future development proposals. We therefore suggest an additional criterion is added to Policy MD 3 DESIGN OF NEW DEVELOPMENT.

DEVELOPMENT PROPOSALS WILL BE FAVOURED WHERE:

- 13. Sustainable Drainage Systems (for attenuation, storage and/or treatment capacities) are incorporated.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2233/DP4 Superceded by ID	0 5096, Gwion Thorpe & Jackie Walters, Plann	ing Liais				
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		mments to be consiered by 'written representations' or do earing session of Public examination? Written			
2a - Do you consider the LDP is Sound? Unsound	you consider the LDP is Sound? Unsound 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered					
	Coherence and Effectiveness Tests - CE1 -	Unanswered CE2 - Unanswered CE3	- Unanswered CE4 - Yes			
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph	Number: Proposal Map:	Constraints Map Appendices:			
	38					
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go t	o 3d)			
3c - What changes would like to see made to the Deposit Plan	Unanswered Yes		ew Or Amended Site: Other (see Notes): unanswered Unanswered			
	Notes:					
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site Name:	Site? No (If "Yes", please give	e the Candidate Site Name and reference if known) Site Reference:			
3e - Please set out your representation below: POLICY MD 5 ENVIRONMENTAL PROTECTION, 5 FLO	OD RISK;					
Policy MD 5, is to ensure that development does not have	e an unacceptable impact on people, residentia	all amenity, property and/or natural environment	from, amongst other criterion, 5, flood risk.			
Whilst we are supportive of this policy and understand the impact from flood risk and consequences. This is in accordevelopment can be managed down to a level which is accorded.	ordance with TAN15, which explains that wheth	er a development should proceed or not will de	pend upon whether the consequences of flooding of that			
We are also supportive of comments made in paragraph	6.24, which explains that Policy MD 5 follows a	precautionary approach.				
3f - Please outline the changes you wish to see made to the D POLICY MD 5 ENVIRONMENTAL PROTECTION, 5 FLO	,					
Environment Agency Wales wish to see changes in wordi	ng of item 5, from 'flood risk' to 'flood risk and	consequences'.				
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector	about and why they consider it be necessary to	ວ speak at the hearing -			

(ordered by Representation ID No.)

Representor	ID and c	letails:	2233/D	P5 Superceded by ID	5096, Gwion Thorpe	& Jackie Walters	s, Planning Liais						
Date Lodged 04/02/2012	Status M	Petitio	on and No. 0	Supporting Evidence	Additional SA SEA		Rep for Comme		4a - do you wan you want to spe	•		•	representations' or do on? Written
2a - Do you co	onsider t	he LDP	is Sound?		2b - If you think that the Procedural Tests - Consistency Tests -	P1 - Unansv	vered P2 -	Unanswe Unanswe	red C3 - Una	nswered	C4 - Unansv	vered	
·		·			Policy Number: 102 as a result of your rep	<u>Pa</u>	CE1 - Unanswer ragraph Number: Yes	<u>Pr</u>	E2 - Yes oposal Map: lo" or "Unanswere	CE3 - Una		CE4 - Unanswe	Appendices: Other - Not Listed
•		•	Ü	le to the Deposit Plan?		Amended Pol Unanswered	Unanswere	uraph:	Amended Paragr Unanswered		Amended Sit	te: Other (see N Unanswered	
3d - If your re	presenta	ation rela	ates to a ne	•	ed site, did you submit Site Name: Atlantic			ş	(If "Yes", pl	ū	Candidate Si e Reference		erence if known)
20 Diagona	ot out vo	ur ropro	contation k	oolow:			_ · /						

3e - Please set out your representation below:

Strategic objective 2 (4.6) of the Deposit Plan states that new development will be located in sustainable locations that avoid areas susceptible to flooding. Policy MD 1 translates this objective into a strategic policy. It would appear therefore that avoiding development in areas of high flood risk (in accordance with TAN15) is a key principle when considering future development in the Vale of Glamorgan.

MG 12 (04) - Atlantic Trading Estate, Barry

Allocation MG 12 (04) Atlantic Trading Estate lies partially within zone C2 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15). Our Flood Map information, which is updated on a guarterly basis, also confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Cadoxton, a designated main river.

Where a site falls partially within zone C it is a matter for the local planning authority to judge whether to apply the justification tests in Section 6 of TAN15, however, in most cases, a flood consequences (FCA) assessment in accordance with section 7 and appendix 1 will be required. No flood assessment has been undertaken for this site as part of an application or allocation, therefore, in order to determine whether the consequences of flooding as a result of the proposed development are capable of being managed in an acceptable way, we advise that further work is required.

Allocation MG 12 (04) is divided up into five separate plots, some of which are not at risk of flooding. Therefore, our advice is as follows:

•Plot 8 and Atlantic Trading Estate

These plots lie entirely within zone C2, therefore we advise that a broad level assessment of flood risk (FCA) should be undertaken prior to their allocation. The purpose of this assessment is to ensure that all parties, including your Authority, are aware of the risks to and from the development and ensure that the risks and consequences of flooding can be managed over the lifetime of the development.

We also advise agree that a drainage/surface water assessment is undertaken to fully understand the risks and consequences of flooding at the site. This should inform the design of the surface water drainage system and inform the site layout.

Plot 6A

This plot is located partially within zone C2. Whilst we note that the need for a detailed FCA (including surface water matters) has been annotated in the delivery and implementation list; it should also be recognised that such constraints may in turn affect development density and layout. In taking forward an allocation a developer will need to undertake detailed technical assessment to ensure that the nature of the proposed development is acceptable and suitably designed. We suggest that the constraints to development density and layout should be made clearer.

(ordered by Representation ID No.)

Representor ID and details: 2233/DP5 Superceded by ID 5096, Gwion Thorpe & Jackie Walters, Planning Liais

We also agree that a drainage/surface water assessment is undertaken to fully understand the risks and consequences of flooding at the site. This should inform the design of the surface water drainage system and inform the site layout.

•Plot 3B and Plot 6B

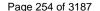
These plots are not within zone C and therefore can be allocated. A surface water assessment should be undertaken at the detailed planning stage.

In summary, it is our position that allocation MG 12 (04) should not be allocated, as currently submitted, until the risks and consequences of flooding are proven to be manageable. Alternatively, we advise that the site boundary is amended to only include those plots (3B and 6B) that are not at risk of flooding.

In view of the above, we consider the LDP does not meet the test of soundness CE2 in respect of the allocation of site MG12 (04).

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

 For allocation MG 12 (04), the risks and consequences of flooding are yet to be demonstrated as manageable. In the absence of assessment, we recommend that constraints to density and layout to allocation are included in the text and that the site boundary (individual plots) is amended to ensure that new built development is directed away from areas considered to be at flood risk.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



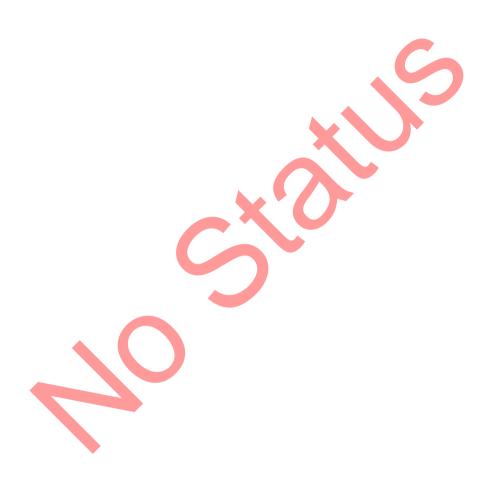
Represente	or ID and	details:	2233/D	P6 Superceded by ID	5096, Gwion Thorpe	& Jackie Walters, Plar	nning Liais				
Date Lodge 02/04/201		s Petiti	on and No.	Supporting Evidence	Additional SA SEA		Rep format: Comment form	· · · · · · · · · · · · · · · · · · ·	at a hearing ses	be consiered by 'written ssion of Public examination	
2a - Do you	conside	the LDP	is Sound?	Unsound	2b - If you think that the Procedural Tests - Consistency Tests -	P1 - Unanswered	d does not not mee	t one or more test(s) of wered		ase indicate which test(s)	that it fails.
					Coherence and Effect	iveness Tests - CE1	I - Yes	CE2 - Unanswered	CE3 - Unansw		ered
3a - Which	part of th	e Deposi	Plan are y	rou commenting on?	Policy Number: 20. 99	<u>Paragra</u> r	oh Number:	Proposal Map:)	Constraints Map	Appendices: Other - Not Listed
3b - Do you	wish to s	see any c	hanges ma	de to the Deposit Plan	as a result of your rep	resentation? Yes	(If	"No" or "Unanswered"	- go to 3d)		
3c - What c	hanges v	vould like	to see mad	de to the Deposit Plan	New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragrap Unanswered	h: New Or Ame Yes	ended Site: Other (see N Unanswered	
					Notes: B						
3d - If your	represer	ntation rel	ates to a n	ew, deleted or amende	ed site, did you submit t Site Name: Land SE			(If "Yes", pleas	•	didate Site Name and reference: SP5 (2) MG12	,
3e - Please SP 5				below: nction 34 M4 Hensol				•			
								34 of the M4 at Miskin. e Slopes Special Landso		ned at the size and location	on of this allocation as
				viously been allocated r Authority.	in the Unitary Develop	ment Plan (UDP) but I	has not been brougl	ht forward for developm	ent. Additionally	y, we note that a large pa	art of the site has also
					pean protected species for numerous plant ar				be present within	n the watercourses withir	n this site. Hedgerows,
					consider a significant ently being prepared to				vation value that	meets guidelines for not	ification as a Site of
					d the <mark>limite</mark> d sustainabin of large parts of this			essment (SEA) of the Pla	an, we consider	the proposal fails to mee	et Test of Soundness
		ū	•		eposit Plan to make it a	,	value and priority ha	abitats (i.e. SINC / SSSI	l boundary).		
4b - If you	wish to s	peak, ple	ase confirm	n which part of your rep	presentation you wish to	o speak to the inspect	or about and why th	ey consider it be neces	sary to speak at	t the hearing -	

Representor ID and details: 2233/DP7 Superceded by ID	0 5096, Gwion Thorpe & Jackie Walters, Planning Liais
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Written
	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Unanswered
, , ,	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: 64 MG2 (15) Other - Not Listed
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Notes:
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Heol-y-Felin Estate, Llantwit Major (Reserve Site) Site Reference: MG2 (15)
	comments that new development will be located in sustainable locations that avoid areas susceptible to flooding. Policy MD 1 translates this objective ding development in areas of high flood risk (in accordance with TAN15) is a key principle when considering future development in the Vale of Site)
Allocation MG 2 (15) is for residential development (highly Technical Advice Note 15: Development and Flood Risk (1000 year) annual probability fluvial flood outlines of the R	vulnerable development). Allocation MG 2 (15) lies partially within zone C2 as defined by the Development Advice Map (DAM) referred to under TAN15). Our Flood Map information, which is updated on a quarterly basis, also confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in River Hodnant, a designated main river.
	the planning authority to judge whether to apply the justification tests in Section 6 of TAN15, however, in most cases, a flood consequences (FCA) will be required. No flood consequence assessment has been undertaken for this site. We suggest that a precautionary approach is adopted to direct see at risk from flooding within the site.
constraints may in turn affect development density and lay development is acceptable and suitably designed. We su	ence assessment (including surface water matters) has been annotated in the delivery and implementation list; it should also be recognised that such yout. In taking forward an allocation a developer will need to undertake detailed technical assessment to ensure that the nature of the proposed aggest that the constraints to development density and layout should be made clearer. Further, whilst the majority of the site is located within Zone A, we we agree with the requirement listed for a drainage assessment to be undertaken. This should include the design of the surface water drainage system
In the absence of these assessments, we recommend that	at constraints to density and layout to allocation MG 2 (15) are recognized and/or site boundary be amended to avoid the areas within the flood zone.
In view of the above, we consider the LDP does not meet	the test of soundness CE2 in respect of the allocation of site MG12 (15).
3f - Please outline the changes you wish to see made to the De We recommend that constraints to density and layout to a be at flood risk.	eposit Plan to make it sound (if relevant) allocation MG 2 (15) are included in the text and/or site boundary be amended to ensure that built development is directed away from areas considered to

(ordered by Representation ID No.)

Representor ID and details: 2233/DP7 Superceded by ID 5096, Gwion Thorpe & Jackie Walters, Planning Liais

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2233/DP8 S	superceded by ID 5096, Gwion Thorpe	e & Jackie Walters, Planning Liais			
Date Lodged Status Petition and No. Support 02/04/2012 M □ 0	oorting Evidence Additional SA SEA	Rep format: Comment for	4a - do you want your commer m you want to speak at a hearing	,	•
2a - Do you consider the LDP is Sound? Sour	nd 2b - If you think that Procedural Tests -	the Plan is unsound and does not not me P1 - Unanswered P2 - Unan	. ,	please indicate which test	(s) that it fails.
	Consistency Tests -	C1 - Unanswered C2 - Unan	swered C3 - Unanswered	C4 - Unanswered	
	Coherence and Effe	ctiveness Tests - CE1 - Unanswered	CE2 - Unanswered CE3 - Una	nswered CE4 - Unans	wered
3a - Which part of the Deposit Plan are you con	mmenting on? Policy Number:	Paragraph Number:	Proposal Map:	Constraints Map	Appendices:
	142	7.95			
3b - Do you wish to see any changes made to	the Deposit Plan as a result of your re	epresentation? No ((If "No" or "Unanswered" - go to 3d)		
3c - What changes would like to see made to the	he Deposit Plan? New Policy: Unanswered	Amended Policy: New Paragraph: Unanswered Unanswered	Amended Paragraph: New Or Unanswered Unansw		
	Notes:				
3d - If your representation relates to a new, de	eleted or amended site, did you submi Site Name:	t the site as a Candidate Site? Unanswe	\ /1	Candidate Site Name and e Reference:	reference if known)
3e - Please set out your representation below: POLICY MG 22 GREEN WEDGES. 2. N Paragraph 7.95			,		
We support the green wedge north west of explains that areas defined by the green we				Plan seek to prevent inapp	ropriate development and
3f - Please outline the changes you wish to se	e made to the Deposit Plan to make i	t sound (if relevant)			
4b - If you wish to speak, please confirm which	n part of your representation you wish	to speak to the inspector about and why	they consider it be necessary to spea	ak at the hearing -	

(ordered by Representation ID No.)

Representor ID and details:	2233/DP9 Superceded by ID	5096, Gwion Thorpe	& Jackie Walters, Plannir	ng Liais				
Date Lodged Status Petition 02/04/2012 M	n and No. Supporting Evidence 0	Additional SA SEA		Rep format: Comment form	,		ered by 'written representatio blic examination? Written	ns' or do
2a - Do you consider the LDP is		Procedural Tests -	he Plan is unsound and d P1 - Unanswered C1 - Unanswered	P2 - Unanswe	ered		e which test(s) that it fails.	
		Coherence and Effect	tiveness Tests - CE1 - l	Jnanswered C	E2 - Unanswered (CE3 - Unanswered C	E4 - Unanswered	
3a - Which part of the Deposit F	, .	Policy Number: Vision . Objectives. I Development. Delive Implementation.			roposal Map <u>:</u>	<u>Constra</u>	aints Map Appendice	<u>s:</u>
3b - Do you wish to see any cha	anges made to the Deposit Plan	as a result of your rep	presentation? No	(lf "l	No" or "Unanswered" -	go to 3d)		
3c - What changes would like to	o see made to the Deposit Plan?	New Policy: Unanswered Notes:		lew Paragraph: Inanswered	Amended Paragraph: Unanswered	New Or Amended Site: Unanswered	Other (see Notes): Unanswered	
3d - If your representation related	tes to a new, deleted or amende	d site, did you submit Site Name:	the site as a Candidate S	ite? Unanswered	d (If "Yes", please	give the Candidate Site Site Reference:	Name and reference if know	n)
3e - Please set out your repres Water Management (water								

In regard to water management (water resources), we support the deposit plan having a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, is compatible with work by neighbouring authorities.

With regard to water resources, there is a logical flow from the vision and objectives, through to managing development policies. In Section 6 the following policies appear to be relevant;

MD1 context for management of the water environment:

MD2 natural environment;

MD3 design (efficient use of water);

MD4 Community infrastructure and planning obligations/CIL Policy

MD5 Environmental protection (no unacceptable impact on natural environment includes surface water and groundwater; appropriate mitigation measures put in place, by a developer).

We support comments made under Section 8 for Delivery and Implementation, that is, an indication of when proposals will be implemented and who will be responsible. It is acknowledged that phasing is indicative; existing infrastructure and the need for additional infrastructure facilities should be taken into account; requirements and phasing will be reviewed at the planning application stage; the list presented is not intended to be exhaustive; and any future requirements will be reviewed as part of any Plan review.

We support comments made in paragraph 8.8, where Dwr Cymru/Welsh Water (DCWW) has advised that "the South East Wales Conjunctive Use System (SEWCUS) water resource zone is one of two which covers the Vale of Glamorgan and is an area forecast as having a shortfall in supply from around 2020. As the majority of allocated employment sites lie within this area, DCWW have advised that there should be ongoing engagement regarding future development proposals and any potential issues".

Further comments made under paragraph 8.9 states "In respect of water resources more generally, the findings of the Habitats Regulations Assessment (HRA) report on the Deposit LDP recommended that the Council takes a practical approach to understanding future water requirements in the context of planning development. Accordingly the Council will undertake a Water Cycle Study in collaboration with other local authorities within South East Wales during the first 4 years of the LDP after its adoption".

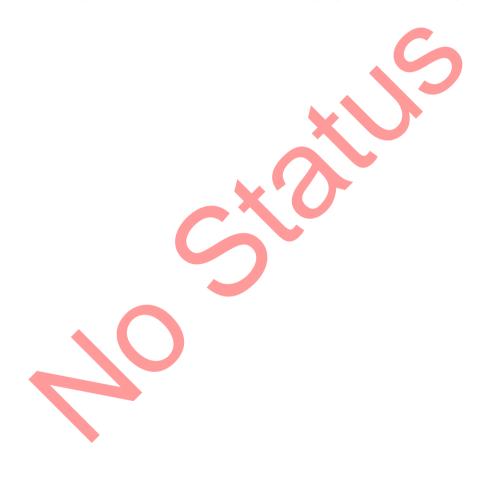
Furthermore, we support the undertaking of a Water Cycle Study in collaboration with other local authorities during the first 4 years of the LDP after adoption. We also support comments made in the delivery

(ordered by Representation ID No.)

Representor ID and details: 2233/DP9 Superceded by ID 5096, Gwion Thorpe & Jackie Walters, Planning Liais

and implementation list, which includes further constraints to development to ensure future developers are aware of such constraints. This is to ensure that there is no adverse impact on the natural environment (water environment and ecological interests).

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



(ordered by Representation ID No.)

presentor ID and details: 2250/DP1 Mr C Lewis Town C	Clerk, Barry Town Counc	cil					
e Lodged Status Petition and No. Supporting Evidence 1/04/2012 M	Additional SA SEA		Rep format: Eform	4a - do you want your you want to speak at a		•	•
•	2b - If you think that the Procedural Tests - F		does not not meet P2 - No	one or more test(s) of sou	undness, please indic	cate which test(s) the	at it fails.
C	Consistency Tests - 0	C1 - Yes	C2 - No	C3 - No	C4 - No		
C	Coherence and Effective	eness Tests - CE1 -	Yes	CE2 - Yes C	E3 - No	CE4 - No	
- Which part of the Deposit Plan are you commenting on? \underline{F}	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:	Cons	straints Map	Appendices:
ι	LDP Strategy						
- Do you wish to see any changes made to the Deposit Plan a	as a result of your repres	sentation? Yes	(If	"No" or "Unanswered" - g	go to 3d)		
What changes would like to see made to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Paragraph:	New Or Amended Si	ite: Other (see Note	<u>es):</u>
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- If your representation relates to a new, deleted or amended S	I site, did you submit the Site Name:	site as a Candidate s	Site? Unanswer	ed (If "Yes", please	give the Candidate Si Site Reference		nce if known)
- Which part of the Deposit Plan are you commenting on? E Do you wish to see any changes made to the Deposit Plan a What changes would like to see made to the Deposit Plan? - If your representation relates to a new, deleted or amended	Consistency Tests - (Coherence and Effective Policy Number: LDP Strategy as a result of your representation in the Notes: I site, did you submit the	eness Tests - CE1 - Paragraph sentation? Yes Amended Policy: Yes	C2 - No Yes Number: (If New Paragraph; No	CE2 - Yes C Proposal Map: "No" or "Unanswered" - g Amended Paragraph: Yes	E3 - No Cons yo to 3d) New Or Amended Si No give the Candidate Si	ite: Other (see Note Yes	es):

3e - Please set out your representation below:

These representations are submitted by Barry Town Council in respect of the Deposited Vale of Glamorgan Local Development Plan 2011-2026 (LDP). The comments express concerns that the strategy of the plan is not accompanied by adequate research to make the plan coherent and robust.

Representations:

Barry Town Council fully supports the Welsh Government's Vision of a Sustainable Wales as set out in One Wales: One Planet published in May 2009. To achieve these principles through implementation at local government level it is important that policy documents provide a proper understanding of the competing issues affecting an area and demonstrate how proposals set out in published documents will affect change and avoid unsustainable development. Unfortunately, the Deposit LDP fails to provide any over view or cohesive analysis of the competing development demands in the area and the steps the plan will promote to ameliorate such conflicts. Of greatest concern to the Town Council is the impact on Barry of the competing demands for local housing, the provision of local employment at locations that will reduce the need to travel and any analysis of impact on the existing and future transportation and highways proposals to accommodate future growth.

This Council is encouraged by the statements in the Wales Spatial Plan that recognises Barry as one of fourteen key settlements that have a critical role in the success of the Capital region, each having an interface and inter relationship with its neighbours. In particular, it is noted that the Spatial Plan emphasises that:-

"The key settlements must be successful in their own right and, where appropriate, function as service and employment hubs for smaller settlements. The focus will be to create affordable and attractive places to work, live and visit. The success of the key settlements should improve life in smaller rural and valleys communities, with good access to services being a key determinant of quality of life. Key settlements will provide the central framework around which high capacity sustainable transport links will be developed. A wider range of facilities and services, which add to employment opportunities, should be delivered locally within the key settlements to reduce the overall need to travel."

It is however disappointing that the Deposit LDP does not seek to analysis these issues beyond the following statements: -

"Barry is the administrative centre of the Vale of Glamorgan and is identified as a "key settlement" in the Wales Spatial Plan in recognition of its role in the success of the South East Wales Capital region. The LDP Strategy therefore focuses on maintaining and enhancing the town's existing role as an important service centre by exploiting its strategic road and rail links as well as its attractive coastal location. In 2010, the Welsh Government designated Barry as a Regeneration Area to help co-ordinate regeneration activities and the encourage engagement with interested persons. Key to the regeneration of the town is the ongoing redevelopment of Barry Waterfront. Another key element in the regeneration of Barry is to maximise opportunities for new visitor and tourist facilities at Whitmore Bay, Barry Island for the benefit of both residents and visitors to the area.

In view of the above, the strategy seeks to promote new housing, employment and retail opportunities within the South East Zone. In particular, the strategy recognises the existing regeneration opportunities at Barry waterfront and Policy SP2 allocates the remainder of this brown field strategic regeneration site for a mix of uses including residential, employment, retail and leisure. This development will also facilitate

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Representor ID and details: 2250/DP1 Mr C Lewis Town Clerk, Barry Town Council

improved transport connections between the wider town and Barry Island. It is envisaged that this Strategic approach will help reduce pressure for green field development, provide new and improved community services and facilitate and create new and affordable housing and employment opportunities to meet the identified need during the plan period."

The Deposit Plan and its supporting documents do not attempt to explain the reasons behind the Welsh Governments actions to designate Barry as a regeneration area or to consider the impact of the £9.8m, 5 year investment programme. Presumably the action by the Welsh Government was taken to ensure that Barry is given "every opportunity to be successful" in its own right and to function as service and employment hub for smaller settlements by creating an "affordable and attractive place to work, live and visit" as described in the Wales Spatial Plan. It is of particular concern that the Plan does not demonstrate through its strategy or land use allocations how this major investment will be built upon after the conclusion of the Welsh Governments regeneration initiative in 2014.

Furthermore, the actions and recommendations of the South East Wales Transport Alliance (SEWTRA) are identified throughout the Plan but the positive long term implications are not interpreted or assessed as driver for further growth. This combined with the lack of a transport impact assessment for the proposals of the Plan do not provide an adequate assessment of how a key settlement like Barry will be impacted upon or how it will be capable of further development in future. The Spatial Plan describes a central transport framework "around which high capacity sustainable transport links will be developed" to enable a "wider range of facilities and services, which add to employment opportunities" to be "delivered locally within the key settlements to reduce the overall need to travel." Barry Town Council is also concerned that this lack of strategic analysis and interpretation will curtail future consideration of improved linkages within the Capital region and the assessment of future links for Barry to the M4.

With regard the commercial land study prepared to assess the future employment land needs within the Vale and Barry as its principal town, the Town council is concerned that too much reliance is placed on a Study prepared in 2007. Since that time, some major employers have withdrawn from the area and other major employment/regeneration initiatives have been scaled down. Furthermore, in the five years since 2007, the area has been subject to new initiatives such as the Barry Regeneration Area and the progress (or otherwise) of existing developments has been affected by the current downturn in the UK and World economy. Whilst the study provides a valuable insight into the commercial market opinion of the Vale as a peripheral location in which to invest due to the dominance of Cardiff and its limited access to the Motorway network it does not provide an up-to-date analysis of the existing skills base of the area or of the changed employment environment since 2007. These factors are considered important to the development plan as it is one of the Vale Council s key documents and has a role to play in assessing not only in future land supply but also how the Council can influence the improvement of skills to meet local employment demand This factor is considered particularly important to the Town Council as Barry dominates the Vale of Glamorgan with approximately 40% of its population and is the most sustainable location for major employers within the Vale.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
Plan Changes Sought:

Barry Town Council considers the plan as currently prepared is deficient in the following research and content:

1. The plan fails to properly identify and interpret a major investment initiative for the long term potential of Barry, the major settlement in the Vale of Glamorgan. The impact and proposals of the Welsh Government's major initiative for the regeneration of Barry are not properly recognised or identified in the plan. Furthermore the plan also fails to show how the area will benefit from this major investment programme that will last until 2014, and how the initiative will be built on after that date.

It is requested that the plan is revised to include proper reference to this major initiative and its current proposals, together with an analysis of the impact of the investment and the identification of future proposals for Barry arising from this investment for the period 2014 to 2026.

2. The plan fails to properly recognise and interpret the major investment promoted by the South East Wales Transport Alliance (SEWTRA) for the area. The positive long term implications are not interpreted or assessed as driver for further growth. This combined with the lack of a transport impact assessment for the proposals of the Plan do not provide an adequate assessment of how a key settlement like Barry will be impacted upon or how it will be capable of further development in future.

It is requested that the plan includes a proper transportation analysis of the proposed developments identified in the plan and of the positive proposals promoted for the area by SEWTRA. This analysis will help demonstrate the existing capacity of the transport network of the area, how the network will be improved and what additional future improvements may be required within and beyond this plan.

3. The plan as currently prepared places too much reliance on a commercial employment land study that is more than five years old.

It is requested that the plan includes an up-to-date and full analysis of the employment land supply that is combined with an assessment of the existing and future skills needs of the area. This action would both inform the plan of the employment land need for the area and help the Vale of Glamorgan Council in its education role to help local people develop skills to meet the envisaged future employment market.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 2251/DP1 Ms J Corwin, Colo	winston Community Co	ouncil					
Date Lodged Status Petition and No. Supporting Evidence	Additional SA SEA		Rep format:	,	,	be consiered by 'writter	•
28/03/2012 M			Eform	you want to spea	k at a nearing ses	ssion of Public examination	on? Speak at nearing
2a - Do you consider the LDP is Sound? Sound	2b - If you think that th	he Plan is unsound ar	nd does not not mee	et one or more test(s) o	f soundness, plea	ase indicate which test(s)	that it fails.
	Procedural Tests -	P1 - No	P2 - No				
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effect	tiveness Tests - CE	1 - No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragra	ph Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(28)						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	oresentation? Yes	(1	f "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	ph: New Or Am	ended Site: Other (see N	Notes):
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3d - If your representation relates to a new, deleted or amende	ed site, did you submit	the site as a Candida	te Site? No	(If "Yes", ple	ase give the Can	didate Site Name and ref	erence if known)
	Site Name:		X ' ()		Site R	eference:	
3e - Please set out your representation below:				,			

28th. March 2012 Vale of Glamorgan Local Development Plan 2011 – 2026 Observations from Colwinston Community Council

Disclaimer. These observations have been presented and are made without prejudice on behalf of Colwinston Community Council by The Chairman. To avoid Conflict of Interest, The Clerk, a Welsh Government Civil Servant, has taken no part in the process other than to record discussions and publish a Public Notice for circulation to Residents of the area.

Introduction.

The Vale of Glamorgan Council is to be complemented on the provision of a most comprehensive and professionally presented Plan.

Colwinston Community Council has given detailed consideration to The Vale of Glamorgan Local Development Plan 2011 – 2026 in general and MG2 (28), Land to the rear of St. David's School, in particular, at the December 2011 and January, February and March 2012 meetings.

At the March 2012 meeting discretion was exercised to permit Members of the Public present to express their views and hear the Community Council's deliberations.

Members have also taken into account the questions, views and representations made to them by individual residents during the Consultation Period and encouraged them to make personal observations to The Vale Council in order that their views are recorded.

Background.

Geography. (Policies MG2 and MG7)

Historically and currently Colwinston is an active overwhelmingly agricultural area.

The area is located on a Limestone Escarpment which forms a watershed falling away from 90mtrs. above sea level along The Golden Mile on the Northern Boundary to 45mtrs. above sea level to the South near Ty Draw Farmhouse. A fall of 45mtrs. over 1.5km. This is with the exception of a small area to the North West which drains to the Brocastle boundary in a Westerly direction.

Natural drainage is via an often underground watercourse along the Heol Faen Valley to emerge at The Old Parsonage and from Craig Penllyn as Ty Draw Brook to emerge and join Heol Faen Stream 200mtrs. below The Old Parsonage. Between the two is sited the Village Sewerage Pumping Station.

(ordered by Representation ID No.)

Representor ID and details: 2251/DP1 Ms J Corwin, Colwinston Community Council

With the exception of an essentially horse shoe shaped road system of ribbon development with satellite developments around St. Michael's and All Angels Church the area remains given over to agriculture based activity on a generally, rich free draining sandstone loam.

Housing.

Approximately 154 dwellings exist in and around the Conservation Area. Of these some 103 have been constructed since 1945. Only 12, Beech Park, have made an incursion onto agricultural land. 15 have been constructed on disused Orchard and Scrub. Yew Tree Close and The Vines. The remaining 86 have been built as ribbon infill consistent with extant Planning Policies. Within the Village Boundary two further such ribbon development sites could be held to exist with the potential to construct up to 16 affordable houses in total. Properties in the area are generally maintained to a very high standard.

Services.

Water and Sewerage.

All properties are connected to mains water supplies and most to mains sewerage. Surface water from many older and some new properties drains to the sewerage system.

Electricity.

Electricity Supply is by overhead cable with final connection underground only to more modern properties. The system operates close to maximum capacity and is susceptible to adverse weather condition failures.

Natural Gas.

There is no supply of Natural Gas due to the prohibitive cost of providing an underground supply.

Liquefied Petroleum Gas

LPG is the most expensive source of energy and supplied by road tanker.

Oil.

Oil is the most extensively used source of energy and second to LPG the most expensive. It too is supplied by road tanker.

Solar and Wind Energy

Only very few individual Solar Generation facilities exist and in the Conservation Area where there is a de facto planning presumption against street facing arrays. There is one wind Turbine.

Public Transport.

Public Transport is heavily subsidised and the timetable not conducive to general needs. It is therefore little used.

Highways.

The roads are narrow, metalled, often single track lanes generally in a poor state of repair and drainage. This is at least in part due to relatively heavy volumes of traffic generated by residents, the extensive farming activity, Commuting, the School Run and Heavy Goods Deliveries of supplies such as oil and gas.

Telecommunications

As the result of considerable efforts and support by our Westminster, Welsh Government and Local Government Representatives the area now benefits from the best levels of internet and telephone communications in Wales. As with the Electricity Supply connection is however above ground due to the prohibitive cost of under-ground services. For this reason Cable Companies as with Gas are not willing to provide a service other than via BT's cable network.

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Churches.

St. Michael's and All Angels Church in Wales.

Shops.

There are no Shops in the Village. The nearest are Ewenny, Waterton Cross and Cowbridge 3 to 4 miles distant and necessitating private transport.

Public House.

Sycamore Tree

School.

St. David's Church in Wales.

Observations.

In general the area benefits from a high level of amenity service for a Rural Community, enjoys a fine geographical position and is a most attractive area in which to reside. However population and activity levels are now such that the main services are either under strain or in the case of Drainage and Sewerage at their limit.

Drainage and Sewerage

Under normal conditions the Heol Faen and Ty Draw watercourses cope more than adequately. The Heol Faen watercourse in particular benefits from extinct underground lead mining voids which it is believed act as holding reservoirs in addition to the Attenuation Tanks at The Pumping Station and at The Vines.

Not only are these mine workings subject to occasional subsidence the reservoirs which they provide overflow during heavy rain or prolonged wet periods.

When this flow reaches the head of Beech Park it enters a drainpipe system which runs underground to Church Lane where it joins the outflow from The Vines attenuation tank. When this flow over-whelms the drains it backs up behind Beech Park causing flooding and then overflows into the Sewerage system at Quarry House. This in turn overloads the Pumping Station and Attenuation Tank with the result that sieved sewage discharges towards Ty Draw Brook.

Improvements to drainage at Heol Faen whilst necessary have merely moved the flood plain further down stream.

Ty Draw Brook in adverse weather creates a wide flooded plain cum swamp between Splott Cottage and Ty Draw Farmhouse. This in turn inhibits the free passage of sewage overflow and on occasion flooding back to the Pumping Station. This presents a serious Health Risk for long periods after flooding has abated.

As a result Welsh Water opposes the connection of any new developments to mains drainage. It is understood that upgrading the system would involve the provision of a higher capacity Pumping Station at Colwinston and Llysworney together with the laying of a 150mm to 200mm pipeline from Colwinston to Cowbridge. Capital cost estimates of such an upgrade must amount to several million pounds.

The alternative would be the provision of cess pit facilities with the attendant pollution implications.

Run off from fields causes considerable damage to road surfaces especially along Twmpath the main access route to the Village from Cowbridge and Cardiff, although the recent provision of improved drainage letts has helped alleviate the problem.

Housing

A development of 60 houses albeit with 30% affordable dwellings (18) would represent an increase to the present stock on viable agricultural land of just over 39%. This conflicts with Policy MG7 (7.3.4) which requires that expansion of housing must be "on an appropriate scale, form and design that it is sympathetic to and respects the existing character of the village and the range of services and facilities that are available"

However it is possible that up to 16 affordable dwellings could be provided on infill sites but since the formation of the Community Council in 1980 there has been understood to be a strictly applied presumption

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against the development of housing or the extension of gardens on Agricultural Land.

Agricultural Land

The demand for the type of property currently available in the Village is very depressed and likely to remain so in the face of negative Industrial and Commercial Development in the area for at least a decade or more. In such circumstances against the background of a rapidly growing UK population the agricultural food source should be protected and development only permitted on Brown Field sites. In any event there is unlikely to be extensive demand for rural housing however much the desire.

It has to be of concern that The Vale of Glamorgan Development Plan 2011-2026 pays so little if any attention to the vital role of Agriculture in helping sustain the food requirements of a growing Local and National population.

Highways

The Highway System in the Rural Vale is already in need of considerable upgrading. Any significant increase in housing would bring about a proportional increase in all aspects of road use from personal travel to service deliveries which would further damage the already poor infrastructure.

Public Transport

It is to be presumed that Public Transport would not meet the daily needs of upwards of 200 or so additional residents.

- St. David's Church in Wales School
- St. David's Church in Wales School occupies its site to maximum capacity. An increase in the roll resulting from a significant housing development is therefore unlikely to be able to be accommodated.

MG2 (28) - Land to the rear of St. David's School.

The proposal to develop land to the of rear of St. David's Church in Wales School to provide 60 dwellings, including 18 'affordable' properties fails to satisfy a number of policies within the plan and fails to appreciate adequately the factors outlined above. The site is to the Northern side of the Western end of The Heol Faen Valley where the flood plain discharges into a drainage system.

In recent years flood water accumulated and flooded properties in Beech Park before flooding Quarry House, Kirk Brae and Church Lane then the Church Yard and The Old Parsonage causing the failure of the Sewerage Pumping Station which was overwhelmed and then discharged sewage into the Ty Draw Brook. Since the Pumping Station capacity is stretched under normal circumstances it is considered that to build on the proposed site would remove areas of farmland capable of absorbing rainfall and increase the likelihood of flash flooding along the lower part of the Heol Faen Valley.

This it is considered challenges Policy MD5, Environmental Protection, in that it would result in an unacceptable impact on people, property and the environment from flood and pollution risk.

In the context of pollution Welsh Water is opposed to the connection of any new dwellings to the sewerage system within the Village in view of the limitations of the Pumping Station and associated discharge systems. The improvements required and cost of remedying this shortcoming involving Pumping Station upgrade and Colwinston to Cowbridge via Llysworney upgrade of the discharge pipeline would be prohibitive and therefore unlikely to be implemented. In these circumstances any development would require to be connected to a Septic Tank System. The consequences of this would not comply with Policy MD3 in that any run off from the tank or tanks would contribute to an enhanced risk of flooding. Neither would such an installation comply with Policy MD5 in that any run off could cause land and surface water pollution. Tank emptying is also likely to cause odour pollution.

The Standard Number for St. David's School is 23. The current roll is 150, leaving a capacity for 11 more pupils. If 60 dwellings were to be built adjacent to the School it would have to be extended to provide extra buildings and play areas to accommodate children from the new houses. However the development would leave no land for the expansion of the School or the provision of an alternative playing field if the existing field is used as the only viable access route to the proposed site. Such an access would also exacerbate already serious congestion in the vicinity of the School at drop off and pick up times. As such the development is not sustainable and does not satisfy policy SP3.

By its extent the development would represent an increase of some 40% on the number of existing dwellings within the Village. This would have an unacceptable impact on the character of the Village Conservation Area. It would significantly increase traffic volumes contributing to congestion and hazards along narrow Country Lanes and in the vicinity of the School. It would not therefore satisfy Policy MG7 – Developments within Minor Rural Developments.

Conclusions and Recommendations.

Representation ID No.)

Representor ID and details: 2251/DP1 Ms J Corwin, Colwinston Community Council

Any development must recognise the Rural Character of this part of The Vale and avoid any degree of urbanisation. Developments also need to recognise the Infrastructure limitations which exist and be harmonious with the Conservation nature of the Village.

The Community Council would support the development of a small number of Affordable properties on an infill basis to maintain the Social Balance of the Community. Policies MD1, MD3 & MD7. Such a small development could probably be accommodated with only modest infrastructure investment.

The Community Council further considers that there should be a presumption in favour of the protection of Agricultural Land.

Finally the Community Council looks for and supports earnestly the withdrawal of MG2(28) - Land to the rear of St. David's School. It also concludes that any similar proposal would be opposed equally vigorously as exactly the same considerations would apply.

It is therefore recommended that there be a Presumption Against, other than modest affordable infill property, any incursions into Agricultural Land for the lifetime of this Development Plan. Any minor development should also be subject to prior infrastructure improvements.

Submitted for and on behalf of Colwinston Community Council by:-

Cllr. P.Graham-Woollard - Chairman Colwinston Community Council.

and approved by:-

Cllr.G.W. Bates - Deputy Chairman A.J.Austin - Treasurer W.J.Bellin Mrs. J.A.Horton E.H.Lewis



4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -I would wish to speak about all Colwinston Community Council observations in so far as they affect the community of Colwinston in relation to the Vale of Glamorgan Local Development Plan 2011-2026.

(ordered by Representation ID No.)

Representor ID and details: 2252/DP1 Mr Andrew Davies	Town Clerk, Cowbridge with Llanblethian Town C	Coun		
Date LodgedStatusPetition and No.Supporting Evidence30/03/2012M0			comments to be consiered by 'written rep hearing session of Public examination?	resentations' or do
		P2 - Unanswered C2 - Unanswered C3 - Unanswere	ed C4 - Unanswered	t it fails.
	Policy Number: Paragraph Nur MG2(27). MG2(11). MG2(12) MG2(13). MG2(35)	mber: Proposal Map:MG2(36)		Appendices: Appendix 4 - Designated & Defined Nature Conservation Sites
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswered	d (If "No" or "Unanswered" - go	o to 3d)	
3c - What changes would like to see made to the Deposit Plan?			New Or Amended Site: Other (see Note: Unanswered Unanswered	<u>s):</u>
3d - If your representation relates to a new, deleted or amended	I site, did you submit the site as a Candidate Site Site Name:	? Unanswered (If "Yes", please g	ive the Candidate Site Name and referen Site Reference:	nce if known)

3e - Please set out vour representation below:

I am writing on behalf of the Town Council with reference to the Local Development Plan 2011-2026 that is currently out for public consultation until 2nd April 2012. The Town Council discussed the proposals set out in the Local Development Plan at its last meeting and have instructed me to write to you separately to the 'representation forms'.

The Town Council recognises the obligation that the Vale of Glamorgan Council is under from the Welsh Government to identify various Candidate Sites for residential development. The Town Council understands that there is a requirement for an additional 9,000 residences within the Vale of Glamorgan during the span of the proposed Local Development Plan period.

The Town Council specifically considered the Candidate Sites identified at Land adjoining Court Close, Aberthin [MG2 27]; the Cattle Market [MG2 11]; the former Cowbridge Comprehensive Sixth Form Block [MG2 12] and Land adjoining St Athan Road [MG2 13]. In addition, two areas of Land at Ystradowen were also considered. The Town Council has very strong concerns about the impact that the above mentioned Candidate Sites and their respective residential allocations will have on the current infrastructure of Cowbridge. In particular it is extremely concerned about the impact that the proposals will have on traffic movement, car parking and services such as the provision of places at local primary schools.

The Town Council strongly objects to the Candidate Site identified as Land adjoining Court Close, Aberthin, because of the impact that it will have on an already busy main road, which has recently been confirmed as having a speeding problem. Additional traffic surveys should be carried out to establish what traffic measures should be included as a planning requirement before the Candidate Site is accepted.

The Town Council also strongly objects to the loss of the Cattle Market, not only from an historical point of view but also because its retention is extremely important in order to maintain the identity of Cowbridge as a 'market town'. Equally as important would be the loss of so many car parking spaces especially as parking provision in the town is already overburdened.

In relation to the former Cowbridge Comprehensive Sixth Form Block, the Town Council objects to this candidate site being put forward and would like the facility to be retained for that purpose on the basis that no sixth form facility has been provided whatsoever in the 'new' school and this results in students of the Sixth Form having no alternative but to leave the school premises during the lunch time period, which the majority appear to do, many coming into the centre of Cowbridge.

The Town Council looked at the Candidate Site of Land adjoining St Athan Road and is strongly of the opinion that prior to the site being put forward for residential development, further feasibility studies and surveys should be carried out to identify the impact that such a development will have on the infrastructure of the town such as increased volume of traffic, parking, which is already a considerable problem, and schools.

(ordered by Representation ID No.)

Representor ID and details: 2252/DP1 Mr Andrew Davies, Town Clerk, Cowbridge with Llanblethian Town Coun

The Town Council also gave consideration to the Candidate Sites at Ystradowen [MG2 35 & 36] which are adjacent to the Town Council's boundary and which propose a residential development of up to 95 houses. The Town Council is concerned how this development will have an impact on traffic volume, car parking and schools within the town.

The Town Council has identified the current 'Green Open Spaces' in the town, specifically those of the 'Cricket Field' and 'Rugby Field' both of which must be preserved at all costs for the future benefit of the local community and it would strongly oppose either site being put forward as alternative Candidate Sites for residential or any form of development.

The Town Council also looked at Appendix 4 of the Local Development Plan relating to Sites of Special Scientific Interest (SSSIs) under the heading of Designated and Defined Nature Conservation Sites and considers that the Thaw Valley should be included within the list.

Under the heading of Parks and Gardens of Special Historic Interest in Wales the Town Council considers that the Physic Garden and Old Hall Gardens should both be included as it considers these to be important assets of the town the former having become a significant tourist attraction to the Vale.

I trust that the views of the Town Council will be given serious consideration.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details:	2252/DP2 Mr Andrew Davies	, Town Clerk, Cowbrid	lge with Llanbl	ethian Town Coun				
Date Lodged Status Petition 30/03/2012 M	and No. Supporting Evidence 0	Additional SA SEA		<u>Rep forma</u> Eform		your comments to be co k at a hearing session of	•	•
2a - Do you consider the LDP is		2b - If you think that the Procedural Tests -	ne Plan is unso P1 - No	ound and does not not r P2 - No	meet one or more test(s) o	f soundness, please ind	icate which test(s)	that it fails.
		Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 - No		
		Coherence and Effect	iveness Tests	- CE1 - No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit P	lan are you commenting on?	Policy Number:	<u> </u>	Paragraph Number:	<u>Proposal Map:</u>	Col	nstraints Map	Appendices:
		MG2(36)		7.10 - Residential Requirement	MG2			••••
3b - Do you wish to see any cha	nges made to the Deposit Plan	as a result of your rep	resentation?	Yes	(If "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to	see made to the Deposit Plan?	New Policy: No Notes:	Amended Pe Yes	olicy: <u>New Paragrap</u> No	Amended Paragra Yes	ph: New Or Amended S	Site: Other (see N	Notes):
3d - If your representation relate		d site, did you submit t Site Name:	the site as a C	andidate Site? Unans	swe <mark>red (If "Yes", ple</mark>	ase give the Candidate S		erence if known)
	entation below: red the candidate site - Land off will have on traffic volume, car				about the impact that this	plus MG2 [35], coupled	with the other car	ndidate sites put forward
3f - Please outline the changes	you wish to see made to the De	eposit Plan to make it	sound (if relev	ant)				
4b - If you wish to speak, please	e confirm which part of your rep	resentation you wish t	o speak to the	inspector about and wh	ny they consider it be nece	essary to speak at the he	earing -	

Representor ID and details: 2252/DP3 Mr Andrew Davies	s, Town Clerk, Cowbrid	dge with Llanblethian	Town Coun				
Date Lodged Status Petition and No. Supporting Evidence	Additional SA SEA		Rep format: Eform	•	•	e consiered by 'writter on of Public examinati	n representations' or do on? Written
2a - Do you consider the LDP is Sound? Sound	•		nd does not not me	et one or more test(s) o	f soundness, please	e indicate which test(s) that it fails.
	Procedural Tests -	P1 - No	P2 - No				
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 - N	10	
	Coherence and Effect	tiveness Tests - CE	1 - No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragra</u>	ph Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(12)		esidential ment	MG2			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	((If "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy:	Amended Policy: Yes	New Paragraph: No	Amended Paragra No	ph: New Or Amend Yes	ded Site: Other (see I	Notes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candida	te Site? No	(If "Yes", ple	ase give the Candid Site Refe	late Site Name and relerence:	ference if known)
3e - Please set out your representation below: With regard to the former Cowbridge Comprehensive Sch of the sixth form have no alternative but to leave the scho							w' school and students
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your rep	presentation you wish t	o speak to the inspec	tor about and why	they consider it be nece	essary to speak at th	ne hearing -	

Representor	ID and d	letails:	2252/D	P4 Mr Andrew Davie	s, Town Clerk, Cowbrid	dge with Llanble	ethian Town Coun					
Date Lodged 01/04/2012	Status M	Petiti	on and No.	Supporting Evidence	Additional SA SEA		<u>Rep f</u> Eform	ormat:	,	,	to be consiered by 'writte ession of Public examinat	•
2a - Do you co	onsider th	he LDP	is Sound?	Sound	2b - If you think that the Procedural Tests -	he Plan is unso P1 - No		not meet No	one or more test(s)	of soundness, ple	ease indicate which test(s	s) that it fails.
					Consistency Tests -	C1 - No	C2 -	No	C3 - No	C4	- No	
					Coherence and Effect	tiveness Tests	- CE1 - No	1	CE2 - No	CE3 - No	CE4 - No	
3a - Which pa	rt of the	Deposit	t Plan are y	ou commenting on?	Policy Number:	<u>P</u>	aragraph Number	<u>:</u> !	Proposal Map:		Constraints Map	Appendices:
3b - Do you w	ish to se	e any c	hanges ma	ade to the Deposit Plan	as a result of your rep	resentation?		(If	"No" or "Unanswere	ed" - go to 3d)		
3c - What cha	nges wo	uld like	to see mad	de to the Deposit Plan	New Policy:	Amended Po	olicy: <u>New Par</u> No	agraph:	Amended Paragra No	aph: New Or Am	nended Site: Other (see No	Notes):
					Notes:							
3d - If your re	presenta	ation rel	lates to a n	ew, deleted or amende	ed site, did you submit Site Name:	the site as a Ca	andidate Site?	10	(If "Yes", ple	J	ndidate Site Name and re Reference:	eference if known)
	n Counc	il would	d strongly o			aces being con	nsidered as alterna	ative candi	idate sites for develo	opment of any kin	d, these being specificall	y, the 'rugby fields' behind
3f - Please ou	utline the	change	es you wisl	n to see made to the D	eposit Plan to make it	sound (if releva	ant)					
4b - If you wis	sh to spe	ak, plea	ase confirm	n which part of your rep	presentation you wish t	o speak to the	inspector about a	nd why the	ey consider it be nec	essary to speak	at the hearing -	

Representor ID and details: 2252/DP5 Mr Andrew Davie	s, Town Clerk, Cowbri	dge with Llanble	thian Town Coun				
Date Lodged Status Petition and No. Supporting Evidence 01/04/2012 M 0	Additional SA SEA		Rep format: Eform	,	,	o be consiered by 'writter ssion of Public examinati	•
2a - Do you consider the LDP is Sound? Sound	2b - If you think that t Procedural Tests -	he Plan is unsou P1 - No	und and does not not me P2 - No	et one or more test(s)	of soundness, plea	ase indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	- No	
	Coherence and Effect	tiveness Tests -	CE1 - No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Pa</u>	aragraph Number:	Proposal Map:		Constraints Map	Appendices:
							Appendix 4 - Designated and Defined Nature Conserv
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	oresentation?	Yes	(If "No" or "Unanswere	ed" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	? New Policy:	Amended Pol	licy: New Paragraph:	Amended Paragr	raph: New Or Am	ended Site: Other (see I	Notes):
	No Notes:	No	No	No	No	No	
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Ca	ndidate Site? No	(If "Yes", plo	-	didate Site Name and re eference:	ference if known)
3e - Please set out your representation below:							
Under Appendix 4 Designated and defined Nature Conseidentified.	rvation Areas - Sites o	f Special Scienti	fic Interest - The Town C	Council considers that t	this should be inclu	uded with the sites that h	ave already been
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it	sound (if releva	nt)				
4b - If you wish to speak, please confirm which part of your rer	oresentation you wish	to speak to the i	nspector about and why	they consider it be nec	cessary to speak a	t the hearing -	

Representor ID and details: 2252/DP6 Mr Andrew Davies	s, Town Clerk, Cowbrid	lge with Llanblethian Tow	n Coun				
Date Lodged Status Petition and No. Supporting Evidence 01/04/2012 M 0	Additional SA SEA		Rep format: Eform	, ,	our comments to be of at a hearing session	,	representations' or do on? Written
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Procedural Tests -	ne Plan is unsound and d P1 - No	loes not not mee P2 - No	et one or more test(s) of	soundness, please ir	dicate which test(s)	that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 - No		
	Coherence and Effect	iveness Tests - CE1 - I	No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:	<u>C</u>	onstraints Map	Appendices:
							Appendix 4 - Designated and Defined Nature Conserv
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation?	Į(I	f "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy:		lew Paragraph: No	Amended Paragrap No	New Or Amended	Site: Other (see No	lotes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	d site, did you submit t Site Name:	the site as a Candidate S	site? No	(If "Yes", plea	se give the Candidate Site Refere		erence if known)
3e - Please set out your representation below:							
The Town Council considers that it is appropriate to include form important assists of the town and are becoming sign			ll Gardens' unde	er Appendix 4 - Parks ar	nd Gardens of Specia	Historic Interest in	Wales because they
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to	o speak to the inspector	about and why the	hey consider it be neces	ssary to speak at the	nearing -	

Representor ID and details: 2252/DP7 Mr Andrew Davie	s, Town Clerk, Cowbrid	lge with Llanblethian T	own Coun				
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M □ 0 □	Additional SA SEA		Rep format: Eform	,	,	be consiered by 'writter sion of Public examination	•
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - No	d does not not me P2 - No	et one or more test(s) o	f soundness, plea	se indicate which test(s)	that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effect	iveness Tests - CE1	- No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragrap	h Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(27)	7.10 - Re Requirem	sidential nent	MG2			
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your rep	resentation? Yes	<u> </u>	(If "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	ph: New Or Ame	ended Site: Other (see N	<u> </u>
	No	Yes	No	Yes	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	the site as a Candidate	Site? No	(If "Yes", ple	J	didate Site Name and ref	erence if known)
3e - Please set out your representation below:							
The Town Council objects to the Candidate Site identified as having a speeding problem. Additional traffic surveys Candidate Site is put forward.							
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	presentation you wish to	o speak to the inspecto	or about and why	they consider it be nece	ssary to speak at	the hearing -	

Representor ID and details: 2252/DP8 Mr Andrew Davie	s, Town Clerk, Cowbri	dge with Llanbleth	ian Town Coun				
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA		Rep format: Eform	-	•	be consiered by 'writte sion of Public examinati	•
2a - Do you consider the LDP is Sound? Sound	2b - If you think that t Procedural Tests -	he Plan is unsoun P1 - No	d and does not not me P2 - No	eet one or more test(s)	of soundness, plea	ase indicate which test(s	i) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effect	tiveness Tests -	CE1 - No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Para</u>	agraph Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(11)) - Residential juirement	MG2			
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your rep	oresentation? Y	es	(If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? <u>New Policy:</u> No Notes:	Amended Polic Yes	<u>New Paragraph</u> No	Amended Paragr No	aph: <u>New Or Ame</u> Yes	ended Site: Other (see No	Notes):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Cand	didate Site? No	(If "Yes", ple		didate Site Name and re eference:	ference if known)
3e - Please set out your representation below: The Town Council objects to the loss of the Cattle Market town'. Equally as importantly will be the loss of so many						o maintain the identity o	of Cowbridge as a 'market
3f - Please outline the changes you wish to see made to the D The Town Council would like to see Cowbridge Cattle Ma	•	`	·				
4h - If you wish to speak inlease confirm which part of your re-	nresentation you wish	to speak to the ins	spector about and why	they consider it he nec	essary to sneak at	the hearing -	

Representor ID and details: 2252/DP9 Mr Andrew Davie	s, Town Clerk, Cowbrid	dge with Llanbleth	nian Town Coun				
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M □ 0 □	Additional SA SEA		Rep format: Eform	, ,	,	be consiered by 'writter ion of Public examination	n representations' or do on? Written
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Procedural Tests -	ne Plan is unsour P1 - No	nd and does not not mee P2 - No	et one or more test(s) o	f soundness, pleas	e indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effec	tiveness Tests -	CE1 - No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Par</u>	agraph Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(12)		0 - Residential quirement	MG2			
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your rep	resentation? Y	′es (I	f "No" or "Unanswered	l" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Police	cy: New Paragraph:	Amended Paragra	ph: New Or Amer	nded Site: Other (see N	Notes):
	No	Yes	No	No	Yes	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Can	didate Site? No	(If "Yes", plea	ase give the Candi Site Ref	date Site Name and reference:	ference if known)
3e - Please set out your representation below: With regard to the Former Cowbridge Comprehensive Size of the Sixth Form have no alternative but to leave the sch							w' school and students
3f - Please outline the changes you wish to see made to the D The Town Council requests that Cowbridge Comprehensi	•	`	•	vn as a candidate site.			
4b - If you wish to speak, please confirm which part of your re	presentation you wish t	o speak to the ins	spector about and why t	hev consider it be nece	ssary to speak at t	he hearing -	

Representor ID and details: 2252/DP10 Mr Andrew Davie	s, Town Clerk, Cowbridg	ge with Llanblethian Tov	vn Coun				
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M □ 0 □	Additional SA SEA		Rep format: Eform	, ,	,	be consiered by 'written sion of Public examination	representations' or do on? Do not speak at he
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Procedural Tests -	e Plan is unsound and o P1 - No	loes not not mee P2 - No	et one or more test(s) o	f soundness, pleas	se indicate which test(s)	that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effective	veness Tests - CE1 -	No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(13)	7.10 - Resi Requireme		MG2			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	esentation? Yes	(If "No" or "Unanswered	l" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	ph: New Or Ame	nded Site: Other (see N	<u>lotes):</u>
	No	Yes	No	Yes	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	ne site as a Candidate S	Site? No	(If "Yes", plea	ŭ	idate Site Name and ref ference:	erence if known)
3e - Please set out your representation below:							
The Town Council considered the Candidate Site of Land surveys should be carried out to identify the impact that s schools and should be additional to the Infrastructure and	uch a development will I	have on the infrastructu	re of the town su				
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	ound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	presentation you wish to	speak to the inspector	about and why t	hey consider it be nece	ssary to speak at	the hearing -	

Representor ID and details: 2252/DP11 Mr Andrew Davie	s, Town Clerk, Cowbrid	dge with Llanblethian T	own Coun				
Date Lodged Status Petition and No. Supporting Evidence	Additional SA SEA		Rep format:	•	•	•	n representations' or do
30/03/2012 M			Eform	you want to spea	k at a nearing sessi	ion of Public examinati	on? written
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the	he Plan is unsound and	d does not not mee	et one or more test(s) o	f soundness, pleas	e indicate which test(s) that it fails.
	Procedural Tests -	P1 - No	P2 - No				
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 - 1	No	
	Coherence and Effect	tiveness Tests - CE1	- No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(35)	7.10 - Re Requiren	esidential nent	MG2			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	oresentation? Yes	_ (If "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	ph: New Or Amen	ded Site: Other (see I	Notes):
	No	Yes	No	Yes	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit	the site as a Candidate	Site? No	(If "Yes", ple	ase give the Candid	date Site Name and re	ference if known)
	Site Name:				Site Refe	erence:	
3e - Please set out your representation below:							
The Town Council considered the candidate site, Land no forward will have will have on traffic volume, car parking a			s extremely conce	rned about the impact	that this and MG2 [36] coupled with the ot	her candidate sites put
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your rep	presentation you wish t	to speak to the inspect	or about and why t	they consider it be nece	essary to speak at t	he hearing -	

Representor ID and details:	2252/DP12 Mr Andrew Davies	, Town Clerk, Cowbrid	lge with Llanble	ethian Town Coun				
Date Lodged Status Petition 01/04/2012 M	and No. Supporting Evidence 0	Additional SA SEA		<u>Rep forr</u> Eform		•	•	n representations' or do on? Do not speak at he
2a - Do you consider the LDP is		2b - If you think that the Procedural Tests -	ne Plan is unso P1 - No	und and does not no	t meet one or more test(s) of soundness, please	e indicate which test(s) that it fails.
		Consistency Tests -	C1 - No	C2 -	No C3 - No	C4 - N	No	
		Coherence and Effect	iveness Tests -	- CE1 - No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit P	Plan are you commenting on?	Policy Number:	<u>P</u> :	aragraph Number:	Proposal Map:		Constraints Map	Appendices:
		MG2(36)		10 - Residential equirement	MG2			
3b - Do you wish to see any cha	anges made to the Deposit Plan	as a result of your rep	resentation?	Yes	(If "No" or "Unanswe	red" - go to 3d)		
3c - What changes would like to	see made to the Deposit Plan?	New Policy: No Notes:	Amended Po Yes	llicy: New Paragi No	Amended Parac Yes	graph: New Or Amen No	ded Site: Other (see I	Notes):
3d - If your representation relate	,	d site, did you submit t Site Name:	the site as a Ca	andidate Site? No	(If "Yes", p	blease give the Candid Site Refe	date Site Name and release.	ference if known)
	entation below: ered the candidate site Land off l ill have on traffic volume, car pa			extremely concerned	d about the impact that thi	s plus MG2[35], coupl	led with the other cand	idate sites put forward in
3f - Please outline the changes	you wish to see made to the De	eposit Plan to make it	sound (if releva	int)				
4b - If you wish to speak, pleas	e confirm which part of your rep	resentation you wish t	o speak to the i	inspector about and	why they consider it be ne	ecessary to speak at the	he hearing -	

(ordered by Representation ID No.)

		•			•		•	,		Repr	resentation ID No.)
Representor I	D and c	letails:	2253/DI	P1 Mrs F A Butler, Di	nas Powys Community	y Council					
Date Lodged 02/04/2012	Status M	Petitio	on and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment form		our comments to be consiere at a hearing session of Publi	, ,	
2a - Do you co	onsider t	he LDP	is Sound?		Procedural Tests -	P1 - Unanswered	P2 - Unansv	wered	soundness, please indicate		t fails.
						C1 - Unanswered tiveness Tests - CE1		CE2 - Yes	C4 - Unanswere CE3 - Unanswered CE		
3a - Which pa	rt of the	Deposit	Plan are yo	ou commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:	Constrain	<u>nts Map Ar</u>	opendices:
					11	4.1					
3b - Do you wi	sh to se	e any cl	nanges mad	de to the Deposit Plan	as a result of your rep	resentation? Yes	(If	"No" or "Unanswered	" - go to 3d)		
3c - What cha	nges wo	uld like	to see mad	le to the Deposit Plan?	Yes	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragrap Unanswered	h: New Or Amended Site: Unanswered	Other (see Notes): Unanswered	<u>:</u>
					Notes:						
3d - If your re	presenta	ation rela	ates to a ne	ew, deleted or amende	d site, did you submit t Site Name:	the site as a Candidate	e Site? No	(If "Yes", plea	se give the Candidate Site N Site Reference:	ame and reference	e if known)
3e - Please so SP1 The	•		esentation b	pelow:							
'The stra	tegy will	seek to	improve th	ne Living and Working	Environment'						
4. Sustai	nable T	ransport									

The 'Strategic Transport Corridor' running through Dinas Powys is a B. Road in all but name. The Regional Transport Plan estimates that roughly 28,000 people travel out of the Vale everyday. Traffic Counts confirm that almost one third of these people travel through Dinas Powys. Whist it is laudable for the Council to wish to see more people remaining within the Vale for work purposes the Vale is basically a dormitory area for Cardiff. Motor traffic will continue to increase although one hopes that a better public transport system will keep the figures from rising astronomically.

See Appended Statistics. Source Vale of Glamorgan Council.

With a possibility of 400 extra houses in Dinas Powys there will certainly be a marked increase in traffic as 350 Of those houses will be a mile or more from trains or buses. There are to be 2000 extra dwellings in Barry as well as many more at Pencoedtre. A large number will pass through Dinas Powys. The Merrie Harriers Junction and Baron's Court are already working beyond capacity now and that doesn't count the extra traffic coming from Lavernock Point, Sully Road and possibly Headlands school site and the large expansion of Llandough Hospital How will the Vale of Glamorgan Council cope with the extra traffic?

How will the Vale of Glamorgan Council cope with the extra traffic?

Perhaps the Highways Department will finally countenance a Weight Restriction on the A4055. There is possibly a failure by the Council to identify the essential link between the transport infrastructure and its policies on Housing and Economic Development.

(Breaches C2)

There also appears to be a lack of cohesion between SEWTA and the Vale Council. It is felt that a proper Traffic Appraisal should be carried out before identifying sites for development and before submitting the Deposit Plan to the Welsh Government as already mentioned in the introduction to these responses.

The present study by the Assembly 'Task and Finish Group' on City Regions now collecting evidence and due to report back in the Summer of 2012 could have big implications for the Vale of Glamorgan and on this LDP plan.(Wales Spatial Plan) (Introduction 2.6)' An innovative skilled are...

(ordered by Representation ID No.)

Representor ID and details: 2253/DP1 Mrs F A Butler, Dinas Powys Community Council

This vision needs better 'connectivity' between the South East Zone and Cardiff. especially between Barry and Cardiff if the vision and the regeneration of Barry are to succeed.

In the meantime the Barry Waterfront to Cardiff Link Rd. (Dinas Powys By-pass) needs to be re-instated in the plan.

The strategy as it affect Dinas Powys.

1. The positioning of 340 houses on the St Cyres site seems to lack sustainability. Apart from causing more congestion on the Main Road Network it will cause more traffic and greater congestion within the Murch itself (CE1 CE2)

The houses would be situated a mile from Transportation and ¼ mile from the nearest shops and schools on top of a rather steep hill. Anecdotal evidence from estates such as Pencoedtre bear out the fact that a car is considered essential 'You must have a car as everything is so far away'. Whilst society needs to revert to the practises of yester year when people had to walk long distances this is not going to happen immediately and probably not during the life of this plan.

Part of the plan to build on the St Cyres site necessitates building not just on a Brownfield Site but also a Greenfield site indeed in the Green Wedge. These actions are doubly unsustainable especially in an area rich in Biodiversity.

2.Caerleon Road Estate.

The suggested site is placed in a Greenfield area although previous planning contingencies have created 3 entrances to the new extension. Is it feasible that an estate for 148 and 60 houses to have a narrow road sporting a blind corner as the only access and egress for vehicles?

This development again places strain upon and arterial road Castle Drive itself the only means of entrance and exit from the Valley View estate and subsequently upon the Murch Rd,/Cardiff Road junction

Additional commentary attached:

Dinas Powys Community Council response to the L.D.P. Deposit Plan

Dinas Powys was in Medieval times the centre of the Dinas Powys Hundred stretching from Leckwith in the East to the River Thaw in the West. The advent of the railway in the 1S80's caused the Village to grow and also is much of the cause of our problems in the 21st. Century.

Access and egress into the Murch is impeded by the fact that only 2 bridges cross into the Murch. The road follows the line of the railway through the Village thus compounding our problems of access to our homes in the Murch. The road, the A4055 one of the main transport corridors through the Vale is causing great problems and ruining lives. At the very least it socially isolates the people who live along the route from each other, it is destroying their quality of life with the smell of petrol and noxious gases, while the noise of traffic prevents them from opening their windows this road is not fit for purpose in this day and age.

Dinas Powys is very compact on both sides of the track .There is very little flat open land left in the middle of the Village for development which has occurred piecemeal during the last 50 years. The Village is a rarity in this day and age having retained a good community spirit although this is becoming more diluted as the Village grows. In the previous U.D.P. consultation the Community Council expressed the view that development had reached saturation point. The Inspector in his response said that any further development should be kept within the settlement boundary and we are pleased to see that on the whole the officers in preparing this plan have taken this into account.

Having considered the L.D.P. and the different options with which the Planners were faced we can understand the reasoning behind their choice of Option 1 namely the concentration of development in the South East Vale together with Economic Development concentrated at St Athan and adjacent to Cardiff Airport. However we do not agree with the reasoning and consider the L.D.P. as it affects Dinas Powys to be neither Sound nor Sustainable for reasons several which we realise are outside the planners' ability to control e.g. National Transport Policy. We regard several of the policies to be unsustainable on environmental, social and economic grounds.

There is a lack of attention to how the LDP relates to all-Wales and Regional Plans with reference to transport policy and infrastructure. (Wales Spatial Plan, Welsh Transport Strategy and SEWTA Regional Transport Plan RTP) Thus important tests of soundness have not been met.

The Wales Spatial Plan "vision" sees South East Wales as a "networked city region" where new development will be focused on 14 key settlements including Barry and Cardiff The Welsh Transport Strategy has identified a number of over-arching priorities, which RTP has endorsed, including reducing greenhouse gas emissions and other environmental impacts, improving access between key settlements and integrating local transport. The Vale LDP shows very limited awareness of these contextual transport policy priorities.

(ordered by Representation ID No.)

Representor ID and details: 2253/DP1 Mrs F A Butler. Dinas Powys Community Council

Journey to work statistics show that the Vale of Glamorgan has the highest proportion of out commuting of the local authorities in South East Wales with 28,000 daily out commuters, mainly to Cardiff, and with only 50% working in own area. (RTP) The scale of housing development envisaged in the LDP will significantly increase the volume of out-commuting.

Planning Policy 3 of SEWTA RTP states that "Sewta will seek to ensure that Local Development Plans, supplementary planning guidance and development control processes establish a pattern of land use that reduces the need to travel and maximises the potential for sustainable transport infrastructure and services (including car-free housing developments), secure contributions towards improvements to the transport network and ensure that all significant development proposals are accompanied by effective travel plans." There is little evidence that the Vale of Glamorgan LDP has seriously addressed these issues.

The lack of proper consideration of these issues together with the undertaking of any transport and travel assessments of the housing development plans in the LDP within the context of the Vale and the South East Region as a whole invalidate the LDP as it currently stands. The LDP should not be allowed to progress until these issues have been addressed.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2253/DP2 Mrs F A Butler, D	inas Powys Community Council	
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	e Additional SA SEA □	Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - P1 - Unanswered	loes not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. P2 - Unanswered
		C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - I	Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph I	Number: Proposal Map: Constraints Map Appendices:
	69	
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy: N	New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered
	Notes:	
3d - If your representation relates to a new, deleted or amend	ed site, did you submit the site as a Candidate S Site Name:	Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: MG 20		
The relatively new Pont-Y-Werin Bridge spanning the Riv single most cost-effective, best cost/benefit solution to in	er Ely and creating another link between Cardiff creasing cycling between the two biggest conurb	and the Vale should have helped to prompt a revolution in cycling in the Eastern Vale. Unfortunately the pations in the area, i.e. Barry and Cardiff, has not occurred or begun.
A flat, safe, cyclepath between Cardiff and Barry (through over the obvious choice.	n Dinas Powys) would transform commuter habit	is for many. Instead we have seen other much less effective schemes in Penarth and Barry taking priori
There is much we can do in the Vale to promote cycling	out, unlike Cardiff, we have no Cycling Officer.	
3f - Please outline the changes you wish to see made to the [Deposit Plan to make it sound (if relevant)	
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector a	about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2253/DP3 Mrs F A Butler, D	inas Powys Community Co	uncil					
Date Lodged 02/04/2012Status MPetition and No.Supporting Evidence00	Additional SA SEA		Rep format: Comment form	·		e consiered by 'written on of Public examination	representations' or do on? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the P Procedural Tests - P	lan is unsound and o	does not not meet P2 - Unans	` '	f soundness, please	indicate which test(s)	that it fails.
	Consistency Tests - C	1 - Yes	C2 - Unans	wered C3 - Unans	swered C4 - U	nanswered	
	Coherence and Effectiven	ess Tests - CE1 -	Unanswered	CE2 - Unanswered	CE3 - Unanswere	d CE4 - Unanswe	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	Number:	Proposal Map:		Constraints Map	Appendices:
	93						
3b - Do you wish to see any changes made to the Deposit Plar	n as a result of your represe	entation? Yes	(If	"No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan			New Paragraph: Jnanswered	Amended Paragra Unanswered	oh: New Or Amend Unanswered	led Site: Other (see N Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the s Site Name:	site as a Candidate S	Site? Unanswer	red (If "Yes", plea	ase give the Candida Site Refe	ate Site Name and reference:	erence if known)
3e - Please set out your representation below: MG 10—Provision of Educational Facility				·			
Whilst land has not been set aside for the renewal of Dinaplace.	as Powys Infants and Junic	r Schools it is strong	ly felt, especially	by people with small c	hildren that the Infa	nts School particularly	is in a very unhealthy
There is not much choice in Dinas Powys and since the \ext{vexcellent facilities.}	/ale of Glamorgan already	owns a building soon	to become redur	ndant of school childre	n it would be very sl	hort sighted to rid itself	f of a school with
3f - Please outline the changes you wish to see made to the D	Deposit Plan to make it sour	nd (if relevant)					
4h - If you wish to speak please confirm which part of your re-	presentation you wish to sp	eak to the inspector	about and why th	ev consider it he nece	ssary to sneak at th	e hearing -	

Representor ID and details: 2253/DP4 Mrs F A Butler, Di	nas Powys Community Council			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 ✓	Additional SA SEA		u want your comments to be consiered by 'written repre o speak at a hearing session of Public examination? \	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound Procedural Tests - P1 - Unanswere		est(s) of soundness, please indicate which test(s) that i	t fails.
	Consistency Tests - C1 - Unanswere	ed C2 - Unanswered C3	- Unanswered C4 - Unanswered	
	Coherence and Effectiveness Tests - C	E1 - Unanswered CE2 - Yes	CE3 - Unanswered CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Parag	raph Number: Proposal Map	<u>Constraints Map</u> <u>Ar</u>	opendices:
	89 5.1. 7	′.31		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Una	answered (If "No" or "Una	nswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: Unanswered Unanswered	New Paragraph: Amended Unanswered Unanswered	Paragraph: New Or Amended Site: Other (see Notes) Unanswered Unanswered	<u>:</u>
	Notes:	Onanswered	onanswered onanswered	
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candid Site Name: Land adjoining St Cyres, Mu		es", please give the Candidate Site Name and reference Site Reference: MG2 (19)	e if known)
3e - Please set out your representation below: MG 6— Residential Development In Primary Settlemen	nts			
No. 5				
The impact on the amenity and character of the locality by traffic and the inadequate exists and accesses from the M		ing is indisputable and at the root of	he concern of most residents. Enclosed statistics show	the volume of
As far as parking is concerned, parking facilities do not expassengers will make this car park totally inadequate to d			h people parking to catch a train into Cardiff. Increase t	he number of train
There is nowhere else to park for those wishing to catch a	train. Parking facilities for those wishing	o catch a train from the Dinas Powys	Station are non-existent.	
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)			
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the insp	ector about and why they consider it	pe necessary to speak at the hearing -	

Representor ID and details: 2253/DP5 Mrs F A Butler, D	inas Powys Community	Council					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form			be consiered by 'writte sion of Public examina	en representations' or do tion? Written
2a - Do you consider the LDP is Sound? Unsound		P1 - Unanswered	P2 - Unanswe	red		,	s) that it fails.
	Consistency Tests -						
	Coherence and Effecti	veness Tests - CE1	- Unanswered CE	E2 - Yes	CE3 - Unanswe	red CE4 - Unansv	vered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number: Pr	oposal Map:		Constraints Map	Appendices:
	49						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	esentation? Unansw	vered (If "N	lo" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Yes		New Paragraph: Unanswered	Amended Paragra Unanswered	New Or Amer Unanswered	nded Site: Other (see Unanswere	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name: Land adjo			(If "Yes", ple	•	idate Site Name and reference: MG2 (19)	eference if known)
3e - Please set out your representation below: MG 2							
Dinas Powys Community Council do not consider St. Cyrgiven.	es site suitable for hous	ing for reasons already					
Land off Caerleon Road is suitable but there are traffic ha	zards attached.						
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	ound (if relevant)					
4h - If you wish to speak please confirm which part of your re	presentation you wish to	speak to the inspecto	r about and why they	consider it be nece	essary to speak at t	the hearing -	

Representor ID and details: 2253/DP6 Mrs F A Butler, Dir	nas Powys Community Council
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Written
,	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Proposal Map: Constraints Map Appendices:
	39
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amended	d site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Land adjoining St Cyres, Murch Road, Dinas Powys. Site Reference: MG2 (19)
3e - Please set out your representation below: MD 6 Promoting Biodiversity	
The Community Council supports the Vale Council's Biodiv	versity Policy.
	Biodiversity. The broadleaved corpse which is protected by T.PO.'s has much in the way of animal life. There are very many birds there including a bats and many foxes. The site is divided up into fields with their own hedges. An Environment Assessment is certainly called for. The particular site infield Land.
3f - Please outline the changes you wish to see made to the De	eposit Plan to make it sound (if relevant)
4h. If you wish to speak please confirm which part of your room	viscentation valuation to speak to the inspector about and why they consider it be necessary to speak at the hearing

Representor ID and details: 2253/DP7 Mrs	F A Butler, Dinas Powys Community Cou	ncil			
Date Lodged Status Petition and No. Support 02/04/2012 M □ 0	ing Evidence Additional SA SEA	Rep format: Comment forr	4a - do you want your comments you want to speak at a hearing so		•
2a - Do you consider the LDP is Sound? Unsoun	•	n is unsound and does not not mee - Unanswered P2 - Unans	et one or more test(s) of soundness, plassered	ease indicate which test(s) that it fails.
	Consistency Tests - C1	- Unanswered C2 - Unans	swered C3 - Unanswered C4	I - Unanswered	
	Coherence and Effectivene	ss Tests - CE1 - Unanswered	CE2 - Unanswered CE3 - Unans	wered CE4 - Unansw	ered
3a - Which part of the Deposit Plan are you comm	enting on? Policy Number:	Paragraph Number:	Proposal Map:	Constraints Map	Appendices:
	38	7.1			
3b - Do you wish to see any changes made to the	Deposit Plan as a result of your represer	tation? Yes (I	If "No" or "Unanswered" - go to 3d)		
3c - What changes would like to see made to the I	·	ended Policy: New Paragraph: answered Unanswered	Amended Paragraph: New Or An Unanswered Unanswere		
	Notes:				
3d - If your representation relates to a new, delete	ed or amended site, did you submit the si Site Name:	e as a Candidate Site? No	(If "Yes", please give the Ca	andidate Site Name and re Reference:	ference if known)
3e - Please set out your representation below: MD5 Environmental Protection			,		
There is an Infant School on Cardiff Road. C This and C02 emissions can only get worse we measures will only serve to increase harmful	with hundreds more cars driving through,		3	,	•
3f - Please outline the changes you wish to see m	nade to the Deposit Plan to make it sound	(if relevant)			
4b - If you wish to speak, please confirm which pa	art of your representation you wish to spe	ak to the inspector about and why the	hev consider it be necessary to speak	at the hearing -	

Representor ID and details: 2253/DP8 Mrs F A Butler, D	inas Powys Community	Council					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form		rour comments to be of at a hearing session		representations' or do n? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that th Procedural Tests -	e Plan is unsound and o	does not not meet P2 - Unansv	` '	soundness, please ir	ndicate which test(s) t	hat it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unansv	wered C3 - Unans	swered C4 - Una	answered	
	Coherence and Effecti	veness Tests - CE1 -	Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswere	ed
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:	<u>C</u>	Constraints Map	Appendices:
	38	4.1					
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	esentation? Yes	(If	"No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Yes		New Paragraph: Unanswered	Amended Paragrap Unanswered	bh: New Or Amended Unanswered	d Site: Other (see No Unanswered	otes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	he site as a Candidate S	Site? Unanswer	ed (If "Yes", plea	ase give the Candidate Site Refere		rence if known)
3e - Please set out your representation below: MD 5— ENVIRONMENTAL PROTECTION							
There is much concern about noise pollution along Cardif The two particular noise pollution areas are from Matthew		Station and around Dina	s Powys Station v	where it affects Southra	a Park Estate and the	Sunnycroft Estate.	
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	ound (if relevant)					
4h - If you wish to speak, please confirm which part of your re	oresentation you wish to	speak to the inspector	about and why the	ev consider it he neces	ssary to speak at the	hearing -	

Representor ID and details: 2253/DP9 Mrs F A Butler, D	nas Powys Community Council
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:Paragraph Number:Proposal Map:Constraints MapAppendices:372.1. 4.1. 6.17
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	old site, did you submit the site as a Candidate Site? No (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: Policy MD4.Community Infrastructure and Planning Obligation	ations.
Whist this policy seeks to encourage community infrastru-	cture and sustainable communities elsewhere we cannot but feel that our community infrastructure is being sacrificed.
	ool should together with the Junior school be moved up to healthier surrounding at St Cyres. The Infants School could then be converted into a Medinot wish to prejudice our future infrastructure in Dinas Powys by covering every space with houses.
render its community purpose as of very little use. The La	at of demolishing the Murchfield Hall but retaining the Bowls Club which is considered to be of poor quality and only of use for sports. The acoustics and is owned by the Vale and all activities could be catered for at Cyres as well as catering for the needs of the Football Club. The Vale could then lease on flat land near to the centre of the Village with ample car parking on site. Planning Obligation could fund a part of the scheme.
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)
4h - If you wish to speak please confirm which part of your rer	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2253/DP10 Mrs F A Butler, D	inas Powys Community Council
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Proposal Map: Constraints Map Appendices:
	36
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan'	New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Yes Unanswered Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Land adjoining St Cyres, Murch Road, Dinas Powys Site Reference: MG2(19)
3e - Please set out your representation below: Policy MD3 — Design of New Development	
Two statements stand out immediately as ones that are o	out of tune with what will happen <mark>if this development</mark> at St Cyres goes ahead:
	rgy use will not be minimised, indeed they will be increased to the detriment of 'neighbouring occupiers.' All cars from the site will drive along Murch d the rest of the Vale through the village of Dinas Powys. There is no other way out
	operating to full capacity, will get worse and as such will 'exacerbate existing traffic congestion' in a totally unacceptable manner. From meetings held by ite obvious that local residents are extremely worried and unhappy at the prospect of the only two ways out of the Murch onto an already contested main
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your rer	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Vale of Glamorgan Council - Local Development Plan DEPOSIT PLAN (February 2012) - REPRESENTATION DETAILS: (ordered by Representation ID No.)

Representor ID and details: 2253/DP11 Mrs F A Butler, Di	nas Powys Community	Council					
Date Lodged Status Petition and No. Supporting Evidence M □ 0 □	Additional SA SEA		Rep format: Comment form	· · · · · · · · · · · · · · · · · · ·	our comments to be con at a hearing session of I		
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	Plan is unsound and P1 - Unanswered	does not not mee P2 - Unans	(,	soundness, please indic	ate which test(s) th	nat it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unansv	vered C4 - Unans	wered	
	Coherence and Effective	eness Tests - CE1 -	Unanswered	CE2 - Yes	CE3 - Unanswered	CE4 - Unanswere	d
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	Number:	Proposal Map:	Cons	straints Map	Appendices:
	34	2.1. 6.1					
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? Yes	(If	f "No" or "Unanswered"	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	· ·		New Paragraph: Unanswered	Amended Paragraph Unanswered	n: New Or Amended Si Unanswered	ite: Other (see Not Unanswered	tes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	e site as a Candidate	Site? No	(If "Yes", pleas	e give the Candidate Si Site Reference		ence if known)
3e - Please set out your representation below: Section 6 Managing Development n the Vale of Glamorga	ın			,			
Policy MD 1 This policy Promotes New Enterprise, Tourism	m, Leisure and Commur	nity Facilities in the Ru	ral Vale (In Europ	ean Terms Dinas Powys	is considered to be in	the rural Vale.)	
No 2 — The St Cyres site could be developed as a space the relocation of the school — an extensive site which extensive			r promoting any e	entrepreneurial developn	nent is so scarce could l	benefit from the opp	portunities provided by
No 6 Here it states that the plan will 'promotebeneficial could provide space for community activities. In the opinion of many, a far better way for the Vale Councactivities transferred from the Murch Hall to the St Cyres sthe good of the community.	cil to make money would	d be to sell the land wh	ere the Murch Ha	Il now stands; a much n	eeded Health Centre co	ould be placed there	e, and existing
3f - Please outline the changes you wish to see made to the De	eposit Plan to make it so	ound (if relevant)					
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to	speak to the inspector	about and why th	ney consider it be neces	sary to speak at the hea	aring -	

Representor ID and details: 2253/DP12 Mrs F A Butler, D	inas Powys Community Council				
Date LodgedStatusPetition and No.Supporting Evidence02/04/2012M0	Additional SA SEA	Rep format: Comment form		mments to be consiered by 'written earing session of Public examination	•
2a - Do you consider the LDP is Sound? Unsound	,	nanswered P2 - Unans nanswered C2 - Unans	wered C3 - Unanswered	ness, please indicate which test(s) C4 - Unanswered - Unanswered CE4 - Unanswe	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: 32	Paragraph Number: 5.77	Proposal Map:	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation	n? Unanswered (li	f "No" or "Unanswered" - go to	o 3d)	
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amende Yes Unansw Notes:	d Policy: New Paragraph: ered Unanswered		ew Or Amended Site: Other (see Nanswered Unanswered	
3d - If your representation relates to a new, deleted or amend	ed site, did you submit the site as Site Name:	a Candidate Site? No	(If "Yes", please give	e the Candidate Site Name and refo Site Reference:	erence if known)
3e - Please set out your representation below: Strategic Policies SP11 Tourism and Leisure			,		
I.The building of houses on the St Cyres School site will activities will be destroyed.	oot 'enhance the range and choice	e of the vale of Glamorgan's To	urism and leisure' facilities. To	the contrary spaces which are no	w used for sport
2.'Rural Diversification' will not be improved by more hou	ses and more traffic. The prospec	et of diversification on this site,	which extends into the country	side, will be severely impaired.	
3. Sustainable use of the countryside as far as our comm	unity is concerned will not be pror	noted by more houses and mo	re cars and no extra facilities	of any kind.	
5.77 states that the LDP 'seeks to protect and enhance ebenefit of residents, visitors and the local economy'. At the		will be demolished.			
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if re	elevant)			
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to	the inspector about and why th	ney consider it be necessary to	speak at the hearing -	

Representor ID and details:	2253/DP13 Mrs F A Butler, Di	inas Powys Community	/ Council					
Date Lodged Status Petition 02/04/2012 M	n and No. Supporting Evidence 0	Additional SA SEA		Rep format: Comment form	· · · · · · · · · · · · · · · · · · ·		e consiered by 'written on of Public examination	n representations' or do on? Written
2a - Do you consider the LDP is	s Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - Unanswered	does not not meet P2 - Unans	` '	f soundness, please	e indicate which test(s)	that it fails.
		Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unans	swered C4 - U	Jnanswered	
		Coherence and Effect	iveness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswere	ed CE4 - Unanswe	ered
3a - Which part of the Deposit F	Plan are you commenting on?	Policy Number:	Paragraph	Number:	Proposal Map:		Constraints Map	Appendices:
		29						
3b - Do you wish to see any cha	anges made to the Deposit Plan	as a result of your rep	resentation? Yes	(If	"No" or "Unanswered	l" - go to 3d)		
3c - What changes would like to	see made to the Deposit Plan?	? New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragram Unanswered	ph: New Or Amend Unanswered	ded Site: Other (see N Unanswered	
		Notes:						
3d - If your representation related	es to a new, deleted or amende	ed site, did you submit t Site Name:	he site as a Candidate	Site? Unanswer	red (If "Yes", plea	ase give the Candid Site Refe	late Site Name and reference:	erence if known)
3e - Please set out your repres Dinas Powys Community	entation below: Council support the Vale of Glar	morgan Council's susta	inable w <mark>aste</mark> managem	nent.	,			
huge mistake for the 5 Au	Prosiect Gwyrdd Project betwe thorities and may ultimately be a ave already experienced falling	a more expensive way	of treating our waste lef	t over from the ma	aximisation of compost	ting and recycling.		•
It would be a greener, less	s wasteful and healthier alternati	ive to use MBT (Mecha	nical and Biological Tre	eatment), Plants in	stead.			
3f - Please outline the changes	s you wish to see made to the D	eposit Plan to make it s	sound (if relevant)					
4h - If you wish to speak pleas	se confirm which part of your rer	oresentation you wish to	speak to the inspector	r about and why th	ev consider it be nece	ssary to speak at th	 ne hearing -	

Representor ID and details: 2253/DP14 Mrs F A Butler, D	inas Powys Community Cou	ncil			•
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA	Rep forn Comme		our comments to be consiered by 'written at a hearing session of Public examination	
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - P1		Jnanswered	soundness, please indicate which test(s) t	that it fails.
		ss Tests - CE1 - Unanswer		CE3 - Unanswered CE4 - Unanswer	ed
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph Number:</u> 5.62. 5.63. 5.64	Proposal Map:	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan		tation? Yes	(If "No" or "Unanswered"	- go to 3d)	
3c - What changes would like to see made to the Deposit Plan'		ended Policy: New Parag answered Unanswere		h: New Or Amended Site: Other (see No Unanswered Unanswered	
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the sit Site Name:	e as a Candidate Site? No	(If "Yes", plea	se give the Candidate Site Name and refe Site Reference:	rence if known)
3e - Please set out your representation below: SP 7 Transportation. The problems of the A 4055 have already been alluded to	: 0D4			To the state of th	d Ooridad Waxaadii aa
'All New Developments that have a direct impact on the S	Strategic Transportation infras	structure will be required to de	liver appropriate improvemen	its to the network.	T Cornadi Tour policy
We are told that the provision of a strategic highway netw	ork is vital to the efficient mo	vement of people and goods	through the Vale		
SEWTA acknowledges the A4055 as a key problem					
5.63The 2010 RTP 'should be subject to further developm	nent and evaluation				
5.64 The Barry Waterfront to Cardiff Link Road scheme h 1926	as now been dropped compl	etely and the land appears to	be included in the St Cyres H	lousing Development after being reserved	for a road since about
Trains					
Reasonable service although peak hour trains are danger	rously overcrowded				
Buses	Ť				
The proposed bus lane through Dinas Powys beloved of S response Dinas Powys is very compact and without demolishing many houses it is beyond residents' buses like everything else are stuck in traffic for so long before reaching the bus lane. Several but	imagination to envisage when	re the Bus Lane could be place		. ,	
Cycling.					

(ordered by Representation ID No.)

Representor ID and details: 2253/DP14 Mrs F A Butler, Dinas Powys Community Council

This is also a policy without substance at the moment. Dinas Powys is a dangerous place for cyclists who wish to cycle to work directly without going miles out of their way on leisure cycling tracks. Whilst a feasibility study has been made recently we

know that land has not been purchased for a cycle track linking Dinas Powys and Barry and since the Vale aspires to have more of its residents working within the confines of the Vale this is illogical.

Walking.

Again there is no pavement linking Dinas Powys to Barry or to Wenfo or Sully. These are dangerous country roads. A young lady was killed on the A4055 while walking home from work in November 2011.

The Assembly's Strategy supported by Sewta and the Vale is to persuade people to use public transport or to Cycle or Walk. However the conditions for using the bus or to cycle or walk are not right yet and probably will not be right for several

years. Indeed 'connectivity' between the various townships and villages of the Vale of Glamorgan have not been good post Beeching. It is not possible to go directly to Wenvoe by public transport or directly to Sully. In the meantime the traffic is building up and Commerce will not be persuaded to locate in the Vale.

We propose that improvements be made to the A 4055 from Biglis Bridge to the Merrie Harriers forthwith

That land be bought as soon as possible to construct a pavement and cycle track between Dinas Powys and Barry.

Until such time as a bus lane can be properly provided that the existing 100 yard bus-lane be converted into an ordinary traffic lane so that in effect there are 3 lanes with an overhead instruction so that 2 lanes go out in the morning and then 2 lanes return in the evening similar to those on North Road Cardiff to attempt to alleviate the congestion. Although we acknowledge that this is no permanent solution to the underlying problem.

Reconfiguration of the Merrie Harriers Junction. Money for this could come from Section 106. Llandough Hospital Trust should be partially funding this.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2253/DP15 Mrs F A Butler, D	nas Powys Community Council		
Date LodgedStatusPetition and No.Supporting Evidence02/04/2012M0			our comments to be consiered by 'written representations' or do at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound ar Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE	P2 - Unanswered C2 - Unanswered C3 - Unanswered	soundness, please indicate which test(s) that it fails. wered C4 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragra 17	ph Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered"	- go to 3d)
3c - What changes would like to see made to the Deposit Plan?	? New Policy: Amended Policy: Unanswered Unanswered Notes:	New Paragraph: Amended Paragrap Unanswered Unanswered	h: New Or Amended Site: Other (see Notes): Unanswered Unanswered
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candida Site Name:	te Site? No (If "Yes", pleas	se give the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: SP4 Affordable Housing			
What sort of Affordable housing is intended?			
Affordable housing is not specifically defined.			
Does this mean - Housing Association Provision for rent of	or is it also intended to provide first time buy	ers with the chance to buy a percentage of t	he property?
We feel that United Welsh Housing Association is placing Castle Drive /Murch Rd.	its possible extra housing in the correct pla	ce but we fear that another 60 houses on th	e estate is going to cause traffic congestion at Conway Rd. and
We do not like to see a very large estate of Social Housin	g such as were built in the 60's. Such prov	rision is socially unacceptable and unfair to i	ts residents.
We favour the Council's approach of 35% Social Housing	with 65% private housing.		
Many young people born and brought up in the Village w	ould like to remain here but the prices local	ly are prohibitive to first time buyers.	
 We would like to see the Council enforcing a planning or granted. 	•	sh Housing Association to provide play prov	ision for the children on the estate if the extension to the estate is
3f - Please outline the changes you wish to see made to the D			
4b - If you wish to speak, please confirm which part of your rep			

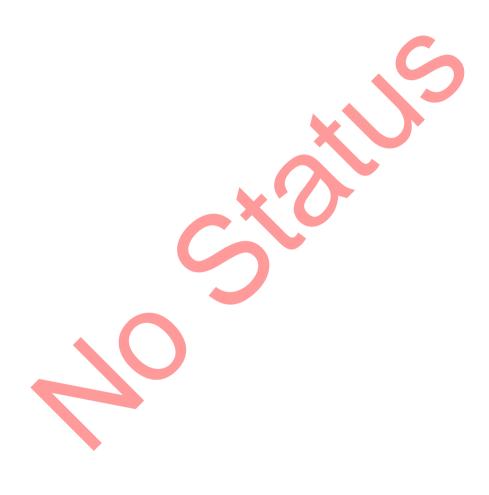
Representor ID and details: 2253/DP16 Mrs F A Butler, Di	nas Powys Community Council				
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA	Rep format: Comment form		our comments to be consiered but at a hearing session of Public e	oy 'written representations' or do examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsou Procedural Tests - P1 - Unansw		()	soundness, please indicate whi	ch test(s) that it fails.
	Consistency Tests - C1 - Unansw	rered C2 - Unans	swered C3 - Unans	wered C4 - Unanswered	
	Coherence and Effectiveness Tests -	CE1 - Unanswered	CE2 - Yes	CE3 - Unanswered CE4 -	Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Pa	ragraph Number:	Proposal Map:	Constraints	Map Appendices:
	16				
3b - Do you wish to see any changes made to the Deposit Plan			f "No" or "Unanswered"		
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: Unanswered Yes	cy: New Paragraph: Unanswered	Amended Paragrap Unanswered	h: New Or Amended Site: Oth Unanswered Unanswered	ner (see Notes): answered
	Notes:	· ·			
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Car Site Name: Land adjoining St Cyres,		1	se give the Candidate Site Nam Site Reference: MG2	,
3e - Please set out your representation below: SP3 .Residential Requirement.					
We understand that 9,950 dwellings are needed during th	is Plan's Life time.				
St Cyres School Site.					
This site is regarded as a Brownfield Site. This is old agric old. It is a sunken lane which gave travellers protection from wind and rain. Part of this site is				_	te is possibly hundreds of years
The proposed amount of green wedge between this site a	nd the Sully Road site is pathetically si	mall indeed it is no green	wedge as there are hou	ises from Laburnum Cottage to	the Manorhouse Hotel.
To place 340 houses here means demolishing the school financial resources to develop sports facilities. The St Cyrhere until they were forced to leave.					
The local doctors are desperately seeking a new Medi cer demands serious consideration and must not be instantly		ched at the top of a stee	p hill. However it is prefe	erable to losing the doctors serv	ice from the Village. This site
However the greatest argument against so many houses	on this site is that the narrow roads car	not sustain the pressure	of so many cars going	up and down all day long.	
The site is a mile from the train and Cardiff/Barry Bus. When principal mode of transport. The junction at Camm's Corner is frequently very congested as is the j	0 0	ill at the end of the day a	and experience tells us th	nat although the cost of petrol is	rising that the cars will still be the
If another 60 houses attempt to access Murch Road from	Castle Drive the situation will become	dire. The Windyridge Roa	ad is unsuitable to be us	ed as an entrance to the site.	
3f - Please outline the changes you wish to see made to the Di					

(ordered by Representation ID No.)

Representor ID and details: 2253/DP16 Mrs F A Butler, Dinas Powys Community Council

- We would wish this site to receive serious consideration as a Community Facility and for the sports pitches to be preserved.
- We would like the Green Wedge to remain in its entirety
- St. Cyres Site not considered suitable for development.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



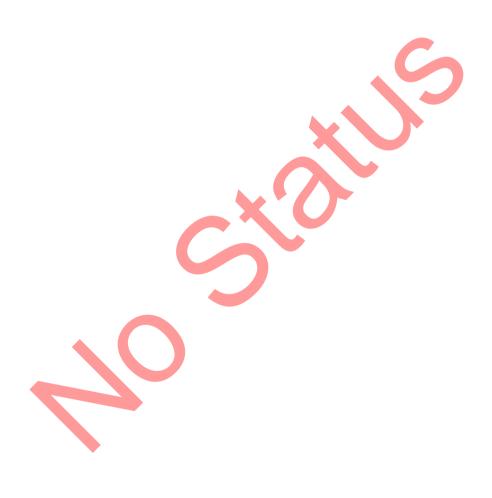
Representor ID and details: 2256/DP1 Mr P R Egan BA,	MCIPD, IPSH, Clerk to Llandough Community Council
Date Lodged Status Petition and No. Supporting Evidence 26/03/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Letter you want to speak at a hearing session of Public examination? Unanswered
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Proposal Map: Constraints Map Appendices:
	MG2
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	P New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes):
	Notes:
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: The Community Council gave consideration to the Depos the Plan.	it Plan at its meeting on 22nd March, 2012, and this letter contains the comments of the Council which describe the concerns it has about the content of
additional housing off Penarth Road. This additional house	amounts of land for housing development in the Eastern Vale most notably in the Penarth and Sully area with land also allocated within Llandough for sing will generate significant amounts of traffic which will add to the already high volumes of traffic using the Baron's Court and Merrier Harrier junctions lopments at Llandough Hospital will further add to these traffic pressures.
	posals within the Plan for improvements to the highway infrastructure within the Eastern Vale and has therefore taken the view that the proposed es during peak hours at the busy junctions referenced above.
The Community Council therefore urges your Council to rethe short, medium and long term period.	e-assess the implications for traffic management in the Eastern Vale and build in measures that describe how the increase in traffic will be managed in
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)
4h - If you wish to speak please confirm which part of your rer	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2259/DP1 Mrs Mary Martin,	Clerk to Llangan Com	munity Council					_
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA		Rep format: Comment form	4a - do you want y 1 you want to speak	our comments to at a hearing ses	o be consiered by 'written ssion of Public examination	representations' or do on? Written
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests -	P1 - Yes	P2 - Yes			ase indicate which test(s)	that it fails.
		C1 - Yes					
	Coherence and Effec	tiveness Tests - CE		CE2 - Yes	CE3 - Yes	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragra</u>	ph Number:	Proposal Map:		Constraints Map	Appendices:
	45. MG9						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	presentation? Yes	(11	f "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Paragrap	oh: New Or Ame	ended Site: Other (see N	lotes):
	Yes	Unanswered	Unanswered	Unanswered	Yes	Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	d site, did you submit Site Name: Land ea		e Site? Unanswe	red (If "Yes", plea	-	didate Site Name and refe eference: MG9/ID22	erence if known)
3e - Please set out your representation below: P1: No consultation with for example emergency services or school. Other consultees not consulted. P2: Sustainability appraisal flawed and does not take into account the planning rejections in Bonvilston (Sept 2011) or Pembroke (Sept 2011). This is an unsustainable site on open rural/agricultural green field land. Note the previous High Court Judicial Review regarding the existing occupation by a single family. C1: The land use plan does not relate to any strategy. C2: Does not have regard to national policy. WG 30/2007 A) the land is rural and unsustainable in that there are no services in either Llangan or Flerm Goch B) Site would not comply with rural exception policy contradicting TAN2. C) Business would be operated from the site (non compliance with TAN2) D) Scale of development, it would almost double the existing community (see Pembroke decision) and refusal of Bonvilston application E) Too small for the proposed development in contravention of Good Practice Guide. Access is poor for both mobile homes and emergency vehicles and there are poor public transport links. F) Does not meet the requirements of Travelling to a better future G) Does not meet any of the requirements of the Planning Policy Wales C3: Similarly in the lack of facilities available it contravenes the Wales Spatial Plan C4: No regard to the relevant Community Strategy. Certainly this development contradicts many of the recommendations of the Fordham Report CE3: No mention of how this will be managed or what monitoring of G&T needs will be instituted CE4: No flexibility to identify suitable sites in the future.							
3f - Please outline the changes you wish to see made to the DI It should be removed as a preferred site and a robust and	•	,	s be made public				
This development discriminates against the G&T commur	ity by providing them	with a sole unsuitable	site which has not b	peen assessed on a sin	nilar basis as Aff	ordable Housing.	

(ordered by Representation ID No.)

Representor ID and details: 2259/DP1 Mrs Mary Martin, Clerk to Llangan Community Council

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2259/DP2 Mrs Mary Martin,	, Clerk to Llangan Community Council			
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M □ 0 □	e Additional SA SEA		your comments to be consiered by 'written	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound an Procedural Tests - P1 - Yes	d does not not meet one or more test(s) o P2 - Yes	f soundness, please indicate which test(s)	that it fails.
	Consistency Tests - C1 - Yes	C2 - Yes C3 - Yes	C4 - Yes	
	Coherence and Effectiveness Tests - CE	I - Yes CE2 - Yes	CE3 - Unanswered CE4 - Unanswer	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragrap	oh Number: Proposal Map:	Constraints Map	Appendices:
	MG3	Develo <mark>pment o</mark> on road between Pen Pencoed.		
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your representation? Yes	(lf "No" or "Unanswered	l" - go to 3d)	
3c - What changes would like to see made to the Deposit Plar	n? New Policy: Amended Policy: Unanswered Yes Notes:	New Paragraph: Unanswered Amended Paragra Unanswered	ph: New Or Amended Site: Other (see N Unanswered Unanswered	
3d - If your representation relates to a new, deleted or amend		e Site? Unanswered (If "Yes", ple	ase give the Candidate Site Name and refe Site Reference:	erence if known)
3e - Please set out your representation below: P1: No consultation with local community or school				
P2: Fails to meet sustainability objectives. Lies next to have a never discussed with the Community Council). Incre Apart from walking to school and the community hall the	ased pressure on schools and open play spa	ce. Was previously designated as a habita	at management area and contains Bithynia	
C1/2: Contravenes requirements of Planning Policy Wale Inadequate local infrastructure, Highway safety issues, o this basis)				
C3: again this is an unsustainable site, contravening para	a 1.4 of the Wales Spatial Plan			
C4: Relevant Community Strategy: Again no accessible within the adjacent area, destruction of the natural environment.		r travelling to nearby services by car. Lack	of available places in the local school, no	learning opportunities
CE1: Reality of this site contravenes the stated aims and	key elements of the LDP			
CE2: Wrong classification of Fferm Foch as a "Minor Ru	ral Settlement"			
In a nutshell this is opposed because it is too large, it is accommodate the increased demand, it will lead to destr		s and public transport links and what serv	ices there are, school and community cent	re will not
3f - Please outline the changes you wish to see made to the I Revert to the extant planning permission for 12 dwellings				
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspect	or about and why they consider it be nece	ssary to speak at the hearing -	

Representor ID and details: 2260/DP1 Mrs Jackie Griffin	Clerk to Llanmaes Community Council		
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA	 , ,	nts to be consiered by 'written representations' or do g session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and d Procedural Tests - P1 - Unanswered	loes not not meet one or more test(s) of soundness. P2 - Unanswered	please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered	C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - L	Unanswered CE2 - Unanswered CE3 - Una	nswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph I	Number: Proposal Map:	Constraints Map Appendices:
	SP2(2)		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswe	ered (If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?		Mew Paragraph: Amended Paragraph: New Or Unanswered Unanswered	Amended Site: Other (see Notes): vered Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate S Site Name:		Candidate Site Name and reference if known) te Reference:
3e - Please set out your representation below: Whilst studying the Local Development Plan 2011 - 2026, construction of a 'Northern Access Road' to serve the Aer I would like to draw your attention to the conditions given	ospace Business Park. with the approval of Planning Application No. 20		
The approval to that application was granted on 1 Deceml 'No work whatsoever shall commence on the construction /Ministry of Defence that the Defence Technical College (i development of the Northern Access Road has been justil construction until such time as LPA has been given satisfi	of the Northern Access Road approved by this n its submitted form) is to proceed, and that a c ied on the basis that it is strictly necessary to m	ontract for the undertaking and financing of such dentition the highway impacts of the of the development.	evelopment has been signed. Reason: since the
As the Northern Access Road was part of the proposal rel of the Draft Local Development Plan in Cowbridge Town I mentioned with regard to the Aerospace Business Park.	Hall on 20th March 2012. The Officer advised th	at this was an error in the consultation document ar	nd that the Northern Access Road should not be
I reported this information to the members of the Commur and would request an assurance that all reference to the I	nity Council at their meeting on 21st March but Northern Access Road will be removed from all	the Community Council would like an apology for the the documentation within the Draft Local Developm	ne confusion which has been caused by the mistake ent Plan.
3f - Please outline the changes you wish to see made to the D			
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to the inspector a		ak at the hearing -

Representor ID and details: 2260/DP2 Mrs Jackie Griffin	, Clerk to Llanmaes Co	mmunity Council					
Date Lodged Status Petition and No. Supporting Evidence 31/03/2012 M □ 0 □	Additional SA SEA		Rep format: Eform	,	,	o be consiered by 'writter ssion of Public examination	n representations' or do on? Do not speak at he
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - No	d does not not med P2 - No	et one or more test(s) o	f soundness, plea	ase indicate which test(s)) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	· No	
	Coherence and Effect	iveness Tests - CE1	- No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragrap	h Number:	Proposal Map:		Constraints Map	Appendices:
	SP2(2)		livery and ntation				
3b - Do you wish to see any changes made to the Deposit Plan as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)							
3c - What changes would like to see made to the Deposit Plan	New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	ph: New Or Ame	ended Site: Other (see N	<u> </u>
	No	No	No	Yes	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candidate	Site?	(If "Yes", plea	-	didate Site Name and reference:	rerence if known)
3e - Please set out your representation below:							
I refer to page 114, paragraph 8.13 regarding strategic sit Aerospace Business Park. The Northern Access Road w for the Aerospace Business Park.							
One of the conditions attached to the planning approval for the Defence Training Academy was that construction of the Northern Access Road should not be started until formal confirmation was received in writing from the Ministry of Defence that the Defence Training Academy was to proceed and that a contract for the undertaking and financing of such a development had been signed.							
The Aerospace Business Park is not reliant on the constr Development Plan.	uction of the Northern	Access Road and the (Community Counc	il would request the ren	noval of the North	nern Access Road in its e	entirety from the Local
3f - Please outline the changes you wish to see made to the D As laid out in 3e.	eposit Plan to make it	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	presentation you wish t	o speak to the inspect	or about and why t	they consider it be nece	ssary to speak a	t the hearing -	

Vale of Glamorgan Council - Local Development Plan DEPOSIT PLAN (February 2012) - REPRESENTATION DETAILS: (ordered by Representation ID No.)

		Representation to No.,
Representor ID and details: 2261/DP1 Ms R Quinn, Tov	Clerk, Llantwit Major Town Council	
Date Lodged Status Petition and No. Supporting Evidence	Additional SA SEA Rep format:	4a - do you want your comments to be consiered by 'written representations' or do
02/04/2012 M 🔲 0	Comment form	you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	b - If you think that the Plan is unsound and does not not meet or Procedural Tests - P1 - Unanswered P2 - Yes	one or more test(s) of soundness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Yes C2 - Unanswe	ered C3 - Unanswered C4 - Unanswered
		E2 - Unanswered CE3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	<u>Policy Number:</u> <u>Paragraph Number:</u> <u>Pr</u>	roposal Map: <u>Constraints Map</u> <u>Appendices:</u>
	/IG2	
Bb - Do you wish to see any changes made to the Deposit Pla	s a result of your representation? Yes (If "N	No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plar	New Policy: Amended Policy: New Paragraph: Yes Unanswered Unanswered	Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered
	Notes:	
3d - If your representation relates to a new, deleted or amend	site, did you submit the site as a Candidate Site? Yes Site Name: Heol-y-Felin Estate, Llantwit Major	(If "Yes", please give the Candidate Site Name and reference if known) Site Reference: MG2(15)
3e - Please set out your representation below: LLANTWIT MAJOR TOWN COUNCIL OBJECTION TO	E VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN (LDP	P) 2011-2026 DEPOSIT PLAN PROPOSAL FOR MG2 (15)
Llantwit Major Town Council strongly object to the LDP s	ect proposal for the Heol-Y-Fel <mark>in Estate</mark> of Llantwit Major. The re	easons for our objections are as follows;
Local Services/Infrastructure		
No provision within the LDP to accommodate the expect	1400 increase in population in particular;	
Increased number of school placements required. Health care no provision of Medical Centre. No provision for additional Dental care facilities which is		
As a result of the Welsh Assembly Government cutbacks	only be compounded by the proposed increase in population. the Revenue Support Grant the Vale of Glamorgan has been for As a result of this we have many youths on the street with nothin	orced to make cutbacks in the Youth Provision Budget which in the case of Llantwiting to do.

Transport Issues

The LDP fails to recognise the impact of a markedly reduced bus service due to a reduction in the Transport Grant. As a consequence we will significantly increase the number of cars on the local roads from Llantwit Major area which is contrary to the National Government directive to enhance the Green Environment.

Flooding

Over many years flooding off the Hoddnant River has caused significant damage to the nearby residential homes at Ham Manor and Lower Boverton. The Environment Agency Wales throughout the period of heavy rainfall consistently monitors the level of the River Hoddnant.

Traffic Highway Issues

The proposal to serve a development of this size by means of just one restricted and sub-standard vehicular access off Nant-yr-Adar, is totally unacceptable in terms of highway and public safety. Ham Lane

(ordered by Representation ID No.)

Representor ID and details: 2261/DP1 Ms R Quinn, Town Clerk, Llantwit Major Town Council

serves three schools in the region of 1500 pupils and is within the 20mph Safe Routes to Schools area. In addition to this Ham Lane has housing estates to the west to which approximately there are two hundred houses, all with vehicles using this road. The access to the proposed development on the LDP deposit Plan will enter this road bringing chaos and certainly danger to children and residents alike and this road CANNOT sustain this

Boundary Heritage Coast

The land which is proposed for the development is within the boundaries of the Glamorgan Heritage Coast and is part of the countryside enjoyed by many. For some reason known only to the Council the Heritage Coast appears to have been changed without public consultation, and it would appear that it has been changed in order to include this site in the development plan. Residents are up in arms over this and we demand a full explanation into the background of this decision.

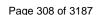
The Vale of Glamorgan Local Development Plan 2011-2026 Deposit Plan

The Llantwit Major Town Council received no copy of this plan. Consultation has not been made with the Town Council only a letter inviting our views. We consider this to be totally unacceptable considering that Llantwit Major is the third largest town in the Vale of Glamorgan.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
Alternative Site/s

This development, together with others in the western vale, will just add to the vehicle congestion and the bottleneck experienced on roads at Barry, Dinas Powys and Wenvoe. The commonsense solution is to review potential sites along the A48 with easier access to the M4. A more sensible house building programme in these areas would reduce the need to build in the southern vale which is already highly populated.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2263/DP1 Mrs S. Bowden, 0	Clerk, Penarth Town Council		
Date Lodged Status Petition and No. Supporting Evidence 28/03/2012 M □ 0 □	• '		comments to be consiered by 'written representations' or do hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered	es not not meet one or more test(s) of sour P2 - Unanswered	ndness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Yes	C2 - Unanswered C3 - Unanswere	ed C4 - Yes
	Coherence and Effectiveness Tests - CE1 - Ye	es CE2 - Yes CE	3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph No	umber: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go	o to 3d)
3c - What changes would like to see made to the Deposit Plan			New Or Amended Site: Other (see Notes): Unanswered Unanswered
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site Site Name:	e? Unanswered (If "Yes", please gi	ive the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: Whilst the Town Council recognises the need for more he residential properties. The Lavernock/Redlands and Sull Junction exasperate the issue and the development of a properties identified on two sites within Penarth will all co	/ Roads through Penarth currently suffer from ma urther 450 homes on the edge of Penarth together	ajor congestion at peak times throughout the er with the Penarth Heights development cu	e day. The issues of the Merrie Harrier and Barons Court
3f - Please outline the changes you wish to see made to the D The Town Council would like to see more emphasis in the	eposit Plan to make it sound (if relevant) LDP on the improvement of the highway infrastriche congestion chaos experienced every working	ucture and the rail links from Penarth. i.e. tl	he development of Cogan Spur to create a two track system the Town Council's opinion that any improvements should
4b - If you wish to speak, please confirm which part of your re The Town Council would wish to be represented at the m			

Representor ID and details: 2263/DP2 Mrs S. Bowden, C	Clerk, Penarth Town Council		
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		b be consiered by 'written representations' or do sion of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered	pes not not meet one or more test(s) of soundness, plea P2 - Unanswered	ase indicate which test(s) that it fails.
	Consistency Tests - C1 - Yes	C2 - Unanswered C3 - Unanswered C4 -	Yes
	Coherence and Effectiveness Tests - CE1 - Y	es CE2 - Yes CE3 - Unanswe	ered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	Number: Proposal Map:	Constraints Map Appendices:
	SP11		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswer	red (If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan		ew Paragraph: Amended Paragraph: New Or Ame nanswered Unanswered Unanswered	
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Si Site Name:		didate Site Name and reference if known) eference:
3e - Please set out your representation below: Tourism and Leisure			
The Town Council is concerned that the importance of the of upheaval with the Pier Pavilion under renovation, the B when a one way system was introduced.			
3f - Please outline the changes you wish to see made to the D The Town Council would like to see more emphasis in the link the Esplanade with Penarth Marina, the town centre a	LDP on the development and progression of ex	isting developments and enhancement of Penarth Espl	anade that boasts a Victorian Pier and plans to
4b - If you wish to speak, please confirm which part of your rep The Town Council would like to be represented at the Hear residents and the visitor economy.			

Representor ID and details: 2263/DP3 Mrs S. Bowden, Cl	erk, Penarth Town Council		
Date Lodged Status Petition and No. Supporting Evidence 29/03/2012 M 0	Additional SA SEA		comments to be consiered by 'written representations' or do a hearing session of Public examination? Examination
· (2b - If you think that the Plan is unsound and Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Yes Coherence and Effectiveness Tests - CE1 -	P2 - Unanswered C2 - Unanswered C3 - Unanswer	ed C4 - Yes E3 - Unanswered CE4 - Unanswered
	Policy Number: Paragraph 120	Number: Proposal Map: Highways/ intercha	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan a	as a result of your representation? Yes	(If "No" or "Unanswered" - g	o to 3d)
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy:		New Or Amended Site: Other (see Notes): Unanswered Unanswered
3d - If your representation relates to a new, deleted or amended	d site, did you submit the site as a Candidate Site Name:	Site? Unanswered (If "Yes", please	give the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: MG20			
	highways serving Penarth will only become w	orse to the despair and frustration of local re	of more residential accommodation. Without improvements sidents. Improvements to infrastructure should form part of
The Town Council would also want to see proposals to imp	prove the railway infrastructure particularly in o	connection with improvements at Cogan Spu	r.
3f - Please outline the changes you wish to see made to the De Penarth Town Council would wish to see a policy statemen overcome the gridlock issues currently experienced at peak. Plus a statement in relation to proposals to develop the Co	nt giving a commitment to pursue the improve k time while travelling in and out of Penarth. A	situation that will be exacerbated if more re	
4b - If you wish to speak, please confirm which part of your repr The Town Council would like to be represented at the hear working day.	· · · · · · · · · · · · · · · · · · ·		•

Representor ID and details: 2265/DP1 Mr C Farrant, Cle	rk to Penllyn Communi	ity Council					
Date Lodged Status Petition and No. Supporting Evidence 01/04/2012 M □ 0 □	Additional SA SEA		Rep format: Eform			e consiered by 'written r n of Public examination	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and d P1 - No	oes not not mee P2 - No	t one or more test(s) of	soundness, please	indicate which test(s) t	hat it fails.
	Consistency Tests -			C3 - No	C4 - No		
	Coherence and Effect	tiveness Tests - CE1 - N	NO 	CE2 - Yes	CE3 - Yes	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph I	Number:	Proposal Map:		Constraints Map	Appendices:
	Settlement Hierarchy.						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(II	"No" or "Unanswered"	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	? <u>New Policy:</u> No		ew Paragraph: 'es	Amended Paragrap No	h: New Or Amende No	ed Site: Other (see No Yes	ites):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candidate S	ite? No	(If "Yes", plea	se give the Candida Site Refere	ate Site Name and reference:	rence if known)
3e - Please set out your representation below: Notwithstanding any separate representations to be made of Trade in their request that a contribution (either through parking provision in Cowbridge Town Centre. Whilst new developments in the area will strengthen the reaction that the Cowbridge Town Centre from outlying village communications.	n Section 106 Agreements	ents or from the Communication of the communication	ty Infrastructure	Levy) be sought from a	all development sites	s in the surrounding are	as to improve the
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it	sound (if relevant)					
Penllyn Community Council wish to see the insertion of the	e following statement	and requ <mark>ire</mark> ment of the pla	an:-				
All development sites deemed to be within the catchments provision within the Town Centre. When adequate resource					ntribution for the pro	ovision of new and impr	oved car parking
4b - If you wish to speak, please confirm which part of your rep	presentation you wish t	o speak to the inspector a	about and why th	ey consider it be neces	sary to speak at the	hearing -	

Representor ID and details: 2270/DP1 Ms L. Perna, Cle	rk to St George's and St	t Bride's Super Ely Cor	nmunity C			
Date Lodged Status Petition and No. Supporting Evidence 28/03/2012 M 0	Additional SA SEA		Rep format: Email	, ,	ur comments to be consiered at a hearing session of Public	d by 'written representations' or do examination?
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that th Procedural Tests -	e Plan is unsound and P1 - Unanswered	does not not meet P2 - Unansv	` '	oundness, please indicate w	hich test(s) that it fails.
	Consistency Tests - Coherence and Effecti			wered C3 - Unansw CE2 - Unanswered		- Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG2(29). MG2(33)		h Number:	Proposal Map:	Constraint	ts Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Unansv	vered (If	"No" or "Unanswered" -	- go to 3d)	
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered Notes:	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragraph Unanswered	n: New Or Amended Site: C Unanswered U	Other (see Notes): Jnanswered
3d - If your representation relates to a new, deleted or amende		he site as a Candidate	Site? Unanswer	ed (If "Yes", please	e give the Candidate Site Na Site Reference:	me and reference if known)
3e - Please set out your representation below: I am the Clerk to St George's and St Bride's Community It is felt that the LDP is in contravention to ARAUP and b mainly at rush hours, weekends and holiday times. The hole	y building new houses ir ighway around these ar	n these area's the qual	ity of life for local p	eople will be unbearable		
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	ound (if relevant)				
4h - If you wish to speak please confirm which part of your re	presentation you wish to	s speak to the inspecto	or about and why th	av consider it he necess	eary to speak at the hearing -	

(ordered by Representation ID No.)

Representor ID and details: 2271/DP1 Mr D M Evans, C	lerk, St Nicholas & Bonvilst	ton Community Counc	cil				
Date LodgedStatusPetition and No.Supporting Evidence30/03/2012M0	Additional SA SEA		Rep format: Letter	,		onsiered by 'written re of Public examination'	•
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the P Procedural Tests - P Consistency Tests - C	1 - Unanswered	P2 - Unansw	` '	· ·		at it fails.
	Coherence and Effectiven	ess Tests - CE1 - L	Jnanswered C	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswere	d
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG2(33)	Paragraph N		Proposal Map:	_	onstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your represe	entation? Unanswe	red (If "	No" or "Unanswered" -	go to 3d)		
3c - What changes would like to see made to the Deposit Plan	Unanswered U		ew Paragraph: Inanswered	Amended Paragraph Unanswered	: New Or Amended Unanswered	Site: Other (see Not Unanswered	<u>es):</u>
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the s Site Name:	site as a Candidate Si	ite? Unanswere	d (If "Yes", please	e give the Candidate Site Referen	Site Name and reference:	ence if known)
On Diagram and and an arrangement of the highest							

3e - Please set out your representation below:

PROPOSED HOUSING ALLOCATION AT ST.NICHOLAS (Policy MG 2 (33))

The 2.39 hectare site rear of Ger Y Llan to the east and behind properties fronting the A48 is a Greenfield site previously protected by the UDP as agricultural land, in open country side, adjacent to a conservation area and outside the village settlement. Previous planning applications for residential development had been refused. The present proposal seeks to abandon all these principles, thus opening the way east to further development and a type of "rural urbanization". A very dangerous precedent for the future.

St. Nicholas is the gateway to the west from the turmoil of the Culverhouse Cross over development. It is and always was an historical village with its natural beauty. It is now subject to political vandalism by virtue of a "numbers game" imposed on the back of "affordable housing". This raises the question - "when does affordable housing cease to be affordable"? The sale of council houses is a prime example of such a policy.

Many of "The Vision Objectives" as listed are flawed by its own policies e.g.

SUSTAINABILITY - should seek to preserve those things which are precious to us. The proposal for 50 dwellings increases the village by some 35%, the population by 40% to 50 %, doubling the number of properties north of the A48, and increasing the private and service vehicles in excess of 100 on to a sensitive section of an already heavily used A48. This visionary objective fails miserably to so do.

REDUCING THE IMPACT OF CLIMATE CHANGE - will not be achieved by the density of the development and its social implications.

REDUCING THE NEED FOR RESIDENTS TO TRA VEL FOR THEIR DAILY NEEDS - The village has no shop, no post office, no doctors surgery, no dentists, no public house, and no eating establishment. Residents would have to travel (by car) to the nearest facility - 2.7km to the east or 11.1km to the west.

PROTECTING AND ENHANCING HISTORIC AND NATURAL ENVIRONMENT - We work hard to protect our rural culture — but the proposal seeks to destroy it.

TO MAINTAIN, ENHANCEAND PROMOTE COMMUNITY FACILITIES ETC. The village can "boast" a church, a school, a telephone box (card operated), a post box and a bus stop with a half hourly expensive service.

NEIGHBOURHOOD SHOPPING ETC. NIL.

TOURISM ATTRACTIONS - 1) A pre-historic burial ground: 2) A 12th century church 3) Duffryn House & Gardens now under National Trust management. The NT hope to increase visitor levels to 250,000 a

(ordered by Representation ID No.)

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Representor ID and details: 2271/DP1 Mr D M Evans, Clerk, St Nicholas & Bonvilston Community Council

year (rather a daunting prospect for the over-stretched A48).

The Council is concerned regarding the inclusion of a "non-candidate" site which has been added by the planners to facilitate access to the main development. It appears once again able to adjust the rules to win the game.

A Public Meeting held in St.Nicholas on March 19th unanimously opposed the inclusion of this site in the LDP and supported the Community Council in seeking to get this proposal removed totally from the Draft Proposals. It was considered unjustified, unsustainable and ill-conceived.

The Localism Act 2011 which has implications in Wales makes a number of changes in the planning system which are intended to give local communities a greater say in the development of their areas. WE HOPE THE VOICES OF ST.NICHOLAS RESIDENTS
WILL BE HEARD

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
 - The Community Council request the removal of Policy MG2 (33) from the Local Development Plan.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2274/DP1 Mr R Hulin, Clerk, Wenvoe Community Council
Date Lodged Status Petition and No. Supporting Evidence Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on? Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: MG2(29). MG2(26)
3b - Do you wish to see any changes made to the Deposit Plan as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan? New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered
Notes:
3d - If your representation relates to a new, deleted or amended site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Site Reference:
3e - Please set out your representation below: Resolved: (1) ITV Site MG 2 (29) LDP.
To object. This 'brown field' site is currently classed as 'employment' land which will be lost to housing while new employment sites are having to be provided in the LDP. The proximity of this proposed development of 250 houses to Pare y Gwenfo and Twyn yr Odyn will create one large new community. If the proposed development goes ahead it should include the provision of community facilities, e.g. Community Centre, Medical Centre, crèche and toddler facilities. The size of the project requires that road access/egress be provided from the A48.
Resolved: (2) Land to the west of Port Road, Wenvoe MG 2 (26) LDP.
To object. The proposed large development at ITV Wales, Culverhouse Cross, Site MG 2 (29) LDP, falls within the Wenvoe Community boundary and will become an additional community to the present Wenvoe Village. This proposed development is the lesser of the two large housing proposals in the Wenvoe area. It is therefore suggested that this proposal (Site MG 2 (26) LDP) be put in the reserve list until there has been an opportunity to measure the effect of the larger proposed development Site MG 2 (29) LDP on the present Wenvoe Village infrastructure.
Additional residential homes (approx 100) are being provided at the Cambrian Residential Caravan Park, Brooklands Terrace, Wenvoe as it continues to be redeveloped over the coming years.
The proposal for 150 new houses will require a new access from the A4050 road - a major route into the Vale of Glamorgan. The proposal is for the Style Garden Site, which is owned by the same proposed development site owner, to be included in the housing development land area.
This would permit an access being taken from the present roundabout on the A4050 at it's junction with St. Andrews Road. Hence the whole site would become a housing/employment site to allow the present Garden Centre to be compensated for any loss of retail area from any new road construction.
3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2306/DP1 Mr Gareth Joshua	, Team Manager Cardiff				
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M □ 0 □	Additional SA SEA		nents to be consiered by 'written representations' or do ring session of Public examination? Written		
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound and Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1	d does not not meet one or more test(s) of soundne P2 - Unanswered C2 - Unanswered C3 - Unanswered - Unanswered CE2 - Unanswered CE3 - U	C4 - Unanswered		
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragrap	h Number: Proposal Map:	Constraints Map Appendices:		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? No	(If "No" or "Unanswered" - go to 3	id)		
3c - What changes would like to see made to the Deposit Plan?		New Paragraph: Amended Paragraph: New	Or Amended Site: Other (see Notes): Unanswered Unanswered		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Site Name:		ne Candidate Site Name and reference if known) Site Reference:		
3e - Please set out your representation below: RE: DEPOSIT LDP CONSULTATION I write in respect of the subject document and have been	nstructed on behalf of Western Power Distrib	oution to make the following consultation response.			
Western Power Distribution has a number of strategic electricity distribution circuits (which can operate at 132,000 Volts, 66,000 Volts and 33,000 Volts) in some of the area's being considered for development. These circuits run both underground and as overhead lines. In addition, the Cranbrook area and Exmouth area contain 132kV power lines and my client is keen to meet with you in order to discuss these matters further.					
Generally, Western Power Distribution would expect developers of a site to pay to divert less strategic electricity circuits operating at 11,000 Volts (11kV) or below. This may include undergrounding some 11kV and low voltage overhead lines as necessary.					
Western Power Distribution would normally seek to retain the position of electricity circuits operating at 132,000 Volts (132kV) and 66,000 Volts (66kV) and in some cases 33,000 Volts (33kV), particularly if the diversion of such circuits placed a financial obligation on Western Power Distribution to either divert or underground them as this would then go against the requirement on Western Power Distribution to operate an economic and efficient electricity distribution system. Assuming the required minimum statutory clearances can be maintained and WPD can access its pylons/poles, WPD does not generally have any restriction on the type of development possible in proximity to its strategic overhead lines but it would be sensible for planning guidance and layout of developments to take WPD's position into account and consider uses compatible with the retention of strategic overhead lines, for example such as parking, estate roads, commercial uses or open space, within their immediate proximity. It is worth noting that existing circuits crossing the proposed development areas in the document may run both overhead and underground. In any case WPD should be consulted on detail at an early stage.					
3f - Please outline the changes you wish to see made to the D Please see covering letter.	eposit Plan to make it sound (if relevant)				
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to the inspector	or about and why they consider it be necessary to s	peak at the hearing -		

Representor ID and details: 2347/DP1 Mrs D Glenny			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		ur comments to be consiered by 'written representations' or do ta hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - P1 - Unanswered	P2 - Unanswered	oundness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered	C2 - Unanswered C3 - Unanswered Unanswered CE2 - Yes	ered C4 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	Number: Proposal Map:MG2(13)	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" -	go to 3d)
3c - What changes would like to see made to the Deposit Plan?	changes made to the Deposit Plan as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d) to see made to the Deposit Plan? New Policy: Amended Policy: Unanswered Unan		
	Notes:		
3d - If your representation relates to a new, deleted or amende			,
anything up to 45 minutes now. So the addition of this nur- The St Athan road is tortuous, narrow and quite dangeroudirections off the St Athan road which will result in further- Existing planning proposals already provide housing with	nber of new road users will have to be factored us and will now also cause a bottleneck at the elequeues at the lights. In the town of Cowbridge e.g. The Lower School g is certain to be one element of any proposed of Cowbridge and should remain so. Surely built chooling, medical help, town parking will add to smells as well, added to the equation.	into the logjam. Intrance to Cowbridge, especially at the transfer to the combridge of the combre to the combre of	affic lights. The new housing will need access from both alk- (2+houses?) the old Girls Grammar School, the Limes and ore housing especially by indiscriminately nibbling into open essed before encroaching further into the rural Vale.
3f - Please outline the changes you wish to see made to the D Have candidate site removed and include as a Green Wee	· · · · · · · · · · · · · · · · · · ·	ons.	
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector a	about and why they consider it be necess	ary to speak at the hearing -

Representor ID and details: 2368/DP1 Mr I Perry							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		Rep format: Eform	•	•	be consiered by 'writter sion of Public examination	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - Yes	does not not mee	et one or more test(s) of	of soundness, plea	se indicate which test(s)	that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	Yes	
	Coherence and Effect	iveness Tests - CE1	- No	CE2 - No	CE3 - No	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrapl</u>	h Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(11)						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	nph: New Or Ame	ended Site: Other (see N	<u> </u>
	No	No	No	No	Yes	No	
	Notes:						
3d - If your representation relates to a new, deleted or amend	ed site, did you submit t Site Name:	the site as a Candidate	Site? No	(If "Yes", ple	· ·	didate Site Name and ref	erence if known)
3e - Please set out your representation below: I am very concerned at the potential to lose the cattle ma further - bad for their welfare, bad for the environment an				loss of this market wi	I hit the local indu	stry and potentially resul	t in animals being driven
3f - Please outline the changes you wish to see made to the D Please delete MG2 (11) and keep the cattle market when	•	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	presentation you wish to	o speak to the inspecto	or about and why t	hey consider it be nece	essary to speak at	the hearing -	

Representor ID and details: 2368/DP2 Mr I Perry							
Date Lodged Status Petition and No. Supporting Evidence	Additional SA SEA		Rep format:		,	to be consiered by 'written	•
02/04/2012 M			Eform	you want to speal	k at a hearing se	ession of Public examinati	on? Examination
2a - Do you consider the LDP is Sound? Unsound	,			et one or more test(s) o	f soundness, ple	ease indicate which test(s) that it fails.
	Procedural Tests -	P1 - No	P2 - No				
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4	- Yes	
	Coherence and Effect	iveness Tests - CE1	- No	CE2 - No	CE3 - No	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:		Constraints Map	Appendices:
	SP7(1)						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(1	If "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	ph: New Or Am	nended Site: Other (see	Notes):
	No	No	No	No	Yes	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candidate	Site? No	(If "Yes", ple	•	ndidate Site Name and re Reference:	ference if known)
3e - Please set out your representation below: Instead of the spur to link stations to the east of the airpo employment zone in north west Barry and school and hos						s 1200 people that continu	ues to the proposed
It could possibly be provided privately or funded by lando delete SG7(1) and reconsider access by public transport	wners whose land price to the airport and BA.	es rise. Much cheaper	per potential pass	enger and of much mo	re use now and i	in the future than the curr	ent proposal. Please
3f - Please outline the changes you wish to see made to the D Please delete SG7(1) and reconsider access by public tra employment zone, etc.).			ht rail that links re	sidential areas and Rho	pose and Barry t	o the airport, BA and Bar	ry schools, hospital
4b - If you wish to speak, please confirm which part of your re I do not think that access to the airport has been properly at the airport would not be attractive to those travelling to	thought through - e.g.	from the west by public	transport. The ra	ail spur does not meet t	he needs of peo	ple as well as a light rail l	ine would - and a station

(ordered by Representation ID No.)

Representor	ID and d	letails:	2376/DI	P1 Mr Isaac Benjuya,	Anderson & Associat	es							
<u>Date Lodged</u> <u>Status</u> <u>Petition and No.</u> <u>Supporting Evidence</u>		Supporting Evidence	Additional SA SEA	<u>;EA</u>		Rep format:	4a - do you want your comments to be consiered by 'written representations' or c						
29/03/2012	М		0	✓	✓			Comment for	m you want to spea	k at a hearing ses	ssion of Public	examinatio	n? Examination
2a - Do you co	onsider tl	he LDP	is Sound?		•				` '	of soundness, plea	ase indicate wh	nich test(s)	that it fails.
29/03/2012 M O O O O O O O O O O O O O O O O O O													
					Coherence and Effect	tiveness Tes	sts - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unansw	ered CE4	- Unanswei	red
3a - Which pa	rt of the	Deposit	Plan are ye	ou commenting on?	Policy Number:		Paragrap	h Number:	Proposal Map:		Constraints	s Map	Appendices:
					MG2								
3b - Do you w	ish to se	e any cł	nanges mad	de to the Deposit Plan	as a result of your rep	resentation?	? Yes	((If "No" or "Unanswere	d" - go to 3d)			
3c - What cha	nges wo	uld like	to see mad	le to the Deposit Plan?			Policy:			·		ther (see N nanswered	otes):
					Notes:								
3d - If your re	presenta	ation rela	ates to a ne	·	•				(If "Yes", ple	ŭ			erence if known)
									—				

3e - Please set out your representation below:

This site, (Land at Wick Road, Llantwit Major) was submitted as a Candidate Site in 2007. At this LDP stage, the site was rejected by the Council on the basis of 3 issues:

- The site is located within a C2 Flood Zone.
- The site would have an adverse impact on the character & setting of the Llantwit Major Conservation Area and
- The site would have an adverse impact on the character & setting of a number of Listed Buildings.

In respect of the above, we would comment as follows:-

Flooding

Part of the site is identified as being within Flood Zone C2 relating to the Ogney Brook. However, this zoning relates to only a small part of the overall site. This is not considered to be a significant constraint to the development of the site. The area

identified as being prone to flooding can be managed & controlled by mitigation measures, to be discussed and agreed with the Environment Agency. Such mitigation measures can be positively incorporated into the design & layout of the development. These measures would comprise channelling of the stream course, and the provision of open green areas of landscape either side, available as areas of public open space I stream walks etc, which would be of positive attraction and of enjoyment to the site residents and the context area in general.

It should also be noted that other green field sites in the south-eastern area of the locality have been allocated for residential development, despite being also subject to a C2 Flood Zone designation.

The other objections raised by the Council to the allocation of the Wick Road Site are based on their judgement that development on the site would have an adverse impact on the Llantwit Major Conservation Area & the character & setting of a number of listed Buildings in the locality.

The existence of the Conservation Area & the Listed Buildings is acknowledged. However, a sensitively designed layout, incorporating areas of landscaping and green separation and transition, will ensure that not only the development will have

no adverse impact on the Conservation Area and/or the Listed buildings, but it will also create a positive enhancement of their setting and the context area in general.

The site is not within the Heritage Coast & meets the objectives & strategy of the LDP. The site could provide accommodation for 100 to 120 dwellings. It lies adjacent to the Service Centre Settlement of Llantwit Major. It is well contained by defensible

(ordered by Representation ID No.)

Representor ID and details: 2376/DP1 Mr Isaac Benjuya, Anderson & Associates

boundaries and is entirely suitable & appropriate for residential development. Indeed, it is considered to be better placed for a residential allocation than other sites which are currently allocated.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
 Policy MG2 should be amended to include the land at Wick Road, Llantwit Major as a residential allocation. The Proposals Map should also be amended to reflect this allocation.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing The importance of creating a desirable environment on this site, fully integrated with the existing Settlement, merits a full consideration and discussion at the public examination.



Representor ID and details: 2376/DP2 Mr Isaac Benjuya	, Anderson & Associates		
Date Lodged Status Petition and No. Supporting Evidence	Additional SA SEA		nents to be consiered by 'written representations' or do
29/03/2012 M		Comment form you want to speak at a hear	ing session of Public examination? Written
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound and do	()	ss, please indicate which test(s) that it fails.
	Procedural Tests - P1 - Unanswered	P2 - Unanswered	
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered	C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - U	nanswered CE2 - Unanswered CE3 - U	nanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	lumber: Proposal Map:	Constraints Map Appendices:
	MG2(14)		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? No	(If "No" or "Unanswered" - go to 3	d)
3c - What changes would like to see made to the Deposit Plan	New Policy: Amended Policy: New Policy: Ne	ew Paragraph: Amended Paragraph: New 0	Or Amended Site: Other (see Notes):
	Unanswered Unanswered U	nanswered Unanswered Unan	swered Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Si	te? Yes (If "Yes", please give the	ne Candidate Site Name and reference if known)
	Site Name: Plasnewydd Farm, Llantwit Major.		Site Reference: 2442/CS2
3e - Please set out your representation below:			
Plasnewydd Farm, Llantwit Major, is a 4.38 hectare site a the existing built up area of Llantwit Major which is a Serv related to the town and is not subject to any environmental	ice Centre settlement. The site is well contained	by the railway line, the bypass & Cowbridge Roa	
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)	7	
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector a	bout and why they consider it be necessary to s	peak at the hearing -

(ordered by Representation ID No.)

ate Lodged Status Petition and No. Supporting Evidence	 Additional SA SEA 		Rep format:	4a - do you war	nt your comments to be	consiered by 'writter	renresentations' or d
29/03/2012 M	V		Comment form	·	eak at a hearing session		
- Do you consider the LDP is Sound? Unsound	Procedural Tests -	the Plan is unsound and P1 - Unanswered C1 - Unanswered	P2 - Unans	wered	of soundness, please i) that it fails.
	Coherence and Effe	ctiveness Tests - CE1	- Unanswered	CE2 - Yes	CE3 - Unanswered	CE4 - Yes	
- Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:	2	Constraints Map	Appendices:
	NIG2					· · · · ·	
- Do you wish to see any changes made to the Deposit Pla	n as a result of your re	presentation? Yes	(If	f "No" or "Unanswer	ed" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	n? New Policy: Unanswered	Amended Policy: Yes	New Paragraph: Unanswered	Amended Parag Unanswered	raph: New Or Amende Yes	ed Site: Other (see N Unanswered	
	Notes:						
d - If your representation relates to a new, deleted or amend		t the site as a Candidate v - East of Llantwit Major		(If "Yes", p	lease give the Candidat Site Refere	te Site Name and reference: 2442/CS1	rerence if known)
e - Please set out your representation below:				/			
Policy MG2 lists 36 sites allocated to meet the housing r in the Service Centre & Primary Settlements and in various	need of 7221 dwelling ເ bus Minor Rural Settler	units within the Vale during nents.	ng the plan period.	These sites are loca	ated on the Strategic Ho	ousing Sites, in the K	(ey Settlement of Barr

The site, which extends to 45 acres is a brownfield site in a location which is considered suitable for new built development, as demonstrated by the two employment allocations (MG 12 (9) and MG12(10). A comprehensive mixed use development is proposed for the site comprising of the following elements:

- 160 dwellings phased throughout the plan period with an initial phase of 50 units.
- 15 sheltered bungalows.
- · Care home.
- Employment areas.
- Hotel & Health Club.
- Playground, Public Open Space & Sports facilities.
- Community Site.
- Shop & Petrol Station.

(See the attached information).

The site is considered capable of providing a sustainable integrated community & the residential element of this should be acknowledged within the LDP by the inclusion of an allocation for 160 residential units under Policy MG2.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The site at Llandow is a more appropriate site than others listed under Policy MG2. It is a suitable and relevant alternative which has been rejected by the Council. The Plan should be changed & this site should be allocated for residential development under Policy MG2. The relevant areas for residential development are shown in blue on the attached illustrative draft Master Plan.

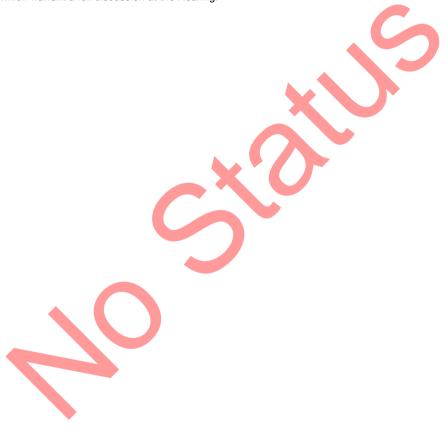
(ordered by Representation ID No.)

Representor ID and details: 2376/DP3 Mr Isaac Benjuya, Anderson & Associates

The range of mix use facilities and opportunities will benefit the site residents, as it is also the case concerning its strategic location and vicinity from two of the three Service Centre Settlements in the Vale of Glamorgan.

The provision of green open areas and the Sport courts, will assist in creating a well integrated environment where the people's wellbeing can be achieved.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - The site is a major mixed use development the merits of which warrant a full discussion at the Hearing.



(ordered by Representation ID No.)

Representor I	D and d	etails:	2376/DI	P4 Mr Isaac Benjuya,	Anderson & Associate	es										
Date Lodged	Status	Petitio	on and No.	Supporting Evidence	Additional SA SEA				Rep for	mat:	•	•			•	n representations' or do
	М		0	✓	✓				Comme	ent form	you want	to speak at a	a hearing	session of Pu	blic examinati	on? Examination
2a - Do you co	onsider th	ne LDP	s Sound?		2b - If you think that th Procedural Tests -				d does not n P2 -			test(s) of sou	ındness,	please indicate	e which test(s)) that it fails.
					Consistency Tests -	C1 -	Unans	wered	C2 -	Unanswe	ered C3	- Unanswer	ed	C4 - Unanswe	red	
					Coherence and Effecti	ivenes	s Tests	- CE1	- Unanswe	red C	E2 - Yes	CI	E3 - Una	nswered C	E4 - Yes	
3a - Which par	rt of the I	Deposit	Plan are yo	ou commenting on?	Policy Number:		<u>P</u>	'aragrap	h Number:	<u>P</u>	roposal Mar	<u>):</u>		Constr	aints Map	Appendices:
					MG2(15)											
3b - Do you wi	sh to see	e any ch	anges mad	de to the Deposit Plan	as a result of your rep	resenta	ation?	Yes		(If "I	No" or "Una	nswered" - g	o to 3d)			
3c - What char	nges wo	uld like	o see mad	e to the Deposit Plan?	New Policy:	Ame	nded Po	olicy:	New Para	graph:	Amended	Paragraph:	New Or	Amended Site:	Other (see N	Notes):
					Unanswered	Yes			Unanswer	ed	Unanswer	ed	Yes		Unanswered	d
					Notes:											
3d - If your re	presenta	tion rela	ates to a ne	w, deleted or amende	d site, did you submit t Site Name: Land to re					_ =	(If "Y	'es", please ς	-	Candidate Site te Reference: I		ference if known)

3e - Please set out your representation below:

Under Policy MG2 (15) land to the rear of Heol y Felin Estate, Llantwit Major is allocated for residential development. Whilst it is allocated for a potential development of 345 dwellings, it is indicated to be a reserve site to be developed only if there is a deficiency in the housing land supply in due course. However, it is considered that this site is not suitable or appropriate for a major residential development. It is also considered to that there are better and more appropriate sites available which should be allocated before Heol y Felin site.

The Heol y Felin site is a 15.81 hectare site to the south of Llantwit Major, approximately 1km from the town centre. Whilst the town centre offers some facilities, including a bus and train station, but residents would be likely to have to travel to other facilities and, in particular, for employment opportunities.

In addition, there are several other issues which lead us to the conclusion that the site is unsuitable for a residential allocation.

Firstly, the site is Greenfield & is also good quality agricultural land – Grade 2. It also lies within the Glamorgan Heritage Coast & close to the National Coastal Path. Development on this scale will have a detrimental effect impact for those wishing to enjoy the recreational & amenity value of these designations.

In addition, these impacts will be further reinforced due to the elevated position of the site. Development would therefore result in a negative & detrimental visual impact on the locality.

There are also technical constraints to the development of this site:

The site lies (in the part) within the C2 Flood Zone & is therefore susceptible to flooding from the Hodnant Brook. Objections from the Environment Agency are therefore likely to be forthcoming.

There are also issues relating to access to the site. The precise access arrangements are unclear & may require the acquisition and demolition of the existing residential properties. The LDP acknowledges that local highway improvements will be required in order to support the traffic generated by this major development.

Dwr Cymru Welsh Water have also stated that improvements to the Llantwit Major Sewage Pumping Station will be required.

There are therefore several constraints to developing this site. In light of these, it is considered that this particular allocation is unsound & is not based on robust & credible evidence. Other sites which have been submitted to the Vale for consideration are considered to meet the vision and objectives of the LDP and which are both sustainable & developable with fewer constraints to development than those associated with the Heol y Felin site. The site to the east of Llantwit Major Road at Llandow is one such site & should be considered a more robust alternative to the MG2 (15) site.

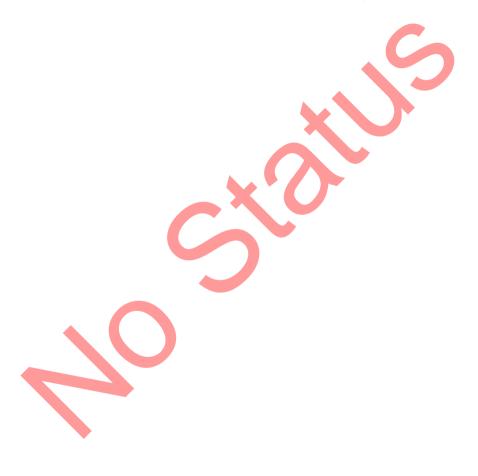
(ordered by Representation ID No.)

Representor ID and details: 2376/DP4 Mr Isaac Benjuya, Anderson & Associates

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

 In light of the above evidence it is considered that the MG2 (15) residential allocation is unsound & should be deleted. To compensate for this, additional new residential allocations will be required.

 Consequently, it is advanced that the Llandow site is an appropriate replacement to compensate for the loss of the Heol y Felin site.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing There are many issues surrounding the suitability of the allocation of this site for residential development. A full debate attended by all interested parties is required.



(ordered by Representation ID No.)

Representor ID and details: 2376/DP5 Mr Isaac Benjuya	, Anderson & Associates
Date Lodged Status Petition and No. Supporting Evidence	
29/03/2012 M	✓ Comment form you want to speak at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Proposal Map: Constraints Map Appendices:
	SP11
3b - Do you wish to see any changes made to the Deposit Plar	n as a result of your representation? No (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Llandow, Land east of Llantwit Major Road Site Reference: 2442/CS1
3e - Please set out your representation below: Tourism and Leisure	
	of Glamorgan. It encourages proposals which promote the Vale of Glamorgan as a tourism and leisure destination. Proposals which enhance the range bly considered. Also proposals which favour rural diversification and enhance the local economy will also be supported. The policy framework seeks to sure industry in the area. This objective is fully supported.
In this respect, the mixed use development promoted on Plan, include a Hotel and Health Club and an area of ope	land to the east of Llantwit Major Road at Llandow, completely meets these objectives. The proposals, as shown on the enclosed draft illustrative Master n air sports courts and pavilion/café.
	tourism and leisure offer available to existing residents of the Vale, and visitors to the area, and will effectively assist in promoting the Vale of Glamorgan is of Llantwit Major and Cowbridge. As such it fully meets all the objectives set out in Policy SP11.
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

The benefits of providing a tourism and leisure facility in the rural Vale, as part of the comprehensive mix use development proposed, would warrant a full consideration and discussion at the public examination.

(ordered by Representation ID No.)

Representor ID and details: 2376/DP6 Mr Isaac Benjuya	a, Anderson & Associate	es					
Date Lodged Status Petition and No. Supporting Evidence	e Additional SA SEA		Rep format:			•	representations' or do
29/03/2012 M	✓		Comment form	you want to speak a	at a nearing session	of Public examinatio	n? Examination
2a - Do you consider the LDP is Sound? Unsound	•	ne Plan is unsound and P1 - Unanswered	does not not meet P2 - Unansv	` '	oundness, please i	ndicate which test(s)	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unansv	wered C3 - Unansw	vered C4 - Un	answered	
	Coherence and Effect	iveness Tests - CE1 -	- Unanswered	CE2 - Yes	CE3 - Unanswered	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:	9	Constraints Map	Appendices:
		4.4					
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your rep	resentation? Yes	(If	"No" or "Unanswered"	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragraph Unanswered	n: New Or Amende Yes	d Site: Other (see N Unanswered	otes):
	Notes:						
3d - If your representation relates to a new, deleted or amend	•	the site as a Candidate s landow, East of Llantwit		(If "Yes", pleas	· ·	te Site Name and refe ence: 2442/CS1	erence if known)
3e - Please set out your representation below:							

Vision & Objectives

The Plan states that the vision for the Vale of Glamorgan is a place:

- That is safe, clean & attractive, where individuals and communities have sustainable opportunities to improve their health, learning and skills, prosperity and well- being and
- Where there is a strong sense of community in which local groups and individuals have the capacity and incentive to make an effective contribution to the future sustainability of the area.

We believe this vision also covers, and it is complied with in all respects, by the proposed mix use development of the site in Llandow, East of the Llantwit Major Road.

- Our proposal comprises a site that is very safe, clean and attractive, landscaped, and with good areas of out-door sports, and a pavilion, where people will find sustainable opportunities to improve their health (it will be a

Health Club designed with the Hotel) and wellbeing.

- There will also be a strong sense of community within the site encouraging visitors to it. All these factors will contribute to a strong sustainability of the site, well integrated, and enhancing its context area.
- In addition, the site will provide a Care Home service to the older members of the community, and sheltered bungalows to those more independent.
- The site will also cater for the younger members of the community, providing land for a Community Project that could combine a crèche for the younger children. It could also provide for a Youth Training centre, where young people could learn a selected trade.
- Lastly the site will provide the opportunity of employment in the form of small start workshops units of different sizes for initiating small businesses, art studios, research laboratories etc. In this way the scheme allows for the provision of employment in that area which will have more flexibility when compared with the employment sites across the road, at the Llandow Industrial and Trading Estates.

LDP OBJECTIVES

These are re-statements of the initial ones issued in December 2007, with some variations:

(ordered by Representation ID No.)

Representor ID and details: 2376/DP6 Mr Isaac Benjuya, Anderson & Associates

Objective 1: To sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, working and socialising for all.

-This is almost a definition of what the propose site will provide.

Objective 2: To ensure that development within the Vale makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change.

-The proposed site will be in a sustainable location that will make a positive contribution to minimize the need to travel. It will incorporate sustainable designs and buildings solutions to promote energy conservation. The site is not located on an area prone to flooding as confirmed by the Environment Agency.

Objective 3: To reduce the need for the Vale of Glamorgan residents to travel to meet their daily needs and enabling them greater access to sustainable forms of travel.

-Our proposed site offers for the provision of a Shop (Convenience Store), that will serve the daily needs of the residents, in addition, the site provides for easy & quick access (3 miles) to the nearby public rail & bus stations at Llantwit Major & Cowbridge. It is all close to the National Cycle Route No 88.

Objective 4: To protect and enhance the Vale of Glamorgan's historic, built and natural environment.

-Development on the site will not affect any of the designations in contrast with some of the allocated sites in the LDP (Please refer to the site South East of Llantwit Major, within the Heritage Coast).

Objective 5: To maintain, enhance and promote community facilities and services in the Vale of Glamorgan.

-This policy again seems to be a definition of what community facilities the proposed site will provide. The proposed site will provide community facilities for: sports, health, learning and employment, and not only for dwellings.

All these services will contribute to the health and well-being of the community.

Objective 6: To reinforce the vitality and attractiveness of the Vale of Glamorgan's district, local and neighbourhood shopping centres.

-The development would have no detrimental impact on the vitality, viability and attractiveness of the Vales district, local & neighbouring shopping centres, but would reinforce the nearby district centres of Llantwit Major & Cowbridge.

Objective 7: To provide the opportunity for the people in the Vale of Glamorgan to meet their housing needs.

-This policy is aimed at supporting the role of the identified settlements in creating integrated, diverse & sustainable communities. The Llandow site is only 3 miles away from each of the two Service Centres in this part of the Vale, and can integrate well with these settlements, enhancing the whole area of the Rural Vale.

Objective 8: To foster the development of a diverse and sustainable local economy that meets the needs of the Vale of Glamorgan and that of the wider South East Wales Region.

-This policy again seems to describe what the contribution of the proposed development will offer, and the opportunities for high quality employment can provide. All the aims of this objective are complied with.

Objective 9: To ensure an attractive tourism destination with a positive image for the Vale of Glamorgan, encouraging sustainable development and quality facilities to enrich the experience for visitors and residents.

-We could not put it better ourselves. We support this objective & we agree with the majority of the policies of the LDP. We reiterate that our proposed site development will comply almost to the letter with all the objectives including this, concerning sustainable tourism development. The development will be of a high standard, and will provide additional excellent services for a Health Club, and a Restaurant. In addition the site will offer the opportunity for visitors to use the sports courts provided.

Objective 10: To ensure that development within the Vale of Glamorgan uses land effectively and efficiently and to promote the sustainable use and management of natural resources.

-In explaining the aims of this objective, the LDP continues its clarification as follows:

"The LDP through favouring the use of previously developed land and the sustainable use of the natural resources of whatever kind and wherever they are located, will contribute to preserving their availability for future generations".

The proposed site at Llandow is a previously developed site, and its use if allocated is not only sustainable, but also uses this land for a commendable combination of community uses and housing. It would take advantage of its unique location, very near the two Service Centres; it is near to existing employment land and additionally will provide valuable new employment sites.

In addition it will enhance tourism facilities in the form of a Hotel, Health Club, Restaurant and Sports Courts. We therefore believe this to be a unique site proposing a wide diversity of community facilities to this area of the Vale & its surrounding settlements.

The major part of the site is dedicated to community facilities provision, which includes a Community Project which will be determined in close consultation with the Council and all other organisations including charitable causes that have an involvement in the welfare & care of the local community.

(ordered by Representation ID No.)

Representor ID and details: 2376/DP6 Mr Isaac Benjuya, Anderson & Associates

The area of housing will be developed in a phased manner during the course of the determined plan period.

In our respectful submission, there is no other more eminently suitable site of a similar size, as our proposal which meets the objectives detailed in Section 4 of the LDP.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The Plan and Proposals Map should be amended to include the Llandow Site as a Mixed Use allocation. The scheme accords with the vision and objectives of the LDP. We share the vision and objectives of the LDP but not the rigid implementation thereof. A more flexible approach is required.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - The scale and complexity of the site is such that a full debate is required.

(ordered by Representation ID No.)

epresentor	ID and o	etails:	2376/D	P7 Mr Isaac Benjuya,	Anderson & Associate	es					
ate Lodged 29/03/2012	Status M	Petitic		Supporting Evidence			Rep format: Comment form	·	,	nts to be consiered by 'writte g session of Public examina	•
a - Do you c	onsider t	ne LDP i	s Sound?		2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - Unanswered	d does not not meet P2 - Unansw	,	s) of soundness	, please indicate which test(s) that it fails.
					Consistency Tests - Coherence and Effect	C1 - Unanswered iveness Tests - CE1	C2 - Unansw - Unanswered (vered C3 - Ur CE2 - Yes	CE3 - Una	C4 - Unanswered answered CE4 - Yes	
a - Which pa	rt of the	Deposit	Plan are y	ou commenting on?	Policy Number:	<u>Paragra</u>	oh Number:	Proposal Map:		Constraints Map	Appendices:
					LDP Strategy			🔏 🕓			
o - Do you w	rish to se	e any ch	anges ma	de to the Deposit Plan	as a result of your rep	resentation? Yes	(If	"No" or "Unanswe	red" - go to 3d)	 	
: - What cha	inges wo	uld like t	o see mad	le to the Deposit Plan?	New Policy: Unanswered Notes:	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Para Yes	graph: <u>New Or</u> Yes	Amended Site: Other (see Unanswere	
3d - If your re	epresenta	ition rela	ates to a ne	ew, deleted or amende		the site as a Candidate	e Site? Yes	(If "Yes",	please give the	Candidate Site Name and re	eference if known)
					Site Name: Land at L	landow, East of Llant	vit Major Road		Si	ite Reference: CS 2442/CS	1
e - Please s Section	•			pelow: Strategy of the Plan.							
It says t	hat the L	DP will i	dentify bro	ad areas where new de	evelopment will take pl	ace in order to achieve	e the Vision and Obje	ectives set out ear	lier in the Plan.		
employr	nent, pub	lic trans	port, comr		ops. In addition the Str					ng sites in sustainable locati d recognises the potential ed	
				Name		Dawn Lither County	F . 7		l dl		

The four key elements of the LDP Strategy are "the promotion of development in Barry and the South East Zone, the St Athan area is to be the key development opportunity, and Cardiff airport is to be a focus for transport and employment investment"

Additionally, and of equal importance is that "other sustainable settlements are to accommodate further housing and associated developments".

The Growth Strategy defines the Key Settlements of Barry, Service Centre Settlements in which Cowbridge, Llantwit Major & Penarth are included & Primary Settlements which include Dinas Powys, Llandough (Penarth), Rhoose, St Athan, Sully & Wenvoe.

Lastly, the strategy includes 24 Minor Settlements, and Llandow is within this group.

The strategy of the LDP is to consider new development opportunities within or adjacent to existing settlements.

In our submission the strategy of the Plan to confine new development opportunities to be located within or adjacent to existing settlements is too restrictive. A more flexible approach is required and in our view our proposed scheme for the development of land at Llandow would enhance and make a significant & sustainable contribution to the success of the finalised LDP.

In making the above observations we do support the general vision and objectives of the LDP, including its general policies but we do state that a less rigid and a more flexible approach would be of greater benefit in maximising the overall success of the proposed LDP.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

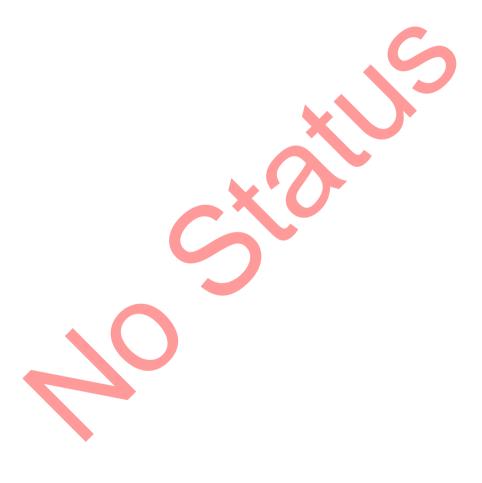
(ordered by Representation ID No.)

Representor ID and details: 2376/DP7 Mr Isaac Benjuya, Anderson & Associates

Section 5 of the LDP should recognise that there are unique development opportunities which arise but which do not fall comfortably within the defined strategy.

It should recognise that an element of flexibility should be included within the strategy to allow for developments on sustainable sites with considerable merit within the plan period.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - The strategy is considered to be too rigid and inflexible. Full discussion of the issues outlined above is required.



Represento	ID and d	etails:	2382/DF	P1 Dr J MacNeil							<u> </u>
Date Lodged 30/03/2012		Petitio	n and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment for	•	k at a hearing sess	ion of Public examinat	n representations' or do ion? Examination
2a - Do you d	consider th	ne LDP i	s Sound?	Unsound	2b - If you think that t Procedural Tests -			eet one or more test(s)			s) that it fails.
					Consistency Tests -	C1 - Yes	C2 - Unar	nswered C3 - Unar	nswered C4 -	Unanswered	
					Coherence and Effec			CE2 - Yes		ed CE4 - Unansw	
3a - Which p	art of the	Deposit I	Plan are yo	ou commenting on?	Policy Number:		aph Number:	Proposal Map:		Constraints Map	Appendices:
						0.0 - Ot	ther	MG2(33) pp 52 Candidate Site Asse 2011	2 Findings of the ssment Process	site no 2532/CS1 & 2766/C	 S1
Bb - Do you v	wish to se	e any ch	anges mad	de to the Deposit Plar	as a result of your rep	oresentation? Yes		(If "No" or "Unanswere	d" - go to 3d)		
3c - What ch	anges wo	uld like t	o see mad	e to the Deposit Plan	? New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	New Or Amer Unanswered	ded Site: Other (see Yes	Notes):
					Notes:						
3d - If your r	epresenta	ition rela	tes to a ne		ed site, did you submit Site Name:		ite Site? Unansw	ered (If "Yes", ple	ease give the Candi Site Ref	date Site Name and reerence:	eference if known)
		te my ob	jection to		oment, designated as N	MG 2 (33), on the Eas	tern boundary of S	t. Nicholas, Vale of Gla	morgan. I do not thi	nk the LDP is sound w	vith regard to this
In gene agricult	ral I am o ural land i	f the opii n a rural	nion that no	ew houses should in 150 houses is a soun	general be situated on d development does no	brown field sites and ot seem to be consist	not on agricultural ent with the objecti	land in the countryside. ves stated in LDP Visio	The idea that situa n document.	ting in excess of 50 ho	ouses on largely
With re	gard to the	e specifi	c points the	at make the plan uns	ound are as follows:-						
Site sel	ection pro	cess.									
The site	e selection	proces	s as specif	ied in the "Findings o	f the candidate site ass	sessment process 20	11". (Nov 2011) pp:	2, section 2.1 were not	followed.		
include rejected	d as a pot d the site a	ential sit as a pote	e after ma	ny sites were rejected idate for this develop	d at the stage 2 review.	Once the site someh	now made its way o	of "candidate" sites for nto the selection list I a ould not have made it pa	m also of the opinio	on that any reasonable	person would have
The Su	stainabilit	y Objecti	ve matrix o	on pp52 again from th	ne "Findings of the cand	didate site assessme	nt process 2011" is	not a fair and reasonal	ole assessment of t	ne impact of this propo	sed development.
Specific	shortcon	nings in t	the stage 2	2 selection.							
Site sta	itus locatio	on and a	ccessibility	<i>/</i> .							
Green f	ield & agr	icultural.	1 & -1.								
In exist	ina settler	nent: De	pends on a	definition as it is agric	ultural land I would ass	sume -2 (country side	e) as opposed to ec	lae of settlement			

(ordered by Representation ID No.)

Representor ID and details: 2382/DP1 Dr J MacNeil

Accessibility: No is this really a +2? (I would have thought No would score less than Yes?) Net 0

Environmental.

Most questions neutral. With the exception of Q4 — conservation area & Q5 — important features — this is open agricultural land. Both of these should be -1 as they have an adverse effect.

Net-2.

Physical constraints.

Flood risk? Unlikely to be a problem. 2 or 1.

Vehicular access: 1 as it requires access improvements to the very busy A48.

Net +2.

Infrastructure capacity.

infrastructure capacity issues. Most certainly. Mitigation would be a likely score +1.

Shortages of local services. In this case not suitable is likely. -1.

Net 0

Benefits.

There are no benefits to the St Nicholas local community. Quite the contrary this will degrade the facilities in the village and lead to more congestion on the busy A48. Net 0.

Deliverability.

I would imagine it could be delivered in the timeframe. +1

Net +1.

Total score = 1 (on the assumption that site accessibility No =2) if Yes score would be 0!

On the basis of this score I would imagine the site should have been rejected for consideration.

Further points to note that feel have not been given full consideration.

Affordable housing.

No net demand for affordable housing in West of the Vale of Glamorgan. (Local Housing Market Assessment Nov 2010)

There are very limited amenities in St Nicholas cannot support the number of additional families suggested. As a consequence of this additional car trips will be required adding to the A48 congestion problems.

— counter to objective 3 in the Vision Statement.

Excessive development of the countryside.

Converting agricultural land into residential property will seriously degrade the quality of life of people in St Nicholas and those who travel through the village. One of the great strengths of the Vale of Glamorgan is the small villages interspaced by the open agricultural land.

A development of this scale increasing the number of houses in the village by 1/3 will totally change the character of the village. There are only negative consequences for the current inhabitants of the village.

Traffic/congestion/sustainability.

On the basis that each house will have 2 cars we can assume that at least another 100 cars will be adding to local village traffic. The expensive and infrequent public transport that runs through the village will not significantly reduce the volume of additional traffic that this development will attract. As such the A48 will become even more congested. This run counter to many of the objectives stated in the LDP vision document.



(ordered by Representation ID No.)

Representor ID and details: 2382/DP1 Dr J MacNeil

In summary I feel that the proposed development to the east of St Nicholas (site no 2532/CS1 & 2776/CS1 or MG 2(33)) is not sound. I think the site should be rejected and removed from the LDP.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) Remove the St. Nicholas site (No. 2532/CS.1 or map MG 2 (33) from the LDP.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing I would be prepared to speak at a hearing. I would like to speak about the topics mentioned in the attached letter.



Representor ID and details: 2390/DP1 Rose Freeman, P	lanning Assistant						
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		Rep format: Eform			be consiered by 'written sion of Public examinati	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - No	d does not not mee P2 - No	et one or more test(s) o	of soundness, plea	ase indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - Yes	C3 - No	C4 -	No	
	Coherence and Effect	tiveness Tests - CE1	- No	CE2 - Yes	CE3 - No	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragrap	h Number:	Proposal Map:		Constraints Map	Appendices:
		7.37 - De	esign				Appendix 1 - Glossary of Terms
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	<u> </u>	f "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy: No Notes:	Amended Policy: No	New Paragraph: No	Amended Paragra Yes	nph: New Or Ame No	ended Site: Other (see I	Notes):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candidate	Site? Unanswe	red (If "Yes", ple	J	didate Site Name and re eference:	ference if known)
3e - Please set out your representation below: Paragraph 7.37 There is an insubstantial explanation for community facilit paragraph or the Glossary and suggest:- community facilit Also, in connection with the above, relating to the topic of repeated for other urban areas such as Penarth and Cowl Although we support Policies MD1, MD4, for new develop buildings that provide cultural activities such as theatres a	ties provide for the hear community/cultural factoridge where cultural sometiments and infrastructu	alth, welfare, social, ed cilities, we note that Po ervices already exist o	uca <mark>tio</mark> nal, leisure a licy SP1 item 3 sup r may require new	and cultural needs of the pports the role of Barry facilities.	ne community. y as a service prov	vider for cultural services	s, this strategy is not
		over d (f nolovort)					
3f - Please outline the changes you wish to see made to the D For the reasons given above, we suggest for clarity and se Glossary, and suggest:- community facilities provide for the	that guidelines are cl	ear and consistent, tha	at a full description and cultural needs	of the term 'communits of the community.	y facilities' be incl	uded in paragraph 7.37	or as an item in the
4b - If you wish to speak, please confirm which part of your rep	presentation you wish t	o speak to the inspect	or about and why the	hey consider it be nece	essary to speak a	t the hearing -	

Representor ID and details: 2396/DP1 Paul Evans- Plan	ining Manager, Welsh Government
Date Lodged Status Petition and No. Supporting Evidence 29/03/2012 M □ 0 □	e Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Letter you want to speak at a hearing session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Proposal Map: Constraints Map Appendices:
	MG2(17)
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plar	? New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amend	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: We are agent to and investment Managers of the Regen	eration Investment Fund for Wales who own land at the end of Heol y Brenin (see attached plan for extent of land ownership).
	ed for residential development under the adopted Unitary Development Plan as part of the wider HOUS 1 (8) Cogan Hall Farm development. The Local nder of this existing allocation and proposes residential allocation MG 2 (17) - land adjoining St. Joseph's School, Sully Road.
	2 (17) into being which include the removal of the remainder of the HOUS1 (8) allocation, amendments to the green wedge and an amendment to the and under UDP allocation HOUS1 (8) is a natural extension to the wider Cogan Hall Farm residential development, whereas MG 2 (17) is physically
	allocation, as the settlement boundary is proposed to be re-drawn so that the land at the end of Heol y Brenin becomes white land within settlement elopment as a future windfall site, we support the re-drawing of the settlement boundary as proposed to enable this land to retain the potential of
3f - Please outline the changes you wish to see made to the I	Deposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

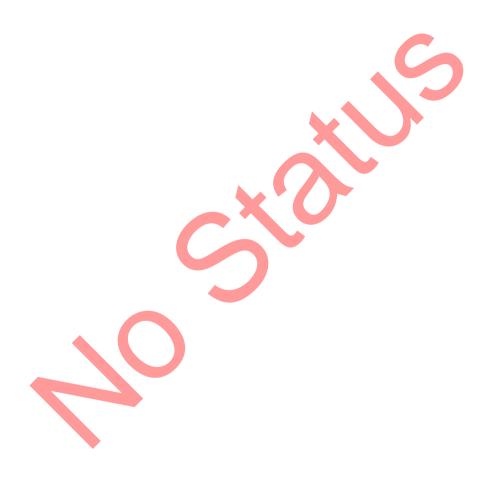
Representor ID and details: 2405/DP1 Mr R Stansfield							_
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M 0	Additional SA SEA		Rep format: Eform			be consiered by 'written sion of Public examination	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that t Procedural Tests -	he Plan is unsound an P1 - No	nd does not not med P2 - No	et one or more test(s) of s	soundness, plea	ase indicate which test(s)	that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - Yes	C4 -	No	
		tiveness Tests - CE		CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:		ph Number:	Proposal Map:		Constraints Map	Appendices:
				MG2			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	presentation? Yes	(If "No" or "Unanswered"	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Paragraph		ended Site: Other (see N	lotes):
	No	Yes	No	No	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	d site, did you submit Site Name:	the site as a Candidat	te Site? No	(If "Yes", pleas	J	didate Site Name and reference:	erence if known)
We do not support the distribution of housing as set out in houses. We believe that these locations are inappropriate access employment, services and essential amenities. In easier to obtain for sustainability reasons. Whilst we acknowledge that some development must take Spatial Plan Update 'People Places, Futures' (July 2008) role to play in the success of the Capital Region". Furthern settlements." We object to the amount of housing allocated to 'Primary is a significant amount of housing to be allocated to prima settlements are inappropriate locations for such an amoun accommodating 27% of the total housing allocations which Site Number of Housing Percentage % Strategic Housing Sites 2,530 33 Key Settlement: Barry 1,052 14 Service Centre Settlements 1,252 16 Primary Settlements 2,100 27 Minor Rural Settlements 787 10 Total 7,721 100	for large amounts of laddition, such an amount of place in rural areas to confirms this stating ir more, in para 20.20 "To Settlements'. Studying ry settlements which and of housing and for the	nousing as they are loop ount will also hinder the one help sustain the exist para 19.5 that "Fourthe location of new hour the table below it is eare at the lower end of	cated away from kee delivery of other setting facilities and seen key settlement using will be a key in evident that 2,100 he the settlement hield	ey services, facilities, empsites which may be more services, the key settleme is which includes Barry hanfluence on the pattern of the patte	appropriately local and we appropriately local and of Barry should be been agreed of development in the distributed to the settlement's	ould result in increased le cated and for which plant ald be the main focus of g d, and independently valid in the Areaemphasis with the primary settlements. It	growth. The Wales dated as having a critical lill be on the key We would argue that this We believe primary
3f - Please outline the changes you wish to see made to the D	•	,	Nahadal III	d and an dealer of the st	lanca a title a si	a (Dawn)	
Proposed Change: Housing allocations for the minor rural Proposed Change: Reduce the Primary Settlement housir					Key settlement o	or Barry.	

(ordered by Representation ID No.)

Representor ID and details: 2405/DP1 Mr R Stansfield

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

We wish to speak about the distribution of housing as set out in Policy MG 2. In particular we object to the sizeable amount of housing which is proposed to be allocated to the 'Minor Rural Settlements'. Housing allocations for the minor rural settlements (amounting up to 787 dwellings) should be deleted and redistributed to the key settlement of Barry. We also object to the amount of housing allocated to 'Primary Settlements'. We believe primary settlements are inappropriate locations for such an amount of housing and for these reasons the level of allocation should be reduced to reflect their size and services base.



Representor ID and details: 2405/DP2 Mr R Stansfield							
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M □ 0 ✓	Additional SA SEA		Rep format: Eform	,	,	be consiered by 'written sion of Public examination	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that th Procedural Tests -	e Plan is unsound and P1 - No	does not not mee	et one or more test(s) o	of soundness, pleas	se indicate which test(s)	that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effecti	veness Tests - CE1	- No	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	n Number:	Proposal Map:		Constraints Map	Appendices:
				MG12			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation? Yes	(I	If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: No	Amended Policy: No	New Paragraph: No	Amended Paragra No	aph: New Or Amer Yes	nded Site: Other (see N	lotes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	he site as a Candidate	Site? No	(If "Yes", ple	ease give the Cand	idate Site Name and ref ference:	erence if known)
3e - Please set out your representation below:				,			
We object to the proposed allocation MG 12 (12) 'Land to distinct barrier between the settlement of Barry and the open settlement of Barry and Barry a		Cross, Barry' for the rea	ason that it incurs	onto open countryside	e. The site lies to th	e west of Waycock Roa	d which acts as a
3f - Please outline the changes you wish to see made to the D Proposed Change: Delete site MG 12 (12) 'Land to the no	•	` ′					
4b - If you wish to speak, please confirm which part of your rep We object to the proposed allocation MG 12 (12) 'Land to	the north of Waycock (•	•	, ,	· ·	d which acts as a distinct

Represente	or II	o and	details	2405/	DP3 Mr R Stansfield							
Date Lodge 27/03/201		Status M	Petit	ion and N 0	o. Supporting Evidence	e Additional SA SEA		Rep format: Eform			to be consiered by 'writter ession of Public examinati	
2a - Do you	ı cor	nsider	the LDF	is Sound	? Unsound	2b - If you think that the Procedural Tests -	he Plan is unsound P1 - No	and does not not me P2 - No	eet one or more test(s)	of soundness, ple	ease indicate which test(s) that it fails.
						Consistency Tests -	C1 - No	C2 - No	C3 - No	C4	- No	
						Coherence and Effect	tiveness Tests - C	CE1 - No	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which	part	t of the	Depos	it Plan are	you commenting on?	Policy Number:	<u>Parag</u>	ıraph Number:	Proposal Map:	,	Constraints Map	Appendices:
									MG2			• • • •
3b - Do you	ı wis	sh to se	ee any o	changes m	ade to the Deposit Pla	n as a result of your rep	oresentation? Yes	s	(If "No" or "Unanswere	ed" - go to 3d)		
3c - What c	han	iges w	ould like	to see m	ade to the Deposit Plar	n? New Policy: No	Amended Policy: No	New Paragraph: No	Amended Paragr No	aph: New Or Am Yes	nended Site: Other (see I	Notes):
						Notes:						
3d - If your	r rep	resent	ation re	lates to a	new, deleted or amend	ed site, did you submit Site Name:	the site as a Candid	date Site? No	(If "Yes", plo	· ·	ndidate Site Name and re Reference:	ference if known)
3e - Please	e se	t out y	our repi	esentation	n below:							
We of	bject	t to the		sed allocat							o include Coed Mawr Woo ross Barry would provide	
Propo	sed	Chan	ge: Ame	end the bo	undary of Site MG 2 (4)	Deposit Plan to make it) 'Land to the north of W th west of Waycock Cru	Vaycock Cross Barr	y' to include Coed Ma	awr Wood.			
We of We of	bject bject	t to the	propos	sed bound sed allocat	ary of site MG 2 (4) 'La		ock Cross Barry' an	nd argue that the bou	ndary should be extend	ded to the north t	at the hearing - o include Coed Mawr Wor ross Barry would provide	

Representor	ID and d	letails:	2405/D	P4 Mr R Stansfield								
Date Lodged 27/03/2012		Petitio	on and No 0	Supporting Evidence	Additional SA SEA			Rep format: Eform			to be consiered by 'writte ession of Public examinat	
2a - Do you co	onsider tl	ne LDP	is Sound?	Unsound	2b - If you think that the Procedural Tests -	ne Plan is uns P1 - No	sound and	I does not not me P2 - No	et one or more test(s)	of soundness, pl	ease indicate which test(s	s) that it fails.
					Consistency Tests -	C1 - No		C2 - No	C3 - No	C4	·- No	
					Coherence and Effect	tiveness Test	s - CE1	- No	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which pa	rt of the	Deposit	Plan are y	ou commenting on?	Policy Number:	.=======	Paragrap	h Number:	Proposal Map:		Constraints Map	Appendices:
					MG12(12)				MG12			
3b - Do you w	sh to se	e any ch	nanges ma	ade to the Deposit Plan	as a result of your rep	resentation?	Yes		(If "No" or "Unanswere	ed" - go to 3d)		
3c - What cha	nges wo	uld like	to see ma	de to the Deposit Plan?	New Policy:	Amended F No	Policy:	New Paragraph: No	Amended Paragr	raph: New Or Ar Yes	nended Site: Other (see No	Notes):
					Notes:							
3d - If your re	presenta	ation rela	ates to a n	ew, deleted or amende	ed site, did you submit Site Name:	the site as a	Candidate	Site? No	(If "Yes", pl	· ·	ndidate Site Name and re Reference:	eference if known)
	ct to the	propose	ed employ	ment site MG 12 (12) 'l							lies to the west of Wayco	
		_	-	n to see made to the D 12 (12) 'Land to the no			vant)					
We obje	ct to the	propose	ed employ	n which part of your rep ment site MG 12 (12) 'l site MG 2 (4).	•			•	•		at the hearing - juired employment land (1	10 ha) would be better

Representor ID and details: 2405/DP5 Mr R Stansfield							
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M □ 0 ✓	e Additional SA SEA		Rep format: Eform			to be consiered by 'writte ession of Public examinat	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	he Plan is unsound P1 - No	I and does not not me P2 - No	eet one or more test(s)	of soundness, ple	ease indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - Yes	C4	- No	
	Coherence and Effect	tiveness Tests - 0	CE1 - No	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG2(7)	<u>Para</u>	graph Number:	Proposal Map: MG2	7	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your rep	presentation? Ye	s	(If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? <u>New Policy:</u> No	Amended Policy No	: <u>New Paragraph</u> No	Amended Paragra No	aph: New Or Am Yes	nended Site: Other (see No	Notes):
	Notes:						
3d - If your representation relates to a new, deleted or amend	ed site, did you submit s Site Name:	the site as a Candi	date Site? No	(If "Yes", ple	ū	ndidate Site Name and re Reference:	ference if known)
3e - Please set out your representation below:							
We object to the proposed site MG 2 (7) 'Land to the sou development. A larger site would allow for a mixed use d site will provide an increased level of housing which woul key settlements to provide the central framework succe	evelopment where a rar Id correspond with the V	nge of fac <mark>iliti</mark> es, em Wales Spatial Plan	n <mark>ployment</mark> opportuniti Update aims; Para 1	es and open space cou 9.6 states "focus is on o	ld all be incorpora creating affordable	ated into one area. In add	dition, a larger MG 2 (4)
3f - Please outline the changes you wish to see made to the D	•	,					
Proposed Change: Delete site MG 2 (7) 'Land to the sout	h west of Waycock Cro	oss'.					
4b - If you wish to speak, please confirm which part of your re We wish to speak about site MG 2 (7) and consider it nee 'Land to north of Waycock Cross' would provide a more of	cessary for the reason t	that we object to the	•	•	, ,	· ·	larger site at MG 2 (4)

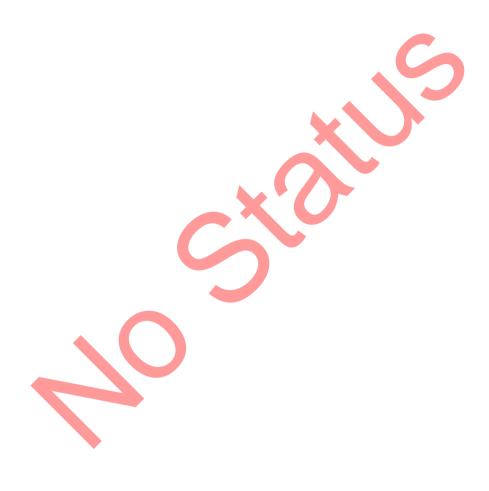
Representor ID and details: 2405/DP6 Mr R Stansfield								
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M 0 ✓	Additional SA SEA		Rep format: Eform	you want to speak	our comments to be cor at a hearing session of	Public examinatio	n? Examination	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails.						
	Consistency Tests -	C1 - No	C2 - No	C3 - Yes	C4 - No			
	Coherence and Effect	tiveness Tests - CE1	I - No	CE2 - Yes	CE3 - No	CE4 - No		
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG2(4)	<u>Paragra</u>	oh Number:	Proposal Map: MG2		straints Map	Appendices:	
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your rep	presentation? Yes	(If "No" or "Unanswered	" - go to 3d)			
3c - What changes would like to see made to the Deposit Plan		Amended Policy: No	New Paragraph: No		oh: New Or Amended S Yes	Site: Other (see N	lotes):	
	Notes:							
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candidat	e Site? No	(If "Yes", plea	ase give the Candidate S Site Reference		erence if known)	
3e - Please set out your representation below: In principle we support the broad location of the proposed to include the land to the north which comprises Coed Mac Coed Mawr Wood is approximately 9ha in size and would (SINCs) 'West of Barry College'. Jointly the sites would s opportunities to enjoy wildlife", and furthermore, meet one and quality of nature sites throughout all Spatial Plan Are Barry. We would argue that the wood represents a potentially m scheme at MG 2 (4). The inclusion of the wood within this Overall, if Coed Mawr Wood and adjacent land were to be opportunities. Furthermore, it would also allow for a more the main site of MG 2 (4) for further housing and employr	wr Wood. provide a unique oppoupport one of the Welse of the Plan's main chas and particularly in unajor strategic resource is site would also form a elincluded in this allocations and preserved events are included in this allocations.	ortunity for recreational h Spatial Plan's Clima allenges which is "to p rban areas". It could provide the Vale of Glamon clear barrier between ation it would enhance be pment approach to sit	space which woulte Change initiative comote wildlife and otentially form a nergan which is availathe settlement and the site by providings MG 2 (4) and M	d also be compatible wises which details in para biodiversity for intrinsic w country park to serve able, within single owned open countryside to the g an area for essential IG 12 (12) by delivering	th the adjacent Site of In 12.4 the need "to provide reasons and for people" the proposed housing a rship and deliverable as e north. landscaping, sustainable the open space requirem	nportance for Natue safe and clean of a enjoyment by in as well as existing part of a wider mixed urban drainage anent therefore ma	ure Conservation open spaces with more icreasing the quantity residents of North xed use development and recreational aking space available in	
3f - Please outline the changes you wish to see made to the D Proposed Change: Include Coed Mawr Wood within site a drainage and recreational opportunities. 4b - If you wish to speak, please confirm which part of your re	allocation MG 2 (4) 'Lar	nd to the north of Way			· 		aping, sustainable urban	
We wish to speak about site Allocation MG 2 (4) as we w	•		•	•		•	rises Coed Mawr Wood.	

Representor ID and details: 2405/DP7 Mr R Stansfield							
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M 0	Additional SA SEA		Rep format: Eform		t a hearing session of l	Public examinati	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -			et one or more test(s) of se			
	Consistency Tests -	C1 - No	C2 - No	C3 - Yes	C4 - No		
	Coherence and Effect	tiveness Tests - CE1	- Yes	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragra</u>	oh Number:	Proposal Map:		straints Map	Appendices:
				MG2			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	oresentation? Yes	(If "No" or "Unanswered" -			
3c - What changes would like to see made to the Deposit Plan?		Amended Policy:	New Paragraph:		: New Or Amended S		
	No	Yes	No	No	Yes	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	d site, did you submit Site Name:	the site as a Candidat	e Site? No	(If "Yes", please	e give the Candidate S Site Reference		eference if known)
3e - Please set out your representation below:							
We do not support the distribution of housing as set out in houses. We believe that these locations are inappropriate access employment, services and essential amenities. In easier to obtain for sustainability reasons. Whilst we acknowledge that some development must take Spatial Plan Update 'People Places, Futures' (July 2008) role to play in the success of the Capital Region'. Further settlements."	for large amounts of haddition, such an amount and a place in rural areas to confirms this stating in	nousing as they are locunt will also hinder the one of help sustain the exist para 19.5 that "Fourte	eated away from ke delivery of other s ting facilities and s een key settlement	ey services, facilities, emplities which may be more a ervices, the key settlement south includes Barry har	loyment and would res appropriately located an at of Barry should be the ve been agreed, and in	ult in increased nd for which plar e main focus of dependently va	levels of traffic in order to nning permission may be growth. The Wales lidated as having a critical
We object to the amount of housing allocated to 'Primary is a significant amount of housing to be allocated to prima settlements are inappropriate locations for such an amour accommodating 27% of the total housing allocations which	ry settlements which a nt of housing and for th	are at the lower end of	the settlement hier	archy which determines th	ne settlement's availab	ility of services.	We believe primary
Site Number of Housing Percentage % Strategic Housing Sites 2,530 33 Key Settlement: Barry 1,052 14 Service Centre Settlements 1,252 16 Primary Settlements 2,100 27 Minor Rural Settlements 787 10 Total 7,721 100							
3f - Please outline the changes you wish to see made to the Do	eposit Plan to make it	sound (if relevant)					
Proposed Change: Housing allocations for the minor rural	•	,	should be deleted	and redistributed to the k	ey settlement of Barry		
Proposed Change: Reduce the Primary Settlement housing	g allocations to total a	pproximately 1,000 ho	uses to reflect the	size of the settlements.			
						 -	Page 346 of 3187

(ordered by Representation ID No.)

Representor ID and details: 2405/DP7 Mr R Stansfield

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing
I wish to speak about the distribution of housing as set out in Policy MG 2. We consider it necessary to speak at the Hearing as 'Minor Rural Settlements' are considered inappropriate for large amounts of housing. In addition, we would argue that 'Primary Settlements' are at the lower end of the settlement hierarchy and are also unsuitable for large amounts of housing.



Representor ID and details: 2406/DP1 Mr J Lewis			
Date Lodged Status Petition and No. Supporting Evidence 19/03/2012 M □ 0 ✓	e Additional SA SEA ✓		our comments to be consiered by 'written representations' or do at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1	P2 - Unanswered C2 - Unanswered C3 - Unanswered	soundness, please indicate which test(s) that it fails. wered C4 - Unanswered CE3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragrapi 89	n Number: Proposal Map:Yes	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered	" - go to 3d)
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy: Unanswered Unanswered Notes:	New Paragraph: Amended Paragra Unanswered Unanswered	h: New Or Amended Site: Other (see Notes): Yes Yes
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site Name: Land at Penlan Road, Llandoug		ase give the Candidate Site Name and reference if known) Site Reference: 2406/CS.1
properties along Lewis Road, further adds to the sense o	f enclosure of the site. al and play areas to the west. A line of orname	ental trees lie just outside the site bounda	long Lewis Road. The presence of the Scout Hall, to the rear of ry and act as a firm boundary between the site, which is perceived
The Council's assessment of the site, i.e. that "the site had would be assessed against LDP Policies", suggests that We therefore object to the site not being included within the site of the site o	consideration has been given to including it wi	thin the settlement boundary.	nits but may be appropriate for small scale infill development and
(See attached Submission Document, together with Appe		·	s we object to rolley were and the rroposals wap.
3f - Please outline the changes you wish to see made to the Discount Include the site as a housing land allocation, within the S		of Llandough, and exclude the site from	he proposed Special Landscape Area designation.
4b - If you wish to speak, please confirm which part of your re We would wish to speak at the relevant hearing sessions			ssary to speak at the hearing - reas and the omission of the site has a housing land allocation.
We wish to speak in order to put the points across fully to	the Inspector and address any points he wish	nes to raise regarding the supporting evid	ence.

Representor ID and details: 2406/DP2 Mr J Lewis	
Date LodgedStatusPetition and No.Supporting EvidenceAdditional SA SEARep format:4a - do you want your comments to be consiered by 'written representations'19/03/2012M0Comment formyou want to speak at a hearing session of Public examination?Examination	
2a - Do you consider the LDP is Sound? Unsound 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on? Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: 133	
3b - Do you wish to see any changes made to the Deposit Plan as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan? New Policy: Amended Policy: Unanswered Unanswered Unanswered Unanswered Unanswered Ves Yes Notes:	
3d - If your representation relates to a new, deleted or amended site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Land at Penlan Road, Llandough Site Reference: 2406/CS1	
3e - Please set out your representation below: Policy MG 21 (Special Landscape Areas) is objected to as the site is proposed to be included within a Special Landscape Area. This is totally inappropriate given the nature of the site. It is noted in the Council's Report on the designation of Special Landscape Areas (SLAs) commissioned by TACP that the site is proposed to be included in the SLA 6 – Cwrt-Yr-Ala Basin. It is stated that "The boundary was extended to the south-east to avoid leaving a pocket of undesignated land between the SLA and existing development. This area serves as a link in the eastern green corridor from the existing SLA between Dinas Powis and Penarth, to the coast." It is therefore clear that the SLA boundaries have been extended to the edge of the settlement for purely arbitrary reasons. The submitted Ecology Report demonstrates that the site has no importance as 'wildlife corridor' and does not link with any areas to the north, south, or east, where the pattern of development is urban in nature.	
The site is currently included in a green wedge in the adopted Unitary Development Plan. This is equally inappropriate as the development of the site would not result in the erosion of any open area which currently separates settlements. In proposing to remove the green wedge designation in the emerging LDP, the Council acknowledge this. It is clear that the site has no landscape merits or otherwise which merit any form of countryside designation. (See attached Submission Document, together with Appendices which include a Sustainability Appraisal)	h
3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) Include the site as a housing land allocation, within the Settlement Boundary in the Primary Settlement of Llandough, and exclude the site from the proposed Special Landscape Area designation	
4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - We would wish to speak at the relevant hearing sessions relating to the phasing of housing development, the designation of special landscape areas and the omission of the site as a housing land allocati We wish to speak in order to put the points across fully to the Inspector and address any points he wishes to raise regarding the supporting evidence.	on.

Representor ID and details: 2406/DP3 Mr J Lewis			
Date Lodged Status Petition and No. Supporting Evidence 19/03/2012 M □ 0 □	Additional SA SEA		comments to be consiered by 'written representations' or do hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - P1 - Unanswered	oes not not meet one or more test(s) of sou P2 - Unanswered	ndness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 - L		ed C4 - Unanswered E3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N 49	Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go	o to 3d)
3c - What changes would like to see made to the Deposit Plan			New Or Amended Site: Other (see Notes): Yes Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Si Site Name: Land at Penlan Road, Llandough	ite? Yes (If "Yes", please g	give the Candidate Site Name and reference if known) Site Reference: 2406/CS1
3e - Please set out your representation below:			
The site in question is contained by existing development presence of a railway cutting suggests that the site can be		al land to the west by a line of trees which v	would not be affected by the proposed development. The
We consider that the site should be identified as a housing	g land allocation and one that is capable of bein	g implemented during the first five years of	the Plan Period.
We therefore object to the non-inclusion of the site as a F	lousing Land Allocation under Policy MG2.		
(See attached Submission Document, together with Appe	endices which include a Sustainability appraisal)		
3f - Please outline the changes you wish to see made to the D Include the site as a housing land allocation, within the So		Llandough, and exclude the site from the p	roposed Special Landscape Area designation.
4b - If you wish to speak, please confirm which part of your re We would wish to speak at the relevant hearing sessions			y to speak at the hearing - s and the omission of the site as a housing land allocation.
We wish to speak in order to put the points across fully to	the Inspector and address any points he wishes	s to raise regarding the supporting evidence	

Representor ID and details: 2406/DP4 Mr J Lewis			
Date Lodged Status Petition and No. Supporting Evidence 19/03/2012 M 0	Additional SA SEA		r comments to be consiered by 'written representations' or do a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 -	P2 - Unanswered C2 - Unanswered C3 - Unanswe	oundness, please indicate which test(s) that it fails. ered C4 - Unanswered CE3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph 48	Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" -	go to 3d)
3c - What changes would like to see made to the Deposit Plan'		New Paragraph: Amended Paragraph: Unanswered Unanswered	New Or Amended Site: Other (see Notes): Unanswered Unanswered
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site Name: Land at Penlan Road, Llandough		give the Candidate Site Name and reference if known) Site Reference: 2406/CS.1
object to either of these sites, we consider that further flex Furthermore, the sites held in reserve, if they emerge as a application procedures and provision of necessary infrast	xibility should be introduced in the Plan on the tale a result of a future review of the Plan, may be understand the Plan and the Plan and the ructure. This may also apply to other sites progressing the flexibility allowance should be increased to 1	pasis that a large proportion of the sites mainlikely to be developable in their entirety we rammed later in the Plan period, including 2% in order to allow for an additional 200 or	ithin the Plan period, given the likely timescale for planning
3f - Please outline the changes you wish to see made to the D The flexibility allowance should be increased to 12% in or		d therefore to make provision for 11,150 ur	nits.
4b - If you wish to speak, please confirm which part of your rep We would wish to speak at the relevant hearing sessions			ary to speak at the hearing -
We wish to speak in order to put the points across fully to	the Inspector and address any points he wish	es to raise regarding the supporting evidence	ce.

(ordered by Representation ID No.)

Representor ID and details: 2411/DP1 Wm Morrison Sup	oermaket PLC, c/o Age	ent					
Date LodgedStatusPetition and No.Supporting Evidence27/03/2012M0	Additional SA SEA		Rep format: Letter	,	our comments to be cons at a hearing session of P	•	•
2a - Do you consider the LDP is Sound? Unanswered	•	ne Plan is unsound and P1 - Unanswered	does not not meet P2 - Unansv	, ,	soundness, please indica	ate which test(s)	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unansv	wered C3 - Unansv	wered C4 - Unansw	vered	
	Coherence and Effect	iveness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswer	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	Number:	Proposal Map:	Cons	traints Map	Appendices:
	SP2(1). SP6. MG3.	MG16					
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Unansw	vered (If	"No" or "Unanswered"	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan'	? <u>New Policy:</u> Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragrap Unanswered	h: New Or Amended Sit Unanswered	e: Other (see N Unanswered	otes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	the site as a Candidate	Site? Unanswer	ed (If "Yes", pleas	se give the Candidate Sit Site Reference:	e Name and refe	erence if known)
				·			

3e - Please set out your representation below:

With reference to the above, and on behalf of our clients, Wm Morrison Supermarkets pic (Morrisons), we write to thank you for providing us with the opportunity to submit comments on the above document.

Morrisons is a major food and grocery superstore retailer who operate a store at Penny Way in Barry. They also own the freehold to the adjacent retail park, which together with their foodstore forms an important element of the redevelopment of Barry Waterfront. Accordingly, please find detailed comments on the deposit draft LDP below.

Barry Waterfront Retail Park comprises a Morrisons foodstore and associated petrol filling station, KFC drive thru, Halfords, Poundstretcher, Argos, and vacant unit (formerly occupied by Focus DIY). The site is currently located within a Comprehensive Redevelopment Area in the Adopted UDP and is identified as suitable for retail warehousing, as outlined by UDP Policy SHOP4.

Proposals for retail warehousing in this location are currently subject to a number of tests, such as the proposal should not have an unacceptable impact on traffic flows or the vitality and viability of Barry Town Centre.

Our client considers that Barry Waterfront Retail Park should continue to be considered for retail warehouse uses, subject to meeting the requirements of Policy 10.3 of Planning Policy Wales (February 2011), with particular regards to the tests of retail need, sequential approach and retail impact. In this respect, we request that the following policies (and accompanying Proposals Map) are amended to reflect this proposed change:

Policy SP2: Strategic Sites

The Proposals Map should be amended to include the whole of the Barry Waterfront redevelopment area, including Barry Waterfront Retail Park, and the policy should refer to the whole redevelopment area.

The supporting text to the policy contains reference to the existing development at Barry Waterfront, but this is not reflected on the Proposals Map.

Policy SP6: Retail

The Proposals Map should be amended to include the whole of the Barry Waterfront redevelopment area, including Barry Waterfront Retail Park, and the policy should refer to the whole redevelopment area.

• Policy MG3: Strategic Site at Barry Waterfront

The Proposals Map should be amended to include the whole of the Barry Waterfront redevelopment area, including Barry Waterfront Retail Park, and the policy should refer to the whole redevelopment area.

We wish to strongly object to the reference in the supporting text which accompanies this policy (paragraph 7.18), which refers to a District Centre which will be delivered as part of Phase 1. Barry waterfront is located out-of-centre, in terms of retail policy, and a District Centre at this site has not been identified in draft Policy MG17 which sets out the retail hierarchy for the borough. This reference should therefore be

(ordered by Representation ID No.)

Representor ID and details: 2411/DP1 Wm Morrison Supermaket PLC, c/o Agent

omitted.

• Policy MG 16: Retail Allocations

The Proposals Map should be amended to include the whole of the Barry Waterfront redevelopment area, including Barry Waterfront Retail Park, and the policy should refer to the whole redevelopment.

We note that the applications (ref. 2009/00946/OUT) to redevelop land at Barry Waterfront for residential, retail, cafes, bars and restaurants, hotels and offices was recently approved on 2nd March 2012. Given that this site now has planning consent, we do not consider that it should be given any preferential planning policy backing over the existing Retail Park, which is not only a sequentially preferable site, but is an established retail destination which has good links to Barry Town Centre.

We would be grateful if Peacock and Smith are kept informed on further stages of preparation of the Local Development Plan. We trust that the above information is helpful.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



(ordered by Representation ID No.)

Representor	ID and d	etails:	2434/DI	P1 Mr Christopher Ay	nge								
Date Lodged	Status	Petitio	n and No.	Supporting Evidence	Additional SA SEA		.=======	Rep format:	· .	•		•	representations' or do
02/04/2012	M		0	✓	✓			Comment forn	n you wani	speak at a nea	ring session of Pub		willen
2a - Do you co	onsider tl	ne LDP i	s Sound?		2b - If you think that th					test(s) of soundne	ess, please indicate	which test(s)	that it fails.
					Procedural Tests -	P1 - Unans	swered	P2 - Unans	swered				
					Consistency Tests -	C1 - Unans	swered	C2 - Unans	swered C3	3 - Unanswered	C4 - Unanswer	ed	
					Coherence and Effect	iveness Tests	- CE1 - L	Jnanswered	CE2 - Yes	CE3 - l	Jnanswered Cl	E4 - Unanswe	red
3a - Which pa	rt of the	Deposit	Plan are yo	ou commenting on?	Policy Number:	<u> </u>	Paragraph N	lumber:	Proposal Ma	<u>p:</u>	Constra	ints Map	Appendices:
					49	7	'.11. 7.12.						
3b - Do you w	ish to se	e any ch	anges mad	de to the Deposit Plan	as a result of your rep	resentation?	Yes	(1	f "No" or "Una	answered" - go to 3	3d)		
3c - What cha	nges wo	uld like t	o see mad	e to the Deposit Plan?	New Policy:	Amended Po	olicy: N	ew Paragraph:	Amended	Paragraph: New	Or Amended Site:	Other (see N	lotes):
					Unanswered	Yes	U	nanswered	Unanswe	red Yes		Unanswered	
					Notes:								
3d - If your re	presenta	ition rela	tes to a ne	w, deleted or amende	d site, did you submit t	the site as a C	andidate Si	te? Yes	(If "\	Yes", please give t	he Candidate Site I	Name and refe	erence if known)
					Site Name: Land at E	Beach Road, S	ully				Site Reference: 1	585 & 2434	
									,				

3e - Please set out your representation below:

The site is suitable for residential development and should be allocated for development under policy MG2.

The site comprises a suitable location for development and would relate well to existing and proposed settlement form. It is currently used for grazing and is bounded to the north by the B4267 Lavernock Road. to the east by a hedgerow and a small wooded area, to the south by The Spinney & Island View Holiday Park and to the west by Beach Road. There are some existing residential dwellings adjacent to the boundary in the south west corner of the site as well as on the other side of Lavernock road adjacent to the north western corner of the site.

The Council rejected the site at stage 1 of the Candidate Site Assessment process on the grounds that it did not accord with the spatial strategy of the LDP. However, the site has a close relationship with Sully which it meets at its north western limits. Sully has been designated as a Primary Settlement in the spatial strategy and this site would benefit from all of the services and facilities contained within that settlement. The development of this site would be of a scale and form that is sympathetic to its immediate and wider surroundings and would allow for development to extend up to logical boundaries.

The site adjoins and has a distinct physical and visual relationship with the primary settlement of Sully. The proposed development would be compatible in land-use terms with surrounding development as it would not represent a loss of important open space that contributes to the local amenity or character of Swanbridge or the adjacent settlement of Sully.

Suitable access can be provided from Beach Road and it is understood that all the necessary utility services can be provided to this site. The relevant TAN 15 map shows that the site is not at risk of flooding. The site adjoins the sustainable settlement of Sully which is reflected in its status as a Primary Settlement. It benefits from a number of local facilities including a primary school, small convenience shops, food and drink outlets, some small scale employment provision, medical facilities, a library and regular public transport.

The site is served by two bus services. Bus service 88 links Sully with Barry and Penarth while C; bus service 94 links Sully with Cardiff and Barry. The nearest bus stop is less than 50m from the site to the west of the Lavernock Road/Beach Road junction.

The development of this site would comply with the principles of sustainable development. The allocation of the site for housing would comply with the requirements of policy MD1 in that it would:

- Reinforce the role and function of Sully as a Primary Settlement;
- Support the delivery of affordable housing:
- Has access to sustainable modes of transport; and,
- Would not have an unacceptable impact upon green wedges, special landscape areas, heritage coast or a site of importance for nature conservation.

The site, which comprises 7.2 hectares, is well suited to accommodate residential development and would deliver approximately 195 dwellings, of which 68 would be affordable homes. The allocation of the site would contribute positively to the economy and viability of a sustainable primary settlement whilst protecting the distinctive character of the Vale of Glamorgan. The site should be allocated for residential

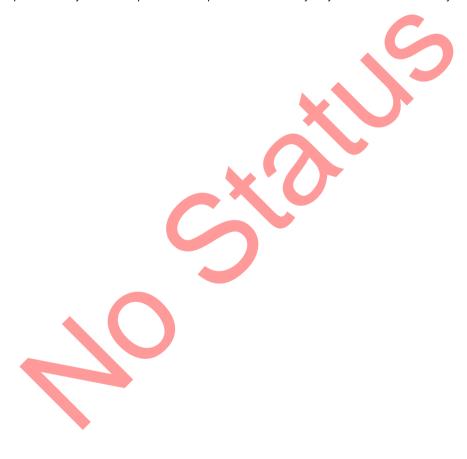
(ordered by Representation ID No.)

Representor ID and details: 2434/DP1 Mr Christopher Aynge

development to help meet the Local Development Plan housing requirement. As a consequential amendment the settlement boundary for Sully should be adjusted to include land at Beach Road.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

 The site at Sully is suitable for development and should be allocated for residential development under the provisions of policy MG2. The allocation would help overcome the deficiency in the housing land supply and the plan comply with soundness test CE2. As a consequential amendment the settlement boundary for Sully should be adjusted to include the site.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2434/DP2 Mr Christopher A	ynge		
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		b be consiered by 'written representations' or do ssion of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and d Procedural Tests - P1 - Unanswered	loes not not meet one or more test(s) of soundness, plea P2 - Unanswered	ase indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered C4 -	Unanswered
	Coherence and Effectiveness Tests - CE1 - U	Unanswered CE2 - Yes CE3 - Unanswe	ered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph I	Number: Proposal Map:	Constraints Map Appendices:
	146 7.94. 7.95.		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy: N	lew Paragraph: Amended Paragraph: New Or Ame	ended Site: Other (see Notes):
	Unanswered Yes L	Jnanswered Yes	Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate S Site Name: Land at Beach Road, Sully		didate Site Name and reference if known) eference: 1585 & 2434
3e - Please set out your representation below: The site lies within an area identified as a green wedge up	nder policy MG22 (6).		
This site was rejected by the Council at stage 1 of the Ca excluded from the green wedge designation as it relates it			DP. It is considered that the site should be
The green wedge designation is very extensive and the d settlements.	evelopment of this site for housing would not lea	d to the coalescence of Sully and Penarth. An extensive	e open area would be retained between the two
It is submitted that the development of the site at Beach I more realistic and appropriate and the plan would be four	Road, Sully would not lead to the coalescence of ided on a more robust and credible evidence ba	Sully and Penarth and the deletion of the site from the se. The deletion would help the plan meet soundness te	green wedge would make the policy MG 22 (6) st CE2.
3f - Please outline the changes you wish to see made to the D	peposit Plan to make it sound (if relevant)		
The site at Beach Road, Sully should be deleted from the	green wedge designation made under policy Mo	322 (6).	
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector a	about and why they consider it be necessary to speak at	t the hearing -

Representor ID and details: 2439/DP1 Dafydd Cantwell,	Hendre Limited						
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0	Additional SA SEA		Rep format: Comment form	.		be consiered by 'written sion of Public examinati	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	e Plan is unsound and o P1 - Unanswered	does not not meet P2 - Unansv		of soundness, plea	ase indicate which test(s) that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unansv	wered C3 - Una	nswered C4 -	Unanswered	
	Coherence and Effective	veness Tests - CE1 -	Unanswered	CE2 - Yes	CE3 - Unansw	ered CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:		Constraints Map	Appendices:
	49			Yes			
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your repr	esentation? Yes	(If	"No" or "Unanswer	ed" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		New Paragraph: Unanswered	Amended Parag Unanswered	raph: New Or Ame Yes	ended Site: Other (see I Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name: Field Num		. T =	(If "Yes", p	-	didate Site Name and re	ference if known)
3e - Please set out your representation below: Rather than allowing for the degree of flexibility proposed has allocated land in a number of minor rural settlements whilst Culverhouse Cross cannot be described as a 'rural	, no equivalent housing	re certainty should be a release has been made	applied by identifying in Sigingstone. S	ng a larger number come settlements wh	of housing land allo	ocations on the edge of voosed, such as Fferm G	villages. Whilst the Plan och, have fewer services,
We therefore consider that the site should be identified as housing association already involved.	s a site favoured as one	capable of being imple	mented during the	first phase of the P	lan Period as it wo	uld have a firm prospect	of development with a
The site does not extend beyond existing development to soft edge to the settlement. An area of land to the north-ewould be created, which could also form a resting place for	east which overlooks Sig	ingstone Cross would b	e retained as a sit	form of the village. I tting out area, where	Planting along the velocities existing vegetation	vestern boundary would n would be retained and	create a firm buffer and a focus for the village
We therefore object to the non-inclusion of the site as a F The Proposals Map is also objected to on the above basi		under Policy MG2.					
3f - Please outline the changes you wish to see made to the D Allocate the site in question for residential development –	·	, ,					
Please refer to attached submission document and accor	mpanying Sustainability	Appraisal .					
4b - If you wish to speak, please confirm which part of your re In order to put the case fully before the Inspector.	presentation you wish to	speak to the inspector	about and why the	ey consider it be ne	cessary to speak at	the hearing -	

Representor ID and details: 2455/DP1 Mr Nigel Phillips,	Sully Development Cor	npany Ltd					
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M □ 0 ✓	Additional SA SEA		Rep format: Comment form	, ,	our comments to be or at a hearing session of	•	representations' or do n? Examination
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests -	e Plan is unsound and P1 - Unanswered	P2 - Unanswe	ered			that it fails.
	Consistency Tests - Coherence and Effecti	C1 - Unanswered veness Tests - CE1 -		ered C3 - Unans CE2 - Yes	wered C4 - Unar CE3 - Unanswered		red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	<u>Number:</u> P	Proposal Map:	Co	onstraints Map	Appendices:
	105			MG12 (7)			
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your rep	resentation? Yes	(If "	No" or "Unanswered"	' - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Yes		New Paragraph: Unanswered	Amended Paragrap Unanswered	h: New Or Amended Yes	Site: Other (see N Unanswered	otes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name: Land off H		Site? Yes	(If "Yes", plea	se give the Candidate Site Referen	Site Name and refe	erence if known)
3e - Please set out your representation below: Please refer to separate statement.							
3f - Please outline the changes you wish to see made to the D Current proposed allocation of site for employment uses	•	,	tion including reside	ntial (MG2).			
4b - If you wish to speak, please confirm which part of your re We would prefer to discuss the issues in front of the Insp		speak to the inspector	r about and why the	y consider it be neces	ssary to speak at the h	earing -	

(ordered by Representation ID No.)

Representor ID and details: 2457/DP1 Mr W Roberts							
<u>Date Lodged</u> <u>Status</u> <u>Petition and No.</u> <u>Supporting Evidence</u>	Additional SA SEA		Rep format:	, ,	our comments to be cons	•	•
30/03/2012 M □ 0 ☑	V		Comment form	you want to speak	at a hearing session of P	ublic examinatior	n? Examination
•	2b - If you think that the Procedural Tests -		does not not meet P2 - Unansv	` '	soundness, please indica	te which test(s) t	hat it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unansv	vered C3 - Unans	swered C4 - Unansw	ered	
	Coherence and Effective	eness Tests - CE1 -	Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswere	ed
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:	Const	raints Map	Appendices:
	MG2						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	sentation? Yes	(If	"No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	 		New Paragraph: Unanswered	Amended Paragrag Unanswered	h: New Or Amended Site Yes	e: Other (see No Unanswered	otes):
	Notes:						
3d - If your representation relates to a new, deleted or amended	d site, did you submit the Site Name: Land to the				ase give the Candidate Site Site Reference:		rence if known) ate site forms part of thr

3e - Please set out your representation below:

In essence our representation is that a new site (the details of which are set out in the attached Appraisal Form) be added to list of housing allocations in policy MG2 under the heading St Nicholas. We are making separate representations in relation to the current allocation under MG2(33).

In relation to the site referred to in the attached Appraisal Form we submit that it represents a site for residential development which will meet the Council's objectives and policies as outlined in the draft LDP.

It will be seen that the proposed site is bounded on three sides by the existing development of St Nicholas and represents development that can properly be regarded as a rounding off and infill and related to the existing settlement. The site has a distinct physical relationship with the existing settlement and cannot be regarded as sporadic development in the countryside. The development can be accommodated without an unacceptable impact on the existing settlement because its scale form and character will be sympathetic to the immediate surroundings and wider area. It will not be visually intrusive and will not affect the Duffryn ridge line. This should be contrasted with the proposed residential development site (Housing Allocation MG2 (33)) to the east of St Nicholas which is bounded on two sides by open countryside. That proposed development would be unrelated to the village of St Nicholas creating a separate enclave bearing no relationship to the village save its proximity. That proposal represents further linear development along the A48 promoting coalescence between St Nicholas and the Downs rather than a rounding off or infilling and will be visually intrusive into the open countryside.

The applicants believe that the site can be developed for high quality dwelling units with relatively spacious plots sympathetic to the surrounding properties, protecting their amenity and respecting the landscape. Any development of the land would not

adversely affect the St Nicholas Conservation Area. In particular there would be no effect on the historic buildings in the Conservation Area (that is to say the listed buildings or the unlisted 'positive' buildings identified by the Council as enhancing the area). The site is well away from the listed buildings of the Church, the Smiths Cottages, the Village Hall, Hall House and the Three Tuns. It is separated from the Presbyterian Church by the existing development of the properties known as Tarquin

and Old Hedges. With careful and sympathetic design the development would enhance the existing more modern buildings abutting the site which are within or adjoining the Conservation Area. The development would respect and improve the

setting of PwII Sam by removing any unsightly modern outbuildings and where possible, by putting existing buildings of architectural merit and which are structurally sound, into beneficial use as part of the development. It is the quality of design and layout in an area such as this that is important and this site offers an ideal location for a development which meets planning policy objectives and which can marry in with and enhance the existing development. The Council has recognised this fact by

approving the modern houses to the west of the site, the creation of a high wall in front of the Three Tukns regarded as a key building within the Conservation Area and the construction of the gated development known, as Mawsons Mead.

The development of the site for residential development can meet draft policies SP 3, SP4, MG 1 and MG7. St Nicholas is identified in the draft LDP as a sustainable minor rural settlement which has the capacity to accommodate some additional

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Representor ID and details: 2457/DP1 Mr W Roberts

development without it having an unacceptable effect on its character. The site can accommodate a mix of housing tenures including affordable housing and the existing services and facilities are readily accessible from the site. It abuts the A48 which has footways on both sides at this point, is within 100m of an extant bus stop and is proximate to a number of footpaths. The site is thus easily accessible to local services /facilities by public transport, walking and cycling. The development of the site can benefit from the existing infrastructure or where new infrastructure has to be provided it can be provided without any unacceptable effect on the natural or built environment.

The site is currently accessed through Pwll Sarn at the junction of the existing side road adjoining the A48 and through White Gables. The site has a frontage onto the A48 which is of sufficient length to accommodate an access/egress which would meet current highway standards. The applicants intend (subject to consent) that a new access be formed and located further west from current access at Pwll Sarn, directly onto the A48 where it can be created with a visibility splay allowing for a stopping sight distance which meets the standards set out in Annex B of Technical Advice Note (TAN) 18: Transport (2007).

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing We wish to reserve our position as to whether to speak at the Hearing since we are submitting a new site and are not able to respond to and test the Council's recommendations in response to this proposal at this stage. We wish to address the Inspector on the merits of and to ask questions upon the Council's response.

Representor ID and details: 2485/DP1 Mr J M Edwards	
Date LodgedStatusPetition and No.Supporting Evidence29/03/2012M0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices:
	MG7
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	P New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below: Policy MG7 allows for new residential development in Min	or Rural Settlements. Several sites have been allocated for development within the defined Minor Rural Settlements subject to 6 criteria.
The plan recognises that whilst these villages may only of	fer a limited range of facilities, they are important in supporting and maintaining sustainable rural communities. This policy is supported.
	villages in the Vale have been fairly restrictive. However, this more positive policy is welcomed and will assist in allowing some development which can in their community. The community itself is therefore supported and enhanced. One such village is Llancarfan.
Llancarfan has been classified as a Minor Rural Village wincluding a school, pub, church, post office/shop, and concentre.	ithin the LDP Settlement Hierarchy. It is a traditional picturesque Vale village clustered around Llancarfan. The village has a good range of facilities namenity hall. The village also boasts an excellent community spirit with various societies, cricket club, book club, camera club and an active community
The village has been designated as a Conservation Area character of the village is largely dominated by large details	with a fairly extensive boundary. The church, pub and school are centrally located and the river runs from the north to south bisecting the village. The ched properties in substantial plots.
	ing plots would adversely impact of the character of the village. It is, however, considered that there are development opportunities on land adjacent to or 3 units. Policy MG7 allows for developments of this kind, and such developments opportunities would assist in maintaining and enhancing a
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)
4b - If you wish to speak, please confirm which part of your rep	oresentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

epresentor ID and details: 2493/DP1 Mr D L Thomas							
Petition and No. Supporting Evidence 26/03/2012 M 0	Additional SA SEA		Rep format: Comment for	m you want to s	ant your comments to be beak at a hearing session	of Public examinati	
a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	e Plan is unsound ar P1 - Unanswered		,	s) of soundness, please i	ndicate which test(s) that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unar	swered C3 - U	nanswered C4 - Un	answered	
	Coherence and Effective			CE2 - Yes	CE3 - Unanswered		ered
a - Which part of the Deposit Plan are you commenting on?	Policy Number:		oh Number:	Proposal Map:		Constraints Map	Appendices:
	147						
b - Do you wish to see any changes made to the Deposit Plar	as a result of your repr			(If "No" or "Unansw	ered" - go to 3d)		
c - What changes would like to see made to the Deposit Plan		Amended Policy: Unanswered	New Paragraph: Unanswered		ngraph: New Or Amende Yes	d Site: Other (see Unanswere	
	Notes:		Ţ				
Be - Please set out your representation below: POLICY MG 22- GREEN WEDGES							
GREEN WEDGES HAVE BEEN IDENTIFIED TO PREVE	ENT THE COALESCEN	CE OF SETTLEMEN	TS AND TO BET	AIN THE OPENNES	S OF LAND AT THE FOL	LOWING LOCATIO	NS:
 BETWEEN DINAS POWYS, PENARTH AND LLANDO NORTH WEST OF SULLY; NORTH OF WENVOE; SOUTH OF BRIDGEND; BETWEEN BARRY AND RHOOSE; SOUTH PENARTH TO SULLY AND BETWEEN RHOOSE AND ABERTHAW. 							
WITHIN THESE AREAS DEVELOPMENT WHICH PREJ	UDICES THE OPEN NA	ATURE OF THE LAN	D WILL NOT BE F	PERMITTED.			
Policy MG 22(7) and supporting paragraphs 7.94,7.95 as	drafted fails to meet So	undness Test CE2					
Comments							
The alternative site submission for Land off Fonmon Roa to the Primary Settlement of Rhoose in the event the hou required.							

Attached is a Sustainability Appraisal (SA) Assessment with supporting Matrix to demonstrate why this candidate site ID 2393 off Fonmon Road, Rhoose, is a good alternative site and why it should not be included as part of the Green Wedge between Rhoose and Aberthaw.

This appraisal demonstrates there are a high number of positive and neutral effects with an overall strong performance against the sustainability objectives of the LDP.

The objectives of the green wedges are set out in the Green Wedge Background Paper, November 2011 as follows:

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Representor ID and details: 2493/DP1 Mr D L Thomas

- To prevent urban coalescence between and within settlements;
- To ensure that development does not prejudice the open nature of the land;
- To protect undeveloped land from speculative development and
- To maintain the setting of built up areas

The function of the site as a means of preventing coalescence between Fonmon and Rhoose has been assessed in the attached SA Assessment. The vegetation that encloses Fonmon contributes to a change in character and visual separation between the two settlements. The alternative site is located in the open landscape beyond Fonmon. Development on this alternative site would not link the two settlements, which are separated by further fields and divided by the presence of vegetation.

The visual effect of residential development on the site would be limited and would not prejudice the open nature of the locality. The site is surrounded by gently rising topography that obscures views from Aberthaw and east from the Airport. The development of this site could achieve a 'rounding off' of the presently visually harsh north western edge of Rhoose with building heights, rooflines, alignments and ridges respecting the setting of the existing settlement. Landscape considerations within the development proposals can ensure the site is enhanced, and seek to provide a high quality environment that will positively benefit the setting of Rhoose.

The Green Wedge designation (MG22 (7)) of this parcel of land to the north west of Rhoose is not justified "to protect the openness of the countryside and the setting of the settlements of Rhoose and Fonmon". The existing site is overlooked by the prominent edge of Rhoose, which could be enhanced through sympathetic design to provide a more robust edge to Rhoose, bordered by the existing Port Road and Fonmon Road. The surrounding landscape in which the site is located is influenced by the presence of large scale man made features - such as airport infrastructure and other built form and there is no documented evidence to suggest that the landscape of the Fonmon Road site is worthy of special protection.

A Green Wedge designation can be the appropriate form of protection from the spread of built development beyond a designated settlement boundary provided the boundary has been drawn with all necessary and appropriate allocations of land included. It is contended that this alternative site would form a valuable contribution to the range and choice of housing sites within this Primary Settlement and that a green wedge designation is inappropriate in this location.

The detailed assessment of the Green Wedge given in the attached Sustainability Report is strong justification for the removal of this designation and the inclusion of this alternative site (ID 2539) as a housing allocation within the revised settlement boundary.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
 - The Green Wedge MG22(7) between Rhoose and Aberthaw should be re-drawn to exclude this parcel of land which should logically form part of the extended settlement boundary for the Primary Settlement of Rhoose.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing Attendance at the Examination will allow for a thorough cross examination of the reasons behind the sites selection process.

(ordered by Representation ID No.)

Representor ID and details: 249	3/DP2 Mr D L Thomas							
Date LodgedStatusPetition and26/03/2012M□0	No. Supporting Evidence	Additional SA SEA		Rep format: Comment form	,	r comments to be consi a hearing session of Pu	•	
2a - Do you consider the LDP is Sour		Procedural Tests -	P1 - Unanswered	P2 - Unansw	one or more test(s) of some or		.,	at it fails.
			iveness Tests - CE1			E3 - Unanswered (
3a - Which part of the Deposit Plan are you commenting on?		Policy Number:	Paragraph	n Number: P	Proposal Map:	Const	raints Map	Appendices:
		MG1	7.8					
3b - Do you wish to see any changes	made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "	No" or "Unanswered" - g	go to 3d)		
3c - What changes would like to see	made to the Deposit Plan?	New Policy: Unanswered Notes:	Amended Policy: Yes	New Paragraph: Yes	Amended Paragraph: Unanswered	New Or Amended Site Yes	e: Other (see Note Unanswered	<u>es):</u>
3d - If your representation relates to	a new, deleted or amende		the site as a Candidate		•	give the Candidate Site Site Reference:		nce if known)
2a Diagon ant out your representati	on holows							

3e - Please set out your representation below:

POLICY MG1 - HOUSING SUPPLY IN THE VALE OF GLAMORGAN

IN ORDER TO MEET THE HOUSING LAND REQUIREMENT OF 9,950 NEW DWELLINGS PROVISION WILL BE MADE FOR THE DEVELOPMENT OF UPTO 10,945 NEW DWELLINGS DURING THE PLAN PERIOD. THIS WILL BE MET THROUGH:

- 1. ALLOCATIONS WITHIN THE PLAN (INCLUDING 10% FLEXIBILITY);
- 2. DEVELOPMENT SITES WITH EXTANT PLANNING PERMISSIONS:
- 3. DEVELOPMENT OF UNALLOCATED WINDFALL SITES IN SUSTAINABLE LOCATIONS AND
- 4. SMALL SITES, INCLUDING INFILL, THE CONVERSION OF SUITABLE

Policy MG 1, paragraph 7.8,7.9,7.10 as drafted fails to meet Soundness Tests CE1,CE2

Comments

SLP support the LDP Policy MG1 Housing Supply, which identifies a housing requirement of 9,950 dwellings for the plan period with the inclusion of a 10% margin for flexibility. There is objection however to the LDP housing figure of 9,950 dwellings placing too great a reliance on development being delivered on unallocated windfall sites.

Paragraphs 7.8-10 sets out the rationale for this high level of housing provision on windfall sites. The contribution of both unallocated windfall and small sites to the overall housing supply in the Vale of Glamorgan is recognised to be significant with an average contribution from windfall and small sites of 271 dwellings per annum (last 10yrs). While it is recognised that the contribution from windfall and small sites is likely to be significantly reduced in this current climate, and some allowance has been made, the figure of 203 units per annum is disproportionately large. The provision of a total contribution of 3,049 dwellings over the plan period at over 30% of the housing provision is excessive. This reliance is 'unsound'; the LDP should give certainty and not rely on unidentified sites delivering such a high proportion of the housing supply figure.

A 10% contribution from windfall and small sites would be more appropriate with the remaining 20% (2016 units) forming specific allocations distributed throughout the Vale of Glamorgan in accord with the spatial strategy of the plan. These additional sites should be allocated in settlements which the Council considers are the most appropriate to assimilate the new development including Key Settlements, Service Centre Settlements and Primary Settlements, including Rhoose.

The alternative site (ID 2493) off Formon and Port North Road, Rhoose would represent an appropriate settlement extension of this Primary Settlement and could readily contribute to the shortfall of allocated

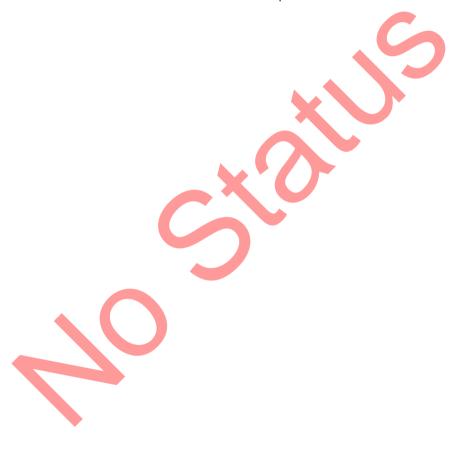
(ordered by Representation ID No.)

Representor ID and details: 2493/DP2 Mr D L Thomas

sites. This is a sustainable site which could deliver up to I50 units of a range and choice of housing types whilst meeting the identified need for affordable housing.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

 The number of windfall sites should be reduced from 3,049 (30%) to a figure reflecting 10% with the additional units being identified as specific allocations in the plan.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing Attendance at the Examination will allow for a thorough cross examination of the reasons behind the site selection process.



(ordered by Representation ID No.)

Representor ID and details: 2493/DP3 Mr D L	. Thomas					
Date Lodged Status Petition and No. Supporting 26/03/2012 M 0	g Evidence Additional SA SEA	Rep fo Comm		•	nsiered by 'written representations Public examination? Examinatio	
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests -	ne Plan is unsound and does not P1 - Unanswered P2 - C1 - Unanswered C2 -	Unanswered		``	
	Coherence and Effect	iveness Tests - CE1 - Unanswe	ered CE2 - Yes	CE3 - Unanswered	CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commer	nting on? Policy Number:	Paragraph Number:	Proposal Map:	Con	straints Map Appendices:	
	156	7.100	Feb 2012			
3b - Do you wish to see any changes made to the D	eposit Plan as a result of your rep	resentation? Yes	(If "No" or "Unanswer	ed" - go to 3d)		
3c - What changes would like to see made to the De	eposit Plan? New Policy: Unanswered	Amended Policy: New Para Unanswered Unanswe		raph: New Or Amended S Yes	ite: Other (see Notes): Unanswered	
	Notes:					
3d - If your representation relates to a new, deleted		the site as a Candidate Site? Y Fonmon Road and Port North Roa		lease give the Candidate S Site Reference	ite Name and reference if known)	1
On Discourse and and consumer and office halous						

3e - Please set out your representation below:

POLICY MG 25-BUFFER ZONES

BUFFER ZONES HAVE BEEN IDENTIFIED AROUND WORKING MINERAL SITES. WITHIN BUFFER ZONES PROPOSALS FOR NEW DEVELOPMENT WILL BE PERMITTED WHERE:

- 1. THE PROPOSAL WOULD NOT CONSTRAIN THE OPERATIONS OF THE MINERAL SITE AND
- 2. THE PROPOSAL WILL NOT BE UNACCEPTABLY AFFECTED BY THE MINING OPERATIONS AT THE SITE.

Policy MG 25 as drafted fails to meet Soundness Test CE2

Comments

The alternative site ID 2493 off Fonmon Road, Rhoose, lies within the outer extents of the Aberthaw Quarry Buffer Zone identified under Policy MG25. Given the distance of the site from the existing workings - approximately 1km, it is considered that the development of this alternative site would have no impact on the operation of the mine.

The supporting paragraph to Policy MG 25 states at 7.100 that 'Within the identified buffer zones, no new mineral development or sensitive development will be permitted' and sensitive development as defined includes residential development. The following paragraph refers to the Minerals, Topic Paper for an explanation of the extent of the individual buffer zones.

The Topic Paper refers to the buffer zone for Aberthaw on page 9, Table 3, where it lists a 300m zone. A footnote explains that this has been set as a precaution and in the absence of sufficient monitoring data since the relocation of extraction to a new area. The Topic Paper also goes on to explain in paragraph 9.5 that;

'In some cases, individual dwellings or areas of housing already lie within the Buffer Zones. The Council has consistently taken the view that whilst no new dwellings should be permitted in locations where they would cause mineral extraction to be constrained, it would not be reasonable to resist infilling within an existing group of dwellings that already form a constraint to quarrying'

There appears to be inconsistency in the application of this restriction to sensitive development (residential) within/adjacent to the buffer zone. It is worthy of note that the existing housing at Font -y - Garry/Fonmon Road was not included in the Minerals buffer zone (MIN6) of the adopted Vale of Glamorgan Unitary Development Plan. The buffer zone excluded the Fonmon Road housing but included within its boundary a large part of Rhoose south of Font-y- Garry Road and including the Rhoose Point development area and also the housing allocation proposed in the LDP MG 2(23) Land north of the Railway Line, Rhoose for 680 units.

(ordered by Representation ID No.)

Representor ID and details: 2493/DP3 Mr D L Thomas

If development within the settlement boundary and within the buffer zone is deemed acceptable then an arbitrary exclusion to sensitive development beyond the settlement boundary is not appropriate, if the site is required and appropriate as a housing allocation in the plan.

Rhoose Point and the land north of the railway line are excluded from the buffer zone in the LDP and I would contend the alternative site ID 2493 should not be deemed inappropriate for residential development on the grounds it lies within this buffer zone area.

The buffer zone represents a precautionary approach and if this additional/alternative site were required to make the plan 'sound' then the buffer zone requires amendment.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
 - The line of the buffer zone along Fonmon Road should be redrawn to prevent conflict with the development of the alternative site ID2493.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing Attendance at the Examination will allow for a thorough cross examination of the reasons behind the site selection process.

(ordered by Representation ID No.)

Representor ID and details: 2493/DP4 Mr D L Thomas									
Date LodgedStatusPetition and No.Supporting Evidence26/03/2012M0	Additional SA SEA		Rep format: Comment form	4a - do you want you you want to speak at		•	representations' or don? Examination		
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests -	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered							
	Coherence and Effective				CE3 - Unanswered		ed		
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number: F	Proposal Map:	Con	straints Map	Appendices:		
	49								
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? Yes	(If "	No" or "Unanswered" -	go to 3d)				
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragraph: Unanswered	New Or Amended S Yes	Other (see No Unanswered	otes):		
	Notes:								
3d - If your representation relates to a new, deleted or amende	ed site, did you submit th Site Name: Land off Fo			` '	give the Candidate S Site Reference		rence if known)		
3e - Please set out your representation below:									

POLICY MG 6- RESIDENTIAL DEVELOPMENT IN KEY, SERVICE CENTRE AND PRIMARY SETTLEMENTS

SETTLEMENT BOUNDARIES HAVE BEEN DEFINED AROUND THE KEY SETTLEMENT OF BARRY, THE SERVICE CENTRE SETTLEMENTS OF COWBRIDGE, LLANTWIT MAJOR AND PENARTH AND THE PRIMARY SETTLEMENTS OF DINAS POWYS, LLANDOUGH (PENARTH), RHOOSE, SULLY, WENVOE AND ST. ATHAN.

NEW DEVELOPMENT WITHIN THESE SETTLEMENTS WILL ONLY BE PERMITTED WHERE THE PROPOSED DEVELOPMENT:

- 1. MAKES EFFICIENT USE OF PREVIOUSLY DEVELOPED LAND OR BUILDINGS;
- 2. WOULD NOT PREJUDICE THE DELIVERY OF AN ALLOCATED DEVELOPMENT SITE:
- 3. IS OF A SCALE AND FORM THAT IS COMMENSURATE WITH THE SURROUNDING AREA AND DOES NOT UNACCEPTABLY IMPACT UPON THE CHARACTER AND APPEARANCE OF THE
- 4. WOULD NOT RESULT IN THE LOSS OF PUBLIC OPEN SPACE, COMMUNITY OR TOURISM BUILDINGS OR FACILITIES AND
- 5. HAS NO UNACCEPTABLE IMPACT ON THE AMENITY AND CHARACTER OF THE LOCALITY BY WAY OF NOISE, TRAFFIC CONGESTION AND PARKING.

Policy MG 6 identifies a settlement boundary around Rhoose which should be redefined to meet Soundness Test CE2

Comments

The alternative site submission for Land off Fonmon Road, Rhoose (ID 2493) comprises a 5.4hectare site which should be allocated for residential development in the LDP. It would comprise a logical extension to the Primary Settlement of Rhoose in the event the housing requirement figure for the LDP is determined to be too low or the 30% reliance on windfall sites is reduced and additional specific allocations are required.

Attached is a Sustainability Appraisal (SA) Assessment with supporting Matrix to demonstrate why this candidate site ID 2393 off Fonmon Road, Rhoose, is a good alternative site and why it should be included within the settlement boundary for Rhoose.

The appraisal highlights that the inclusion of this site within the settlement boundary of Rhoose results in a high number of positive and neutral effects with an overall strong performance against the sustainability objectives of the LDP.

(ordered by Representation ID No.)

Representor ID and details: 2493/DP4 Mr D L Thomas

Policy MG6 identifies settlement boundaries for a range of settlements including Rhoose in the 'Primary Settlement' category. This states that primary settlements are capable of accommodating a considerable proportion of additional residential development and the inclusion of this site in Policy MG2 will contribute to the sustainability of the LDP by extending the range and choice of residential sites which meet the plan objectives.

The main advantages of this proposed alternative site are:

- (i) The site is physically contained and well connected to the settlement of Rhoose by walking, cycling and public transport connections. The site is within a suitable distance of existing services and facilities within Rhoose to allow for access on foot and has excellent bus connections.
- (ii) The site has the potential to deliver a mix of housing tenures; development of housing proposals for the site will seek to secure an appropriate level and mix of affordable housing as required by Policy MG5.
- (iii) The site would represent an appropriate settlement extension up to a defensible boundary.
- (iv) There are no major technical or land ownership constraints and can be accessed directly off Fonmon Road.
- (v) The biodiversity and landscape value of the site are low, limited to boundary hedge vegetation which would be retained as part of any future development.
- (vi) The visual effect of residential development on the site would be limited given the gently rising topography that obscures views from Aberthaw and east from the Airport.
- (vii)The scheme would help provide the ongoing development land requirement for the Vale while providing a sustainable development with housing in close proximity to expanding employment opportunities, healthcare facilities and other local village amenities.
- (viii) The development would help in supporting the viability of existing community facilities through provision of increased population to patronise local facilities and amenities, including the school, public house, local shops including the Post Office, churches, community centre and health care facilities.
- (ix) Employment opportunities for residents of the proposed site could be provided for through the St Athan Strategic site and the allocated land for employment and transport uses on land adjacent to Cardiff Wales Airport.
- (x) There is potential for contributions to be made to local facilities and services such as schools, public transport, infrastructure including highways and drainage improvements.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The Settlement Boundary defined around the Primary settlement of Rhoose in Policy MG6 should be redrawn to include this parcel of land within a newly extended settlement boundary.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - Attendance at the Examination will allow for a thorough cross examination of the reasons behind the sites selection process.



(ordered by Representation ID No.)

Representor ID and details: 2	498/DP1 Shaw Services Ltd	d and Dunraven Estate	e Co Ltd, c/o Agent - Ha	armers Li				
Date Lodged Status Petition ar 02/04/2012 M 0	nd No. Supporting Evidence	Additional SA SEA ✓		Rep format: Comment form		comments to be consie a hearing session of Pub		
2a - Do you consider the LDP is So	ound? Unsound	2b - If you think that the Procedural Tests -	he Plan is unsound and P1 - Unanswered	does not not meet o	` '	undness, please indicate	which test(s) the	hat it fails.
			C1 - Unanswered tiveness Tests - CE1			red C4 - Unanswer E3 - Unanswered C		
3a - Which part of the Deposit Plan		Policy Number: 49	<u>Paragraph</u> 7.11. 7.12		roposal Map:	Constra	aints Map	Appendices:
3b - Do you wish to see any change	es made to the Deposit Plan	as a result of your rep	presentation? Yes	(If "N	No" or "Unanswered" - g	go to 3d)		
3c - What changes would like to se	e made to the Deposit Plan?	New Policy: Unanswered Notes:	Amended Policy: Yes	New Paragraph: Unanswered	Amended Paragraph: Unanswered	New Or Amended Site: Yes	Other (see No Unanswered	tes):
3d - If your representation relates	·		the site as a Candidate he North of the Three G		` ''	give the Candidate Site Site Reference: 2		ence if known)

3e - Please set out your representation below:

The site comprises 1.3 hectares and is currently used for agricultural/paddock purposes. It is suitable for residential development and should be allocated for development under policy MG2. Much of the site is contained by existing development. To the south and east the site adjoins the Three Golden Cups Public House and residential development. To the north west of the site there is the village hall. The western boundary is formed by the main road, to the east of which is a grass verge and a stone wall. There is existing development on the opposite side of the road.

This site was rejected by the Council at stage 2 of the candidate site assessment process on the grounds that it would represent an unacceptable intrusion into the countryside. However, the alternative site has a distinct physical and visual relationship with the settlement and would consolidate settlement form in a logical manner. The development of the site would be largely contained by existing development and the main road; the visual impact along the western and northern boundaries could be reduced by a landscaping scheme. The proposed development would be compatible in land-use terms with surrounding development and would be of a scale and form that is sympathetic to its immediate and wider surroundings. The proposal would not represent a visual intrusion into the countryside nor lead to the loss of important open space that contributes to the local amenity or character of the settlement. As such the allocation of the site would comply with the criteria set out in policy MG7.

The development would have a strong physical relationship with existing development and would consolidate existing settlement form. The site, which comprises 1.3 hectares is well suited to accommodate residential development and could accommodate approximately 25 dwellings, delivering approximately 9 affordable homes. The development could deliver public open space including a playground for the settlement which is currently not available. The allocation of the site would contribute positively to the rural economy, the viability of a sustainable rural community, whilst protecting the distinctive character of the Vale of Glamorgan.

Current housing provision in the LDP does not meet soundness test CE2 as there is over reliance on the contribution to be made by windfall sites. In a plan led system it would be preferable and give more certainty to allocate additional sites as part of the plan. Such an approach would help make the plan more realistic and appropriate and founded on a more robust and credible evidence base. The site should be allocated for housing as part of this process.

The site lies within the Glamorgan Heritage Coast identified under policy MG27 but the development of this site need not harm the landscape and character of this designated area. The site is largely enclosed by existing development and a sensitively designed scheme would benefit the settlement. Separate submissions have been made in respect of policy MG27.

Further, it is noted that there are a number of sites allocated for residential development within the Heritage Coast, including a large reserve site to the south of Llantwit Major.

Southerndown comprises a sustainable settlement which is reflected in its status as a Minor Settlement. It benefits from a number of local facilities including a public house and restaurant, a church and a post box. Although not referred to in the Council's Settlements Appraisal, Southerndown also benefits from a leisure and recreation facility in the form of a Cricket Ground. Additional services, facilities are available in the nearby villages of St. Brides Major, including a primary school in the Church of Wales building at a distance of approximately 1.5 kilometres, a pre school nursery in the Church Hall, day to day shops and services, a community hall and recreation facilities. All of these would be within easy walking and cycling distance including the Primary School which families from Southerndown are known to access on foot.

(ordered by Representation ID No.)

Representor ID and details: 2498/DP1 Shaw Services Ltd and Dunraven Estate Co Ltd, c/o Agent - Harmers Li

Ogmore by Sea offers an additional choice of services and facilities. There is a wide range of services, facilities and employment opportunities available in Bridgend less than 6 kilometres away, including a comprehensive school. There is an hourly bus service linking Southerndown with Bridgend, Llantwit Major and local settlements, including St. Brides Major. Links to the local rail network are available in Bridgend and Llantwit Major. The development of this site would comply with the principles of sustainable development.

Access to the site can be provided either from the B4524 to the west of the site or via the existing access serving the Three Golden Cups Public House.

The allocation of the site for housing would comply with the requirements of policy MD1 in that it would:

Reinforce the role and function of Southerndown as a Minor Settlement:

Support the delivery of affordable housing;

Has access to sustainable modes of transport, and

Would not have an unacceptable impact upon green wedges, special landscape areas, heritage coast or a site of importance for nature conservation.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The site to the north of the Three Golden Cups should be allocated for residential development under the provisions of policy MG2.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2498/DP2 Shaw Services Ltd	I and Dunraven Estate Co Ltd, c	o Agent - Harmers Li						
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA	Rep format: Comment form		r comments to be consiered be a hearing session of Public ex	y 'written representations' or do xamination? Written			
·	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Unanswered							
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph Number:	Proposal Map:	Constraints I				
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation	? Yes (If	"No" or "Unanswered" -	go to 3d)				
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Unanswered Yes Notes:	<u>New Paragraph:</u> Unanswered	Amended Paragraph: Unanswered	New Or Amended Site: Oth Unanswered Una	er (see Notes): answered			
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Site Name: Land to the North of		•	give the Candidate Site Name Site Reference: 2498	e and reference if known)			
3e - Please set out your representation below: There is an incompatibility between policy MG7 Residentia The settlement hierarchy identifies Southerndown as a Millocal services. Policy MD1: Location of New Development allows for new	nor Rural Settlement, within which	a need is recognised to accor	mmodate some moderate	e growth to help meet local hou	using need and support existing			
impact upon the Glamorgan Heritage Coast. Policy MG 7: Residential Development within Minor Rural relationship with the existing settlement. Policy MG27: Glamorgan Heritage Coast does not allow f Heritage Coast where this does not have an unacceptable	or residential development to take	e place within the designation a	,	Ç	. ,			
3f - Please outline the changes you wish to see made to the De A new Criterion 3 should be included to Policy MG27 station. 3. Residential Development in Minor Settlements which contains the Criterion 3 should be renumbered as Criterion 4.	ng:	·						
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to	the inspector about and why th	ney consider it be necessa	ary to speak at the hearing -				

(ordered by Representation ID No.)

Representor ID and details: 2501/D	P1 Legal & General In	vestment Managemer	nt Ltd, c/o Agent					
Date Lodged Status Petition and No 02/04/2012 M 0	Supporting Evidence	Additional SA SEA		Rep format: Comment form	,	comments to be consie a hearing session of Pul	•	•
2a - Do you consider the LDP is Sound?		Procedural Tests -	P1 - Unanswered	P2 - Unansw	one or more test(s) of sou ered ered C3 - Unanswer			that it fails.
					CE2 - Unanswered C		E4 - Unanswer	ed
3a - Which part of the Deposit Plan are y		Policy Number: Delivery and Implement			Proposal Map:	Constra	aints Map	Appendices:
3b - Do you wish to see any changes ma	ade to the Deposit Plan	as a result of your rep	resentation? Yes	(If "	No" or "Unanswered" - g	jo to 3d)		
3c - What changes would like to see ma	de to the Deposit Plan?	New Policy: Unanswered Notes:	Amended Policy: Unanswered	New Paragraph: Unanswered		New Or Amended Site: Unanswered	Other (see No Yes	otes):
3d - If your representation relates to a n	•	d site, did you submit t Site Name:	he site as a Candidate	Site? No	(If "Yes", please	give the Candidate Site Site Reference:	Name and refe	rence if known)
3e - Please set out your representation	helow:							

Deposit Plan Response

Land at ITV, Culverhouse Cross, Cardiff -Housing Allocation (220 dwellings) (Policy MG 2 (29))

Q. 3e The following representation is made in support of the residential allocation for 220 dwellings at ITV Culverhouse Cross (7.4 ha). In the Deposit LDP the site is allocated for 220 dwellings (Policy MG 2 (29)). The site is located to the south of Culverhouse Cross Interchange, approximately 4 miles North West of Cardiff City Centre and 3.7 miles from Barry. This interchange forms an important part of the primary road network providing access to Cardiff City Centre, Barry, the M4 and Cardiff International Airport.

The site comprises an area of 7.4 ha. Part of the site is bounded to the east by St Lythan's Road and is currently occupied by the ITV Wales Studios, offices and ancillary accommodation. The allocated site is in a sustainable location for residential development as it is accessible by a choice of means of transport. Its location affords easy access to Cardiff City Centre using Cowbridge Road West and equally as important access onto the M4 (3 miles). A number of buses stop at Culverhouse Cross from the City, en route to other parts of the City and the Vale of Glamorgan.

Residential development will compliment the existing uses at Culverhouse Cross and would successfully integrate into the wider area to make a more sustainable community. Through introducing residential development at the site to integrate with the existing employment development a sustainable community can be fostered at Culverhouse Cross. The vitality and viability of Culverhouse Cross therefore would be enhanced.

It has been demonstrated in the Plan that 36 sites have been allocated for residential development, totalling 7,721 dwellings, including this representation site. The site could accommodate 250 dwellings. The development at the ITV site will contribute to the housing requirement and provide a range of good quality, affordable homes in a sustainable location.

The site is available, viable and deliverable. Development at this site will be in accordance with national and local planning policy and will be considerably beneficial both economically and socially to the local area.

Accordingly, delivery of this site will fulfil the following Deposit Plan policies;

- Policy SP1 The Strategy:
- Policy SP3 Residential Requirement;
- Policy SP4 Affordable Housing Provision;

(ordered by Representation ID No.)

Representor ID and details: 2501/DP1 Legal & General Investment Management Ltd, c/o Agent

- Policy MD2 Place Making;
- Policy MD3 Design of New Development;
- Policy MD4 Community Infrastructure and Planning Obligations;
- Policy MG1 Housing Supply in the Vale of Glamorgan;
- Policy MG5 Affordable Housing;
- Policy MG 6 Residential Development in Key Service and Primary Settlements; and
- Policy MG 8 Housing Densities.

Notwithstanding the above, the Deposit Plan has a 'Delivery and Implementation Table" that specifies the documentation needed to be submitting as part of a planning application for the allocated sites, In light of this housing allocation (Policy MG 2 (29)) we seek amendments to the table. We seek to delete the following sentence from the column 'Infrastructure and Implementation Requirements'; "TA may identify the need for local highways improvements between the A4050 Port Road and Copthorne Way to the A48." Unfortunately, improvements to this stretch of road, which outside the control of (TV, cannot be completed. Nonetheless a draft Transport Assessment has been completed and a favourable response has been received from the Council of the measures that will be put in place for the development of this site.

Furthermore, the Delivery and Implementation Table also stipulates that an Environmental Statement (ES) is required to be submitted. A screening opinion sent to the Council provided assurance that this was not an EIA development; therefore an ES is not needed. Please see a letter dated 16th May 2011 confirming that an ES is not required.

In summary, we find the Vale of Glamorgan LDP sound; it has provided realistic housing allocations to meet the demonstrable need within the area and sets out a clear vision for the future of the Vale. We are not aware of any constraints that would effect development at this site; therefore, it is clear that delivery of the site is achievable.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The following changes to the Deposit LDP are sought:

- 1. Increase the allocation to 250 dwellings.
- 2. Deletion of the following sentence from the Delivery and Implementation Table: "TA may identify the need for local highways improvements between the A4050 Port Road and Copthorne Way to the A48."
- 3. Remove the requirement for an Environmental Statement. This was confirmed via letter from Rob Thomas (Head of Planning and Transportation) dated 16th May 2011.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2503/DP1 Mr S Van-Praag			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0	Additional SA SEA		comments to be consiered by 'written representations' or do hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and Procedural Tests - P1 - Unanswered	does not not meet one or more test(s) of sour P2 - Unanswered	ndness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswere	d C4 - Unanswered
	Coherence and Effectiveness Tests - CE1	· Unanswered CE2 - Yes CE	3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph	Number: Proposal Map:	Constraints Map Appendices:
	32		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go	to 3d)
3c - What changes would like to see made to the Deposit Plan	P New Policy: Amended Policy: Unanswered Yes		New Or Amended Site: Other (see Notes): Unanswered Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Site Name: Summerhouse Point, Boverton	Site? Yes (If "Yes", please gi	ive the Candidate Site Name and reference if known) Site Reference: 2503/CS1
3e - Please set out your representation below: Strategic Policy SP11 - Tourism and Leisure is acknowled	dged, particularly criterion 1 which gives favou	rable consideration to Proposals which:	
"Enhance the range and choice of the Vale of Glamorgan	s tourism and leisure offer, particularly throug	n the provision of all year round facilities and a	range and choice of quality serviced accommodation."
3f - Please outline the changes you wish to see made to the D We object, however, on the grounds that it should read as	·		
"Enhance the range and choice of the Vale of Glamorgan accommodation to complement established visitor facilities			range and choice of quality serviced and non serviced
4b - If you wish to speak, please confirm which part of your rel		r about and why they consider it be necessary	to speak at the hearing -

Representor ID and details: 2503/DP2 Mr S Van-Praag	
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0	Additional SA SEA Rep format: Volume a 4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: 172
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan	? <u>New Policy:</u> <u>Amended Policy:</u> <u>New Paragraph:</u> <u>Amended Paragraph:</u> <u>New Or Amended Site:</u> <u>Other (see Notes):</u> Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Land at Summerhouse Point, Boverton Site Reference: 2503/CS1
	lities in Barry should be extended to include further areas across the Vale of Glamorgan that could provide all year round tourism and leisure facilities into to be developed for serviced or non-serviced accommodation.
The development site currently comprises of a small com serviced and non-serviced accommodation will improves	or caravan park development and would enlarge the Vale of Glamorgan's Tourism offers in accordance with Policy SP 11 - Tourism and Leisure. Applex of buildings, constructed in timber clad with corrugated metal roofs, associated with a Christian Camp use and residential use. The development of the visual impact of the site on the wider countryside. And is in close proximity to cycle and walking routes demonstrating the site in a sustainable location.
3f - Please outline the changes you wish to see made to the D POLICY MG 29—TOURISM AND LEISURE FACILTIES I	
THE PROVISION OF ALL YEAR ROUND TOURISM AND DEVELOPMENT:	D L <mark>EISURE FACILITIES</mark> IN CARRY WILL BE FAVOURED. LAND IS ALLOCATED AT THE FOLLOWING LOCATIONS FOR TOURISM RELATED
1. BARRY ISLAND, PLEASURE PARK, WHITMORE BA' 2. LAND AT NELL'S POINT, WHITMORE BAY; 3. THE TRIANGE SITE, BARRY WATERFRONT; AND 4. LAND AT SUMMERHOUSE POINT. BOVERTON	Y;
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor	ID and	details:	2503/D	P3 Mr S Van-Praag								
Date Lodged		Petit		Supporting Evidence	Additional SA SEA			Rep format:	·		o be consiered by 'writte	
02/04/2012	M		0	✓	✓			Comment for	m you want to s	peak at a hearing ses	ssion of Public examinati	ion? Written
2a - Do you co	onsider	the LDP	is Sound?	Unsound	2b - If you think that t Procedural Tests -	ne Plan is uns P1 - Unan		d does not not me P2 - Unar		(s) of soundness, plea	ase indicate which test(s	s) that it fails.
					Consistency Tests -	C1 - Unan	swered	C2 - Unar	swered C3 - U	nanswered C4 -	Unanswered	
					Coherence and Effec	tiveness Tests	s - CE1	- Unanswered	CE2 - Yes	CE3 - Unansw	ered CE4 - Yes	
3a - Which pa	rt of the	Deposi	t Plan are y	ou commenting on?	Policy Number:	<u>.</u>	Paragra	h Number:	Proposal Map:		Constraints Map	Appendices:
					120				Yes (refere	nce number:346)		
3b - Do you w	ish to se	ee any c	hanges ma	ade to the Deposit Plar	as a result of your rep	resentation?	Yes		(If "No" or "Unansw	ered" - go to 3d)		
3c - What cha	inges w	ould like	to see mad	de to the Deposit Plan	? <u>New Policy:</u> Unanswered	Amended P	olicy:	New Paragraph: Unanswered	Amended Para Unanswered	agraph: New Or Ame Unanswered	ended Site: Other (see Unanswere	
					Notes:							
3d - If your re	epresent	ation re	lates to a n	ew, deleted or amende	ed site, did you submit Site Name: Land at				(If "Yes",		didate Site Name and re eference: 2503/CS1	ference if known)
3e - Please s It is cons	,			below: nsport proposals should	d revise the routes of the	ne Nation <mark>al C</mark> y	cle netw	ork Route 88.	y			
There is	an alte	native t	o the Nation	nal Cycle Network Rou	te 88 in which is consi	dered to be m	ore appr	opri <mark>ate</mark> than retain	ing the proposed ro	ute.		
The prop the SINC				cent to the site and wo	uld have a detrimental	effect on the	residenti	al amenity of the s	site. The proposed N	National Cycle Netwo	rk Route 88 could also h	ave a negative impact on
		·	•	n to see made to the D etwork Route and the		•	,	routes to avoid the	e site and safeguard	ling the residential an	nenity and the SINC des	signation.
4b - If you wi	sh to sp	eak, ple	ase confirm	n which part of your rep	presentation you wish	o speak to the	inspect	or about and why	they consider it be r	necessary to speak a	t the hearing -	

Representor	ID and d	etails:	2513/D	P1 Mr & Mrs R Thom	nas						
Date Lodged 02/04/2012		Petiti	on and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment form	·		be consiered by 'writter sion of Public examinati	n representations' or do on? Examination
2a - Do you co	onsider th	ne LDP	is Sound?	Sound	Procedural Tests -	he Plan is unsound and P1 - Unanswered	P2 - Unans	wered		`) that it fails.
						C1 - Unanswered tiveness Tests - CE1					ered
3a - Which pa	rt of the [Deposit	Plan are y	rou commenting on?	Policy Number: MG2(28)	Paragrapi 		Proposal Map:	7	Constraints Map	Appendices:
3b - Do you w	ish to see	e any cl	hanges ma	de to the Deposit Plar	n as a result of your rep	oresentation? No	(If	"No" or "Unanswere	d" - go to 3d)		
3c - What cha	nges wou	uld like	to see mad	de to the Deposit Plan	? New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	nph: New Or Ame Unanswered	nded Site: Other (see I	
					Notes:						
3d - If your re	presenta	ition rel	ates to a ne	ew, deleted or amende		the site as a Candidate acent to St David's Chu			•	idate Site Name and re ference: 2153/CS1	ference if known)
Table wi	(reference II be com	ce MG2 plied w	(28)) is all	ocated for 60 dwelling to achieve a deliverab		or a minimum of 35% af	fordable housing. A	As such the requireme	ents of the allocatio	n as set out in the Deliv	very and Implementation
		•	•		Deposit Plan to make it	sound (if relevant) MG2 and its identification	on on the Proposals	з Мар.			
(See atta	ached ad	ditional	documents	s)							
•		•			presentation you wish t	to speak to the inspector	or about and why th	ney consider it be nece	essary to speak at	the hearing -	

Representor ID and details: 2513/DP2 Mr & Mrs R Thor	nas		
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 ✓	- <u>-</u>		ts to be consiered by 'written representations' or do session of Public examination? Examination
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound and does Procedural Tests - P1 - Unanswered	s not not meet one or more test(s) of soundness, P2 - Unanswered	please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered	C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Una	answered CE2 - Unanswered CE3 - Una	nswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Nur MG2(28)	mber: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plar		w Paragraph: Amended Paragraph: New Or Unanswered Unanswered Unansw	Amended Site: Other (see Notes): ered Yes
	Notes:		
3d - If your representation relates to a new, deleted or amend	ed site, did you submit the site as a Candidate Site' Site Name: Land adjacent to St David's Ch <mark>urch i</mark> t	` ` ' '	Candidate Site Name and reference if known) e Reference: 2513/CS1
3e - Please set out your representation below:			
Although it is stated that the phasing specified is indicati approximately 18 months to 2 years time, and a planning improve in the meantime, a completion rate of some 20	application approved, there would be no reason wh		
(see additional documents)		,	
3f - Please outline the changes you wish to see made to the I The likely rapid uptake of the site within the first 5 years reason the Delivery and Implementation Section of the D (see additional documents)	of the plan, emphasises that there is a need to inclu	ude the submission site as one which could be de be developed in Phase 3 i.e. 2021-26.	liverable in Phase 1 of the Plan period. For this
4b - If you wish to speak, please confirm which part of your re In order to discuss evidence before the appointed Inspec		out and why they consider it be necessary to spea	ak at the hearing -

Representor ID and details: 2513/DP3 Mr & Mrs R Tho	omas	
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	ce Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written rep Comment form you want to speak at a hearing session of Public examination?	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered	t it fails.
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map MG8	Appendices:
3b - Do you wish to see any changes made to the Deposit Pla	an as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Pla	nn? New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Note Unanswered Unanswered Unanswered Unanswered Notes:	<u>s):</u>
3d - If your representation relates to a new, deleted or amend	ded site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and referer Site Name: Land adjacent to St David's Church in Wales School, Colwinston Site Reference: 2513/CS1	nce if known)
3e - Please set out your representation below:		
Policy MG8 - Housing Densities is generally acknowledge housing land supply calculations, it is difficult to be preswill dictate the range of house types.	ged. However, whilst the submission site is allocated for 60 dwellings, which would be consistent with the Policy, and where firm figure scriptive on numbers until a full assessment of site capacity is undertaken. This will be further influenced by market conditions and hou	s are required for sehold factors, which
3f - Please outline the changes you wish to see made to the	Deposit Plan to make it sound (if relevant)	
It is therefore suggested that a new criterion, or one whi	ich replaces Criterion 2, is inserted which reads as follows:	
"Reduced densities are required as a result of a full assorapplication stage."	essment of site characteristics and capacity, and prevailing conditions which influence the range of house types. This will be determine	ed at the planning
4b - If you wish to speak, please confirm which part of your rule of the appointed Inspe	representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - ector.	

Representor ID and details: 2514/DP1 Mr R Reader							
Date LodgedStatusPetition and No.Supporting Evidence02/04/2012M0	Additional SA SEA		Rep format: Comment form	.	,	e consiered by 'writter on of Public examination	n representations' or do on? Examination
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - Consistency Tests -	ne Plan is unsound and P1 - Unanswered C1 - Unanswered tiveness Tests - CE1	P2 - Unans C2 - Unans	()		Jnanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrapl</u>	n Number:	Proposal Map:	<u> </u>	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If	"No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered Notes:	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	ph: New Or Amend Yes	ded Site: Other (see N Unanswered	
3d - If your representation relates to a new, deleted or amende	, ,	he north of Rhoose and		` ''	J	late Site Name and reference: 2514/CS2	erence if known)
3e - Please set out your representation below: The land shown on the attach plan should be allocated for residential use. The site area is approximately 20 hectares and would accommodate 600 dwellings. Rhoose is identified as a primary settlement and as such is a sustainable settlement which can accommodate additional housing allocations. Rhoose has a wide range of services and facilities including a train station which are all easily accessible by foot and cycling from the site. Policy MG13 allocates land for a strategic employment site adjacent to Cardiff Airport covering an area of 77.4 hectares and with the development of this site there will be a requirement for additional housing allocations in the settlement. There are 2 allocations in the LDP for 730 dwellings in total but both these allocations are phased to be developed in the first two parts of the plan period so that there will be no housing coming forward in the last part of the LDP period when there will be an ongoing requirement to develop housing land in close proximity to the strategic employment site. There are no constraints on the development of the site and access is available from the existing estate. The existing estate has a main spine road 6.75m wide which is of sufficient width to allow buses to safely							
access the alternative site. Works to enhance greenfield the reason for rejecting the site at the Candidate Site Stanormally attempt to prevent coalescence between settlem	out not of high agric <mark>ul</mark> tu age was that it would pr	ural land quality being g	rade 3b.				
3f - Please outline the changes you wish to see made to the D The site shown in red on the attached plan should be allo							
4b - If you wish to speak, please confirm which part of your rep	presentation you wish t	o speak to the inspecto	r about and why th	ey consider it be nece	essary to speak at th	ne hearing -	

Representor ID and details: 2514/DP2 Mr R Reader					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		our comments to be consiered by 'written representations' or do at a hearing session of Public examination? Written		
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound a Procedural Tests - P1 - Unanswered	` ,	soundness, please indicate which test(s) that it fails.		
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unans	wered C4 - Unanswered		
	Coherence and Effectiveness Tests - CE	1 - Unanswered CE2 - Yes	CE3 - Unanswered CE4 - Unanswered		
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragra	aph Number: Proposal Map:	Constraints Map Appendices:		
	49				
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan	New Policy: Amended Policy:Unanswered Unanswered	New Paragraph: Amended Paragra Unanswered Unanswered	h: New Or Amended Site: Other (see Notes): Yes Unanswered		
	Notes:				
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candida Site Name: land to the West of Port Road		se give the Candidate Site Name and reference if known) Site Reference: 2514/CS1		
3e - Please set out your representation below:					
The land which is shown in red on the attached form shou	lld be allocated for housing under Policy HG	G2. The site is 12.3 hectares in extent and v	ould provide 250 dwellings.		
A candidate site submission was made for a larger area of land at Wenvoe but this was rejected because it was considered that the site would have an unacceptable impact on the Wenvoe Castle Historic Parks and Garden designation and surrounding rural landscape. The alternative site submission has therefore been reduced in area and none of the site now lies within this designation.					
It is considered that the access to the allocated site at Wenvoe is unacceptable and an objection to the proposed access to the site is included in the attached highway statement. This alternative site submission includes the area of the allocated site and would allow the provision of a new access and safe access by the provision of a new arm off the roundabout opposite St. Andrew's road.					
Wenvoe is categorised as a Primary Settlement and as sfacilities. There is a requirement to allocate additional land			es including a primary school, library, shops and community in Wenvoe would help to make up for the shortfall.		
3f - Please outline the changes you wish to see made to the D The land shown in red on the attached plan should be allo					
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the insper	ctor about and why they consider it be nece	ssary to speak at the hearing -		

Representor ID and details: 2514/DP3 Mr R Reader							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		Rep format: Comment form		our comments to be consi at a hearing session of Pu	, ,	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - Unanswered	does not not meet	` '	f soundness, please indica	te which test(s) that it	t fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unans	swered C4 - Unanswe	ered	
	Coherence and Effect	iveness Tests - CE1 -	Unanswered	CE2 - Yes	CE3 - Unanswered	CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:	Const	raints Map Ap	pendices:
				MG22			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If	"No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan'	New Policy: Unanswered	· · · · · · · · · · · · · · · · · · ·	<u>New Paragraph:</u> Yes	Amended Paragram Unanswered	oh: New Or Amended Site Unanswered	Other (see Notes):Unanswered	<u>.</u>
	Notes:						
3d - If your representation relates to a new, deleted or amende		the site as a Candidate he north of Rhoose and		(If "Yes", plea	ase give the Candidate Site Site Reference:		e if known)
3e - Please set out your representation below:							
There is objection to (i) the green wedge designation MG2	22(7) and (ii) to the incl	usion of t <mark>he</mark> land shown	in red on the attac	ched which has been s	submitted as an alternative	site within the green	wedge.
The area of the green wedge was designated in the UDP between Rhoose and Aberthaw as it is now included within west than the edge of Rhoose. However Policy MG22 def designation cannot be justified. The relevant land mainly settlements.	n a mineral buffer zone ines the green wedge i	e. The retained area of on this area as "between	reen wedge in the Rhoose and Aber	LDP does not include thaw". The description	any land between Rhoose of the green wedge in this	and Aberthaw and e area is no longer val	extends no further id and the
In addition there is no justification to maintaining the designations. There is also objection to the in Aberthaw as it does not extend any further to the west that	clusion of the land on t	the attached plan being					
3f - Please outline the changes you wish to see made to the D The LDP should be amended by the (1) the deletion of Mo the land shown in red on the attached plan from the MG2:	G 22(7) green wedge b	etween Rhoose and Ab			f the designation from the I	Proposals Map and/o	r (2) the deletion of
4b - If you wish to speak, please confirm which part of your rep	presentation you wish t	o speak to the inspector	about and why th	ey consider it be nece	ssary to speak at the heari	ng -	

(ordered by Representation ID No.)

Representor ID and details: 2522/DP1 Mr D T Hodges							
<u>Date Lodged</u> <u>Status</u> <u>Petition and No. Supporting Evidence</u>	Additional SA SEA		Rep format:	4a - do you want your		•	•
02/04/2012 M 🔲 0	✓		Comment form	you want to speak at	a hearing session of	Public examination	n? Written
2a - Do you consider the LDP is Sound? Unsound	•	ne Plan is unsound and do P1 - Unanswered	pes not not meet or P2 - Unanswe	` '	undness, please indi	cate which test(s) t	hat it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unanswe	red C3 - Unanswe	red C4 - Unans	swered	
	Coherence and Effect	iveness Tests - CE1 - U	Jnanswered Cl	E2 - Yes C	E3 - Unanswered	CE4 - Unanswere	ed
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph N	lumber: Pr	roposal Map:	Con	straints Map	Appendices:
	49	7.11. 7.12.					
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "N	lo" or "Unanswered" - g	go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Policy: No	ew Paragraph:	Amended Paragraph:	New Or Amended S	Site: Other (see No	otes):
	Unanswered	Yes U	nanswered	Unanswered	Yes	Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name: Land at S		te? Yes	(If "Yes", please	give the Candidate S Site Reference		rence if known)

3e - Please set out your representation below:

The site is suitable for residential development and should be allocated for development under policy MG2. The site comprises agricultural land and adjacent grass verge. The site would relate well to existing development in that it would complete road frontage development along this side of St Bride's Road. The proposed use would be compatible with surrounding land-uses which include residential and commercial development.

This site was rejected by the Council at Stage 2 of the candidate site assessment process on the grounds that development would represent an unacceptable intrusion into the countryside. However, the site has a distinct physical and visual relationship with existing built up limits. It adjoins existing development to the north and south and fronts onto St. Brides Road with frontage development on the opposite side of the road. The proposed development would be compatible in land-use terms with surrounding development and would complete road frontage development on the north eastern side of St Brides Road.

The proposal would be of a scale and form that is sympathetic to its immediate and wider surroundings. The proposal would not represent a visual intrusion into the countryside or loss of important open space that contributes to the local amenity or character of the settlement. As such the allocation of the site would comply with the criteria set out in policy MG7. There would be a far greater intrusion into the countryside brought about by the development proposed under policy MG2 (34) which is subject of separate submissions.

Suitable access can be provided from St Brides Road and it is understood that all the necessary utility services can be provided to serve this site. The relevant TAN 15 Map shows that the site is not at risk of flooding. The site is not included in any special landscape designation and its development would not be of any significance in agricultural terms.

Wick comprises a sustainable settlement which is reflected in its status as a Minor Settlement. Wick offers a range of local services and facilities including a school, a church, church hall, public houses, a shop and post office all of which would be accessible by foot or cycle. An extensive range of services, facilities and employment opportunities is available in Llantwit Major and Bridgend which are approximately 5 and 6 kilometres away respectively. The site is served by regular bus services (145 and 146) which link Wick to Bridgend, Llantwit Major and Barry. The development of this site would comply with the principles of sustainable development.

The allocation of the site for housing would comply with the requirements of policy MD 1 in that it would:

- Reinforce the role and function of Wick as a Minor Settlement;
- Support the delivery of affordable housing:
- Have access to sustainable modes of transport; and,
- It would not have an unacceptable impact upon green wedges, special landscape areas, heritage coast or a site of importance for nature conservation.

The development would relate well to the existing physical form of Wick and would complete the development of road frontage land on the north eastern side of the main road in a logical manner.

(ordered by Representation ID No.)

Representor ID and details: 2522/DP1 Mr D T Hodges

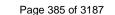
The site comprises 0.5 hectares and could accommodate approximately 11 to 12 dwellings and would deliver approximately 4 affordable homes. The allocation of the site would contribute positively to the rural economy, the viability of a sustainable rural community, whilst protecting the distinctive character of the Vale of Glamorgan.

Current housing provision in the LDP does not meet soundness test CE2 as there is over reliance on the contribution to be made by windfall sites. In a plan led system it would be preferable and give more certainty to allocate additional sites as part of the plan. Such an approach would help make the plan more realistic and appropriate and founded on a more robust and credible evidence base. The site should be allocated for housing as part of this process.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The site at St. Brides Road, Wick should be allocated for residential development under the provisions of policy MG2.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2522/DP2 Mr D T Hodges							
Date Lodged 02/04/2012Status MPetition and No. DescriptionSupporting Evidence000	Additional SA SEA		o format: mment form	4a - do you want your you want to speak at a	comments to be co a hearing session o	onsiered by 'written re f Public examination'	epresentations' or do ? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan Procedural Tests - P1 -		ot not meet one 2 - Unanswere	, ,	undness, please ind	licate which test(s) th	at it fails.
	Consistency Tests - C1 -	Unanswered C2	2 - Unanswere	d C3 - Unanswei	ed C4 - Unan	swered	
	Coherence and Effectiveness	Tests - CE1 - Yes	CE2	2 - Yes C	E3 - Unanswered	CE4 - Unanswere	d
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph Numb	<u>er:</u> <u>Pro</u>	posal Map:	<u>Co</u>	nstraints Map	Appendices:
	83	7.11. 7.12					
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representa	tion? Yes	(If "No	" or "Unanswered" - g	o to 3d)		
3c - What changes would like to see made to the Deposit Plan	•	nded Policy: New Pa swered Unans		Amended Paragraph: Jnanswered	New Or Amended Yes	Site: Other (see Not Unanswered	<u>tes):</u>
	Notes:						
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site Site Name:	as a Candidate Site?	Unanswered	(If "Yes", please	give the Candidate Site Referend	Site Name and reference:	ence if known)
3e - Please set out your representation below:							
Objection is made to the allocation of site MG2(34), land	off St. Brides Road. Wick for 1	50 houses.					
The settlement strategy identifies Wick as a Minor Rural character of the village. Paragraph 7.34 of the Deposit LE		is considered suitable	to accommodate	te some moderate gro	wth of a scale form	and design that resp	ects the existing
New development however must always be of an approp available. This will generally comprise infilling or limited s							acilities that are
It is considered that the scale of the proposed developmed approximately 330 or 74%. This increase in size of the vilorequires allocations should logically flow from the strategy	age would not be compatible						
Site MG2 (34) comprises grade 2 agricultural land and its have an unacceptable impact on the village. It is considered that the allocation of this site would be insoundness test CE2.				·	` '	•	
3f - Please outline the changes you wish to see made to the D Site MG2(34) should be deleted as a housing allocation.	eposit Plan to make it sound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	oresentation you wish to speak	to the inspector about	and why they c	onsider it be necessar	y to speak at the he	earing -	

(ordered by Representation ID No.)

Representor I	ID and d	etails:	2523/DI	P1 Mr D W Thomas							
Date Lodged 02/04/2012	Status M	Petitio	on and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment for	·	t your comments to be o ak at a hearing session	•	•
2a - Do you co	onsider th	ne LDP	s Sound?		Procedural Tests -	P1 - Unansw	und and does not not med vered P2 - Unan vered C2 - Unan	swered			chat it fails.
					Coherence and Effecti	iveness Tests -	CE1 - Unanswered	CE2 - Yes	CE3 - Unanswered	CE4 - Unanswer	ed
3a - Which pa	rt of the	Deposit	Plan are yo	· ·	Policy Number:		uragraph Number:	Proposal Map:	C	Constraints Map	Appendices:
					49	7.1	11. 7.12				
3b - Do you wi	ish to se	e any ch	anges mad	de to the Deposit Plan	as a result of your rep	resentation? `	Yes (If "No" or "Unanswere	ed" - go to 3d)		
3c - What cha	nges wo	uld like t	o see mad	e to the Deposit Plan?	Unanswered	Amended Poli Yes	icy: New Paragraph: Unanswered	Amended Paragr Unanswered	raph: New Or Amended Yes	d Site: Other (see No Unanswered	otes):
					Notes:						
3d - If your re	presenta	ition rela	ites to a ne	ew, deleted or amended	d site, did you submit t Site Name: Land at M			(If "Yes", ple	ease give the Candidate Site Referer		rence if known)
								_			

3e - Please set out your representation below:

The site is suitable for residential development and should be allocated for development under policy MG2.

The site comprises two gently sloping fields both of which are used for grazing. It is enclosed by well defined hedgerows with mature trees and there is existing residential development to the south of the site. In the north eastern part of the site there are farm buildings associated with Pensarn Farm. Much of its south eastern boundary comprises a stone wall, post and wire fence and hedgerow beyond which is one of the main village roads. On the opposite side of this road there is further residential development.

The Council rejected the site at stage 2 of the Candidate Site Assessment process on the grounds that it would have an adverse impact upon the character and setting of the Llanmaes Conservation Area. Conservation Area status does not preclude development and the development of the site would be of a scale and form that is sympathetic to its immediate and wider surroundings and the design and layout would be such that it would protect or enhance the conservation area status of this site. The site adjoins and has a distinct physical and visual relationship with the settlement. The proposed development would be compatible in land-use terms with surrounding development.

The proposal would not represent a visual intrusion into the countryside or loss of important open space that contributes to the local amenity or character of the settlement. As such the allocation of the site would comply with the criteria set out in policy MG7.

Suitable access can be provided from the existing road on the site's south western boundary as shown on the attached site plan. It would be intended to provide a footpath and associated amenity open space just to the north west of the stone wall which forms the site's south eastern boundary. It is understood that all the necessary utility services can be provided to this site.

The relevant TAN15 map shows that the site is not at risk of flooding. Lanmaes comprises a sustainable settlement which is reflected in its status as a Minor Settlement. It benefits from a number of local facilities including a public house and restaurant, church, recreational facilities including playgrounds and a post box. There is a wide range of services, facilities and employment opportunities in nearby Llantwit Major.

The site is served by a village bus service V1 which provides links between Llantwit Major and Cowbridge as well as to a number of smaller settlements. There is access to additional bus services in Llantwit Major, including service 146 which stops at the junction of the B4265 and Llanmaes Road. The railway station at Llantwit Major is also accessible at a distance of approximately 1.5 kilometres away. The development of this site would comply with the principles of sustainable development.

The allocation of the site for housing would comply with the requirements of policy MD1 in that it would:

• Reinforce the role and function of Llanmaes as a Minor Settlement;

Representation ID No.)

Representor ID and details: 2523/DP1 Mr D W Thomas

- Support the delivery of affordable housing:
- Have access to sustainable modes of transport; and,
- It would not have an unacceptable impact upon green wedges, special landscape areas, heritage coast or a site of importance for nature conservation.

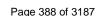
The development relates well to existing village form. The site, which comprises 1.28 hectares, is well suited to accommodate residential development and would deliver approximately 28 dwellings, of which 10 would be affordable homes. The allocation of the site would contribute positively to the rural economy, the viability of a sustainable rural community, whilst protecting the distinctive character of the Vale of Glamorgan.

Current housing provision in the LDP does not meet soundness test CE2 as there is over reliance on the contribution to be made by windfall sites. In a plan led system it would be preferable and give more certainty to allocate additional sites as part of the plan. Such an approach would help make the plan more realistic and appropriate and founded on a more robust and credible evidence base. The site should be allocated for housing as part of this process.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The site at Llanmaes should be allocated for residential development under the provisions of policy MG2.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



(ordered by Representation ID No.)

Representor	ID and d	etails:	2524/DI	P1 Mr P Ryan							
Date Lodged 02/04/2012	Status M	Petitio	on and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment forr	.	nt your comments to be eak at a hearing session	,	•
2a - Do you co	onsider th	ne LDP	is Sound?		Procedural Tests -	P1 - Unanswe	nd and does not not mee ered P2 - Unangered C2 - Unangered	swered			that it fails.
					Coherence and Effecti	iveness Tests -	CE1 - Unanswered	CE2 - Yes	CE3 - Unanswered	I CE4 - Unanswei	red
3a - Which pa	rt of the	Deposit	Plan are y	· ·	Policy Number:	Par	agraph Number:	Proposal Map:	9	Constraints Map	Appendices:
					49	7.11	I. 7.12				
3b - Do you w	ish to se	e any ch	nanges ma	de to the Deposit Plan	as a result of your rep	resentation? Y	es (If "No" or "Unanswer	ed" - go to 3d)		
3c - What cha	nges wo	uld like	to see mad	e to the Deposit Plan?	New Policy: Unanswered	Amended Police Yes	vy: New Paragraph: Unanswered	Amended Parage Unanswered	raph: New Or Amende Yes	Other (see N Unanswered	otes):
					Notes:						
3d - If your re	presenta	tion rela	ates to a ne	ew, deleted or amende	d site, did you submit t Site Name: Land at C			(If "Yes", pl	lease give the Candida Site Refere	te Site Name and refe ence: 2524	erence if known)
o DI			: .					-			

3e - Please set out your representation below:

The site is suitable for residential development and should be allocated for development under policy MG2. The site comprises partly garden and partly disused rough ground. The site is contained by existing development to the south, and by well defined trees and hedgerows to the west, north and east. To the south of the eastern part of the site there is the pavilion and car park associated with the playing fields.

The site has a distinct physical and visual relationship with the settlement. The proposed development would be compatible in land-use terms with surrounding development. The proposal would be of a scale and form that is sympathetic to its immediate and wider surroundings. The proposal would not represent a visual intrusion into the countryside or loss of important open space that contributes to the local amenity or character of the settlement. As such the allocation of the site would comply with the criteria set out in policy MG7.

The site was rejected by the Council at the second stage of the Candidate Site Assessment process on the grounds that part of the site falls within Flood Risk Zone B and because development of the site would promote coalescence.

The site lies within an area identified as a green wedge under policy MG22(4) but it is considered that the site should be excluded from this designation it relates more to the developed part of Corntown both in appearance and function than to the countryside beyond. This is shown in the satellite image attached. Further, the green wedge designation is very extensive and there would be no risk of coalescence between Corntown and Bridgend and an extensive open area would be retained.

Suitable access to the site can be provided from the existing road to the south which adjoins the site's southern boundary. It is understood that all the necessary utility services can be provided to this site. The relevant TAN 1.5 map shows that the vast majority of the site falls within Zone A and at little or no risk of flooding. The only exception is a slither of land in the northern extremity of the site which falls within Zone B. This would not constrain the proposal.

Corntown comprises a sustainable settlement which is reflected in its status as a Minor Settlement. There are some local facilities available within Corntown and nearby Ewenny, including a community hall, leisure and recreation facilities and a post box .Just outside the village there is a public house, serving food which is located within approximately 500 metres of the site. This latter facility is not referred to in the Councils Settlement Appraisal. Significant employment opportunities exist at nearby Bridgend, including at Waterton and the Science Park. In addition there is a major employment allocation at Brocastle. Bridgend also offers a wide range of additional facilities and community services. The above facilities are available by foot, cycle or public transport.

The site is served by the village bus services V4 which provide links between Corntown, Cowbridge and Bridgend. The proximity of Corntown to Bridgend significantly improves the sustainability qualities of the settlement and the development of this site would comply with the principles of sustainable development. The allocation of the site for housing would comply with the requirements of policy MD1 in that it would:

• Reinforce the fole and function of Comflow	n as a Minor Settlement.		

(ordered by Representation ID No.)

Representor ID and details: 2524/DP1 Mr P Ryan

- Support the delivery of affordable housing;
- Have access to sustainable modes of transport; and,
- It would not have an unacceptable impact upon green wedges, special landscape areas, heritage coast or a site of importance for nature conservation.

The development would be visually and physically enclosed by existing development and peripheral trees and hedgerows. The site is well suited to accommodate residential development 8-10 dwellings and would deliver approximately 3 affordable homes. The allocation of the site would contribute positively to the rural economy, the viability of a sustainable rural community, whilst protecting the distinctive character of the Vale of Glamorgan.

Current housing provision in the LDP does not meet soundness test CE2 as there is over reliance on the contribution to be made by windfall sites. In a plan led system it would be preferable and give more certainty to allocate additional sites as part of the plan. Such an approach would help make the plan more realistic and appropriate and founded on a more robust and credible evidence base. The site should be allocated for housing as part of this process.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The site at Corntown Court, Corntown should be allocated for residential development under the provisions of policy MG2.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2524/DP2 Mr P Ryan				
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		want your comments to be consiered by 'writ speak at a hearing session of Public examination.	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and de Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered	oes not not meet one or more tes P2 - Unanswered C2 - Unanswered C3 -		(s) that it fails.
	Coherence and Effectiveness Tests - CE1 - L	Jnanswered CE2 - Yes	CE3 - Unanswered CE4 - Unans	wered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N 144 7.94. 7.95.		Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plar	n as a result of your representation? Yes	(If "No" or "Unans	swered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan		lew Paragraph: Amended Pa Unanswered Unanswered	ragraph: New Or Amended Site: Other (se Yes Unanswe	
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate S Site Name: Land at Corntown Court, Corntown		", please give the Candidate Site Name and Site Reference: 2524	reference if known)
3e - Please set out your representation below: The site lies within an area identified as a green wedge u	nder policy MG22 (4).			
This site was rejected by the Council at the second stage promote coalescence. It is considered that the site should countryside beyond.				
This is shown in the satellite image attached. Further, the would be retained. It is submitted the development of the appropriate and the plan founded on a more robust and contact the satellite image.	site at Corntown would not lead to coalescence	and that the deletion of the site	from the green wedge would make the policy	
3f - Please outline the changes you wish to see made to the D The site at Corntown Court, Corntown should be deleted	·	policy MG22 (4).		
4h - If you wish to speak please confirm which part of your re	presentation you wish to speak to the inspector a	about and why they consider it be	necessary to speak at the hearing -	

Representor ID and details: 2534/DP1 Mr N England	
Date Lodged Status Petition and No. Supporting Evidence 28/03/2012 M □ 0 ✓	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: MG2. MG2(20)
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? No (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan	
3d - If your representation relates to a new, deleted or amend	
3e - Please set out your representation below: 1.0 Introduction and Context Herbert R Thomas LLP has been instructed by Mr. Nigel a sound policy.	England to formulate a representation of support to the current land allocation at Land off Caerleon Road, Dinas Powys and demonstrate it forms part of
	parcel of land situated to the north eastern edge of Dinas Powys. The site has been included in the draft Deposit Local Development Plan to provide ential dwellings in the third phase of the plan period (2021-2026).
As stated in the Delivery and Implementation Table in the	Deposit LDP, the site is expected to meet the following infrastructure and implementation requirements:
A minimum of 35% affordable housing provision;	
Accessible and usable informal open spaces;	
Water mains protection measures required;	
Separate foul and surface water systems;	
Planning obligations to be informed by Policy MD4;	
Investigation into the potential of a sustainable drainage	system and suitability of soakaways for the disposal of surface water run-off;
Historic localised surface water flooding may mean mitigate	ntion measures are required;
Consultation with the Environment Agency will be require	d if surface water drainage is required to be discharged into the main river west of the railway line;
Consultation with Network Rail required to consider poter	tial implications on rail side surface water drainage.

(ordered by Representation ID No.)

Representor ID and details: 2534/DP1 Mr N England

There is no reason to believe that the above mentioned site will not comply with, or attempt to investigate the above requirements at the stage prior to the submission of a formal planning application. As the planning requirements of a Design and Access Statement, Drainage Assessment and Transport Assessment are all quite standard; it is considered that these items would be adequately investigated.

2.0 Detailed Site Appraisal

The site is not located within a Conservation Area.

When the site was originally put forward to the Council as a candidate site in 2007 the Council will have consulted a number of their specialists. It is for this reason that we still deem the site to be acceptable and capable of accommodating 60 dwellings.

The table below is taken from the Institute of Highways and Transportation Guidelines for Providing Journeys on Foot (2000).

When assessing the site against the above criteria, the bus stop on Cardiff Road is a little over 100m from the site. It is considered that as a footbridge over the railway line is available at Eastbrook Station, it is unlikely that another will need to be provided for the site off Caerleon Road.

Dinas Powys Infant School is approximately 600m from the site. A range of everyday services such as doctors' surgery, petrol station and small shops are situated on Cardiff Road, just beyond the primary school.

As these fit within the criteria as laid out in the above table, it is considered that the LDP test relating to site location and accessibility means that the site is deemed as being acceptable for development under these terms.

Sustainability Appraisal

Due to its close proximity to Cardiff, the site is located in an area that can take advantage of the existing public transport links meaning that commuters and shoppers will be able to easily access the surrounding areas without the need for trips by private car.

The railway station at Eastbrook is only a short distance from the site, and it is considered that commuters for Barry, Bridgend, Penarth and Cardiff can use this station and can even access Swansea, Newport, the South Wales Valleys and further afield via a quick change of trains in the major transport hubs of Bridgend and Cardiff Central.

In addition to this, a regular bus service that runs between Barry and Cardiff passes the site boundary on Cardiff Road on a 15 minute frequency (bus numbers 93 and 95). A dedicated bus lane was completed outside the site which allows passengers to beat the car congestion between the edge of Dinas Powys and the Merrie Harrier pub.

Along this bus route is also a new pedestrian walkway with cycle path. This provides an essential connection to the nearby settlements of Penarth and Llandough, providing a quick route for shopping or employment and particularly useful for those large numbers employed at the NHS hospital at Llandough.

5.0 LDP Settlement Hierarchy

Paragraph 5.11 outlines the growth strategy for the Vale of Glamorgan for the Local Development Plan period. Penarth is designated as a Service Centre Settlement, and Dinas Powys as a Primary Settlement. As this site is located between the two settlements, it is considered that it can benefit from the attributes of both sites that are defined as follows:

5.1 Penarth

"...they (the towns of Penarth, Llantwit Major and Barry) all have significant resident populations, good public transport provision, local employment opportunities, established town centres and a wide range of cultural, educational and community services and facilities."

5.2 Dinas Powys

"...the primary settlements of Dinas Powys, Llandough, Rhoose, Sully, Wenvoe and St Athan play an important role in meeting the housing need and in providing some key local services and facilities. The primary settlements complement the role of the service centre settlements in that they provide for the needs of residents and also cater for the needs of the surrounding wider rural areas."

The strategy then goes on to state that the majority of growth should be located in the key, service centre and primary settlements in order to encourage sustainable transport methods and take advantage of some of the services already in place in these areas. Obviously there is more of a benefit to developing sites on the edge of settlement boundaries as it makes the most of the services already available, and

(ordered by Representation ID No.)

Representor ID and details: 2534/DP1 Mr N England

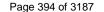
does not mean that residents will have to travel significant distances to access basic amenities such as schools, shops and doctors surgeries. The future residents of the site off Caerleon Road, Dinas Powys, will benefit as there are already a large variety of shops and services surrounding the parcel of land. In addition local businesses and services will benefit from the support of additional residents in the area.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) 6.0 Summary

To summarise, we believe that the parcel of land off Caerleon Road, Dinas Powys is a sensible residential allocation which results in the rounding off of the settlement of Dinas Powys.

We would like to reiterate our point that the parcel of land in question is not extensive and would therefore have the potential to be developed before the third phase of the Local Development Plan housing allocations, thus leaving the larger sites to be built upon later on in the future when the economy recovers.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor I	D and d	letails:	2534/D	P2 Mr N England							
Date Lodged	Status M	Petitio	on and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment forr				n representations' or do ion? Written
•				Sound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered						
					Consistency Tests -	C1 - Unanswered	C2 - Unans	swered C3 - Unanswe	red C4 - Un	answered	
					Coherence and Effect	iveness Tests - CE1	- Unanswered	CE2 - Unanswered C	E3 - Unanswered	CE4 - Unansw	ered
3a - Which par	rt of the	Deposit	Plan are y	ou commenting on?	Policy Number:	Paragrap	h Number:	Proposal Map:	<u>(</u>	Constraints Map	Appendices:
					MG2(20)						
3b - Do you wi	sh to se	e any ch	anges ma	de to the Deposit Pla	n as a result of your rep	resentation? No	(1	f "No" or "Unanswered" - g	go to 3d)		
3c - What cha	nges wo	uld like	to see mad	de to the Deposit Plan	? New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragraph: Unanswered	New Or Amende Unanswered	d Site: Other (see Unanswere	
					Notes:						
3d - If your re	presenta	ation rela	ates to a no	ew, deleted or amend	ed site, did you submit Site Name:	the site as a Candidate	Site? Unanswe	ered (If "Yes", please	give the Candidate	e Site Name and re	ference if known)
3e - Please se The repre	,				sidential settlement bou	undary and provides a	natural extension t	o the existing housing to th	e north east of Di	nas Powys.	
There are	e also no	constr	aints assoc	ciated with the site are	e identified on the enclo	sed Deposit LDP cons	traints plan.				
Whilst th	e repres	entor ha	is reservat	ions about the propos	ed phasing of the site,	he agrees with the allo	cation of the site for	or up to 60 dwellings.			
3f - Please ou	utline the	change	s you wish	to see made to the [Deposit Plan to make it	sound (if relevant)					
4h - If you wis	sh to sne	ak nlea	se confirm	which part of your re	presentation you wish t	o speak to the inspecto	or about and why t	hev consider it he necessa	rv to speak at the	hearing -	

Representor ID and details: 2534/DP3 Mr N England							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0	Additional SA SEA		our comments to be consiered by 'written at a hearing session of Public examination	•			
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered						
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unans	wered C4 - Unanswered				
	Coherence and Effectiveness Tests - CE1 - L	Jnanswered CE2 - Unanswered	CE3 - Unanswered CE4 - Yes				
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	Number: Proposal Map:	Constraints Map	Appendices:			
	Delivery and Implementation MG2(20)			••••			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered	" - go to 3d)				
3c - What changes would like to see made to the Deposit Plan		ew Paragraph: Amended Paragraph nanswered Unanswered	h: New Or Amended Site: Other (see No Unanswered Yes	otes):			
	Notes: Paragraph 135, 1 Strategic Sites, MG	2 (20)					
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Si Site Name:	te? Unanswered (If "Yes", plea	se give the Candidate Site Name and refe Site Reference:	rence if known)			
3e - Please set out your representation below: Whilst the representor agree with the allocation of the site brought forward in the latter part of the plan period between the current approach taken by the Deposit LDP unnecess	en 2021 and 2026. 8.5, which state that the phasing of individual de	velopments are indicative and may cha					
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)						
The representor wishes to see the removal of any time re	strictions on the future development of the site.						
There are a number of allocated sites that have been give The representor, therefore, wishes to see the same level				n period 2011-2026.			
By removing the time restrictions on the phasing of the si	e, it would allow the representor to bring forward	this investment in Dinas Powys immed	diately.				
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector a	about and why they consider it be neces	ssary to speak at the hearing -				

Representor ID and details: 2534/DP4 Mr N England							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Eform			be consiered by 'writter sion of Public examination	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	he Plan is unsound ar P1 - No	nd does not not me	et one or more test(s) o	of soundness, plea	se indicate which test(s)	that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effec	tiveness Tests - CE	1 - No	CE2 - No	CE3 - No	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:		ıph Number:	Proposal Map:		Constraints Map	Appendices:
	SP8	5.65 - W Manage	Vaste ement				
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	oresentation? Yes	((If "No" or "Unanswere			
3c - What changes would like to see made to the Deposit Plan?	P New Policy: No	Amended Policy: Yes	New Paragraph: No	Amended Paragra No	nph: New Or Ame Yes	nded Site: Other (see N	Notes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candida	te Site? No	(If "Yes", ple	-	lidate Site Name and ref	erence if known)
3e - Please set out your representation below:							
The representation site comprises two vacant former hand adjoin the site to the north, beyond which is the Llandow I		e west of the B4268 (L	lantwit Major Road), approximately 3 km t	o the south east of	f Llandow. A karting ce	entre and caravan park
This representation seeks the allocation of the site under	Policy SP 8 of the Dep	oosit LDP for sustaina	ble in-building wast	e management solution	ns.		
Policy SP 8 states that the targets set out in the South Ea identifies the adjacent Llandow Industrial Estate as a prefexisting facilities within the estate. It is within close proxint transfer waste paper products. An initial transport feasibil	erred location for in-bu nity to the representati	uilding waste manager ion site and is well cor	ment facilities. This	s allocated site is an esd. The former hangars	tablished location at the representa	for waste management tion site have been prev	given the presence of
The proposed re-use of the vacant buildings for waste trainmake a valuable contribution to meeting the targets set of		ycling presents an opp	portunity to provide	new and improved was	te management fa	acilities for the Vale of Gl	lamorgan and would
The representation site is previously developed land, the	e-use of which is favo	oured by the LDP. Th	e redevelopment of	f the site would also pro	ovide valuable emp	ployment opportunities.	
The allocation of this site would assist in the delivery of th Waste, One Wales (June 2010), National Planning Policy			eduction, re-using a	nd recycling of waste, i	n accordance with	the Welsh Government	Strategy towards Zero
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it	sound (if relevant)					
Policy SP 8 and the proposals map should allocate the sit			ons.				
4b - If you wish to speak, please confirm which part of your rep The proposed allocation of the site under Policy SP 8.	resentation you wish t	to speak to the inspec	etor about and why	they consider it be nece	essary to speak at	the hearing -	

(ordered by Representation ID No.)

Representor	ID and d	letails:	2534/D	P5 Mr N England								
Date Lodged 02/04/2012	Status M	Petitio	on and No. 0	Supporting Evidence	Additional SA SEA		<u>Rep</u> Efor	format: m			o be consiered by 'writte ssion of Public examinat	
2a - Do you consider the LDP is Sound? Unsound					2b - If you think that the Procedural Tests -			ot not meet	one or more test(s)	of soundness, ple	ase indicate which test(s) that it fails.
					Consistency Tests -	C1 - No	C2	2 - No	C3 - No	C4	- No	
					Coherence and Effect	tiveness Tests	- CE1 - No	(CE2 - No	CE3 - No	CE4 - Yes	
3a - Which pa	rt of the	Deposit	Plan are y	ou commenting on?	Policy Number:	_	Paragraph Numbe	<u> </u>	Proposal Map:		Constraints Map	Appendices:
3b - Do you w	ish to se	e any cł	nanges ma	de to the Deposit Plan			Yes		No" or "Unanswere	d" - go to 3d)		
3c - What cha	nges wo	uld like	to see mad	le to the Deposit Plan?	New Policy: No	Amended P	olicy: New Pa	aragraph:	Amended Paragra No	aph: New Or Am Yes	ended Site: Other (see No	Notes):
					Notes:							
3d - If your re	presenta	ation rela	ates to a ne	ew, deleted or amende	d site, did you submit Site Name:	the site as a C	andidate Site?	No	(If "Yes", ple	J	didate Site Name and re eference:	ference if known)

- 3e Please set out your representation below:
 - 1.1 The representation site comprises land to the rear of the former Vale of Glamorgan Brewery, the former Royal British Legion Club and the town centre car park, Cowbridge. The representation seeks the allocation of the above site for a new town centre car park, residential development, hotel and supporting retail.

Town Centre Car Park

1.2 The proposed redevelopment of land to the rear of the former Vale of Glamorgan Brewery will facilitate a larger town centre car park (approx. 400 spaces) to serve Cowbridge. The proposed allocation of the former Cowbridge cattle market for housing (Policy MG2 - site 11) will reduce the overall car parking provision within the town. It is acknowledged by the Council at Section 5 Area Objectives of the draft LDP that there is a requirement to promote development proposals, which provide opportunities for additional or improved parking facilities. The proposed car park will provide an enhanced car parking facility and seek to address this shortfall.

Residential

- 1.3 Part of the site represents an opportunity to deliver much needed market, intermediate and affordable housing in Cowbridge. The November 2010 Vale of Glamorgan Joint Housing Land Availability Study (JHLAS) identifies just a 3.3 year housing land supply. Technical Advice Note 1: JHLAS paragraph 5.1 states local planning authorities must take steps to increase the supply of housing land where a supply of less than 5 years is identified, including reviewing the development plan.
- 1.4 The allocation of part of the site for housing in the development plan would contribute to the requirement to provide additional housing in the Vale of Glamorgan to achieve a 5 year housing land supply.

Tourism

- 1.5 In addition, the redevelopment would provide an opportunity for a new hotel to support the tourist industry within the Vale. Paragraph 6.42 of the draft LDP acknowledges that the provision of well located and designed tourist facilities present a significant opportunity to bring new investment into the Vale of Glamorgan.
- 1.6 The provision of new hotels within the key settlements is a key element of both the Council's Tourism strategy and LDP. Point 6.30 of the Vale Tourism Strategy 2011-2015 identifies Cowbridge as a location capable of attracting visitors but is constrained by the lack of car parking and the choice of visitor accommodation. The proposed allocation will address each of these identified issues.

Supporting Retail

(ordered by Representation ID No.)

Representor ID and details: 2534/DP5 Mr N England

1.7 The supporting retail element will enhance the range and choice of retail facilities within Cowbridge, thus reducing the need to travel by car to retail destinations further afield.

Employment

1.8 The proposed hotel and retail element will not only enhance visitor choice and the attractiveness of Cowbridge but will provide employment opportunities within the town.

Accessibility

1.9 The site itself is highly accessible by a variety of modes of transport. The site adjoins the Cowbridge bus terminus and is well located to public footpaths and cycleways.

Summary

1.10 In summary, the allocation and safeguarding of the site for a mixed-use redevelopment would deliver a number of benefits to Cowbridge, as follows:

Provide a 400 space car park to serve Cowbridge;

Provide a hotel to support the tourist industry within the Vale;

Create employment opportunities;

Contribute to much needed market, intermediate and affordable housing in the Cowbridge area; and

Provide additional retail choice.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The proposals map should allocate the site for a mixed-use scheme comprising a new town centre car park, residential development, hotel and supporting retail.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - We would wish to speak to the Inspector to discuss the allocation of the site for a mixed-use proposal. This would enable the issues to be discussed in greater detail.

(ordered by Representation ID No.)

Representor ID and details: 2536/DP1 Winchester Property	erties, 25 Park Place						
Date Lodged Status Petition and No. Supporting Evidence 02/03/2012 M □ 0	Additional SA SEA		Rep format: Comment form		our comments to be contact at a hearing session of		
2a - Do you consider the LDP is Sound? Sound	•	ne Plan is unsound and de P1 - Unanswered	oes not not meet o P2 - Unanswe		soundness, please indi	cate which test(s)	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unanswe	ered C3 - Unans	swered C4 - Unans	swered	
	Coherence and Effect	iveness Tests - CE1 - L	Jnanswered C	E2 - Unanswered	CE3 - Unanswered	CE4 - Unanswe	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph N	Number: P	roposal Map:	Cor	nstraints Map	Appendices:
	79	8.13					
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "N	No" or "Unanswered'	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		lew Paragraph: Inanswered	Amended Paragrap Yes	oh: New Or Amended S Unanswered	Site: Other (see N Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	the site as a Candidate S	ite? No	(If "Yes", plea	ase give the Candidate S Site Reference		erence if known)

3e - Please set out your representation below:

The representations concern the former Llangan Garden Centre, Fferm Goch and are contained within this correspondence and attached form.

THE SITE

The site – which is the subject of this representation – is located to the east of Llangan. It is 2.19 hectares in size and has been vacant since the garden centre use ceased in 2007. It is surrounded by development including the rear gardens of dwellings in Fferm Goch and the curtilage of an existing dwelling known as 'Glen Terran' to the south. Access to the site can be provided via the main St Mary Hill Road.

The site benefits from an extant outline planning permission for the demolition of the existing garden centre buildings and a residential development of 12 No. live-work units. This outline planning permission was granted in June 2011 (Consent No: 09/00813/OUT), with all detailed matters reserved. The planning consent was conditional and was subject to a Section 106 Agreement, which has been signed.

CURRENT LDP POSITION

In the emerging Deposit Draft, the site's capacity for housing is confirmed in Policy MG2 (30). This policy states that the site is capable of accommodating 40 No. residential units.

Further detail on the site's proposed development is set out in the table attached to Paragraph 8.13 in Section 8: Delivery and Implementation. The table notes that a development – in accordance with Policy MG2 (30) – should provide for a minimum of 35% affordable housing provision, make contributions relative to open space, sustainable transport and public art, whilst highway improvement and appropriate drainage schemes should be implemented.

In addition, if a planning submission is made, it should be supported by an archaeology evaluation, ecological survey and a surface water drainage assessment.

However, it is noted that there appears to be a typographical error in the supporting table in that it states that 30 No. units are to be delivered on site. This contrasts with the 40 No. units referred to in the policy and elsewhere.

POLICY COMMENTS

Our client fully supports the allocation of the former Llangan Garden Centre for 40 No. residential units, as set out in Policy MG2 (30), and would commend that the allocation is retained within the LDP as it moves forward towards the Independent Examination. In these terms, the site's positive score in the accompanying Sustainability Assessment would suggest that this is the correct approach and the site's

(ordered by Representation ID No.)

Representor ID and details: 2536/DP1 Winchester Properties, 25 Park Place

continued allocation will assist in meeting wider LDP objectives.

Further, our client is happy to confirm that they will make the necessary contributions to open space, sustainable transport and public art, as well as undertake the local highway improvement and appropriate drainage schemes.

However, on behalf of our client, we would like to raise a number of issues in relation to the details set out in the supporting table to Paragraph 8.13.

First, the discrepancy regarding the total number of units to be provided on the site should be amended to reflect the total set out in Policy MG2 (30), that is, 40 No. units rather than 30 No. units.

Secondly, it is noted that the recent planning consent set out a need for 30% affordable housing provision, rather than 35% as indicated in Policy MG5 (and Paragraph 7.2.4). However, the planning permission for the site was approved in June 2011, and is therefore more recent than the Council's Affordable Housing Viability Study 2010 (which was used to support the affordable housing requirement in Policy MG5/Paragraph 7.2.4). In addition, the planning approval takes into account site specific factors such as ecology and that it is previously developed land, whilst the Committee Report (on the recent application) notes that the Council's Housing Department view that 30% would be an acceptable level of affordable housing provision for this site. Accordingly, our client considers the policy should refer to 'up to 35%' rather than 'a minimum of 35%'.

Thirdly, our client questions the need for an archaeological evaluation and a surface water drainage assessment. Neither issue was raised as being contentious by the statutory consultees (subject to the inclusion of relevant conditions) during the determination of the planning application. Therefore, it is suggested that there is no requirement to provide this information as part of any future submission, and such matters can be dealt with via conditions attached to any planning consent.

However, it is recognised that an ecology assessment would be required in order to provide an update to the survey work already undertaken, and our client can confirm that such work would be prepared in due course. Accordingly, it is relevant to refer to this in the policy.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

PROPOSED AMENDMENTS

Based on the foregoing commentary, our client fully supports the site's allocation in Policy MG2 (30) but suggests that amendments are made to the supporting table in Paragraph 8.13. These proposed alterations are indicated in the attachment to this letter but can be summarised as follows:

- •The discrepancy regarding the total number of units to be allocated on site;
- •The level of affordable housing provision; and
- •The non-requirement for an archaeology evaluation and a surface drainage water assessment

SUMMARY

Our client, Winchester Properties, is supportive of the allocation of the former Llangan Garden Centre, Fferm Goch for an allocation of 40 No. residential units, and considers that it has an important role in assisting the Council in meeting its aims and objectives in this part of the Rural Vale area.

Notwithstanding this, it is suggested that a number of amendments are made to the supporting table at Paragraph 8.13 regarding detailed matters. These changes are proposed in order to ensure that the site can be bought forward in a timely and expeditious manner, and that its viability as a residential site is not adversely effected.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

We wish to speak at the Hearing Session(s) regarding the proposed residential allocation at Fferm Goch and the detailed matters raised in relation to the number of units on the site, level of affordable housing provision and supporting information requirements.

(ordered by Representation ID No.)

Representor ID and details: 2539/DP1 Mr D Randolph							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA ✓		Rep format: Comment form	, ,	comments to be consient a hearing session of Pub	,	•
2a - Do you consider the LDP is Sound? Unsound		nes not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. P2 - Unanswered					
	Consistency Tests -	C1 - Unanswered	C2 - Unansw	ered C3 - Unanswei	red C4 - Unanswer	red	
	Coherence and Effecti	veness Tests - CE1 - I	Unanswered C	CE2 - Yes C	E3 - Unanswered CI	E4 - Unanswered	j
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph I	Number: <u>F</u>	Proposal Map:	Constra	nints Map	Appendices:
	140						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	esentation? Yes	(If "	No" or "Unanswered" - g	go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		lew Paragraph: Jnanswered	Amended Paragraph: Unanswered	New Or Amended Site: Yes	Other (see Not Unanswered	<u>es):</u>
	Notes:						
3d - If your representation relates to a new, deleted or amende	•	ne site as a Candidate S Old Port Road and to nor	. V = =		give the Candidate Site I		ence if known)

3e - Please set out your representation below:

The alternative site submission for land off Old Port Road, Wenvoe (ID 2539) comprises a 4.72 hectare site which should be allocated for residential development in the LDP. It would comprise a logical extension to the Primary Settlement of Wenvoe. In the event the housing requirement figure for the LDP is determined to be too low or the 30% reliance on windfall sites is reduced and additional specific allocations are required this would constitute a suitable additional site.

Attached is a Sustainability Appraisal (SA) Assessment with supporting Matrix to demonstrate why this alternative site ID 2539 off Old Port Road, Wenvoe, is a good alternative site and why it should not be included as part of the Green Wedge North of Wenvoe.

The site has a high number of positive and neutral effects as it will provide an element of affordable housing and is located in close proximity to local services and public transport, and with access easily obtained off Port Road. Wenvoe is accessible by walking and cycling, while other services and facilities are accessible by public transport in Barry and Culverhouse Cross. Negative impacts derive from the site being greenfield land and that the site is located in a special landscape area. Overall the site has a strong performance against the sustainability objectives of the plan as the development would provide housing (including some affordable housing) in the East Vale Housing Market Area which is an area of housing need. There is a negative impact from the generation of waste which is common to all development proposals.

The site is shown as part of the Green Wedge (policy MG22 (3)). In practise, this square parcel of land comprising an enclosed single field, with a high wooded embankment to the west, development to the north and east and the existing settlement to the south, does not function as Green Wedge. Factors such as openness, topography and the nature of the urban edge should be taken into account and clearly identifiable physical features should be used to establish defensible boundaries. Taking these factors into account the appropriateness of this allocation must be questioned.

The objectives of the green wedges are listed in the Green Wedge Background Paper, November 2011 as follows:

- To prevent urban coalescence between and within settlements:
- To ensure that development does not prejudice the open nature of the land;
- To protect undeveloped land from speculative development and
- To maintain the setting of built up areas

A Green Wedge designation is the appropriate form of protection from the spread of built development beyond a designated settlement boundary provided the boundary has been drawn with all necessary and appropriate allocations of land included. It is contended that this site to the north of Wenvoe would form a valuable contribution to the range and choice of

(ordered by Representation ID No.)

Representor ID and details: 2539/DP1 Mr D Randolph

housing sites within this Primary Settlement and that a green wedge designation is inappropriate in this location. This Green Wedge(MG22(3)) fails to function as an open area of countryside and its development would not result in urban coalescence between or within the settlement and consequently does not justify designation as functional Green Wedge that would prevent the coalescence of settlements.

The countryside character of the landscape to the north of the village is interspersed with existing development and there are no significant features of ecological, archaeological or historical importance that would be lost as a result of development.

The development of this site would not compromise an open area of countryside or result in coalescence which would affect the separation between Wenvoe and Culverhouse Cross to the north. Consequently, the site does not fulfil the requirements of a Green Wedge.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The Green Wedge MG22(3) North of Wenvoe should be re-drawn to exclude this parcel of land which should logically form part of the extended settlement boundary of this Primary Settlement.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2539/DP2 Mr D Randolph							
Date Lodged 02/04/2012Status MPetition and No. OSupporting Evidence00	Additional SA SEA		Rep format: Comment form	*		pe consiered by 'written on of Public examination	
2a - Do you consider the LDP is Sound? Unsound 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered							
	Consistency Tests -	C1 - Unanswered	C2 - Unansv	wered C3 - Unan	swered C4 - U	Jnanswered	
	Coherence and Effective	veness Tests - CE1 -	Unanswered	CE2 - Yes	CE3 - Unanswer	ed CE4 - Unanswe	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:		Constraints Map	Appendices:
	48						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? Yes	(If	"No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragra Unanswered	ph: New Or Amend Yes	ded Site: Other (see N Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amended site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Land off Old Port Road and to north of Wenvoe Village Site Reference: 2539							
3e - Please set out your representation below:							
SLP support the LDP Policy MG1 Housing Supply, which LDP housing figure of 9,950 dwellings placing too great a	identifies a housing req reliance on developmen	uirement of 9,950 dwe nt being <mark>de</mark> livered on ur	llings for the plan plan plan lings for the plan plan plan plan plan plan plan plan	period with the inclusion sites.	on of a 10% margin	for flexibility. There is	objection however to the
Paragraphs 7.8-10 sets out the rationale for this high level of housing provision on windfall sites. The contribution of both unallocated windfall and small sites to the overall housing supply in the Vale of Glamorgan is recognised to be significant with an average contribution from windfall and small sites of 271 dwellings per annum (last l0yrs). While it is recognised that the contribution from windfall and small sites is likely to be significantly reduced in this current climate, and some allowance has been made, the figure of 203 units per annum is disproportionately large. The provision of a total contribution of 3,049 dwellings over the plan period at over 30% of the housing provision is excessive. This reliance is unsound'; the LDP should give certainty and not rely on unidentified sites delivering such a high proportion of the housing supply figure.							
A 10% contribution from windfall and small sites would be more appropriate with the remaining 20% (2016 units) forming specific allocations distributed throughout the Vale of Glamorgan in accord with the spatial strategy of the plan. These additional sites should be allocated in settlements which the Council considers are the most appropriate to assimilate the new development including Key Settlements, Service Centre Settlements and Primary Settlements, including Wenvoe.							
The alternative site (ID 2539) off Old Port Road, Wenvoe sustainable site which could deliver a range and choice of					ould readily contribu	ite to the shortfall of all	ocated sites. This is a
3f - Please outline the changes you wish to see made to the D The number of windfall sites should be reduced from 3,04	•	,	ditional units being	identified as specific	allocations in the pl	an.	
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to	speak to the inspector	about and why the	ey consider it be nece	essary to speak at th	ne hearing -	

Representor ID and details: 2543/DP1 Mr I M Fairweathe	er	
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA Rep format: Comment form 4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination? Written	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Yes CE2 - Yes CE3 - Unanswered CE4 - Unanswered	-
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: 82 7.11. 7.12	
3b - Do you wish to see any changes made to the Deposit Plar	n as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Yes Unanswered Yes Unanswered Notes:	
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:	
existing character of the village. Paragraph 7.34 of the De New development however must always be of an appropriate available. This will generally comprise infilling or limited solution. It is considered that the scale of the proposed development increase this by approximately 110 or 33%. This increase Soundness Test CE1 which requires allocations should be a CE1 which requires allocations should be considered that the village, delivering approximately 1 have been made under separate cover. It is considered that the allocation of site MG2 (33) would	Rural Settlement which means that it is considered suitable to accommodate some moderate growth of a scale form and design that respects the exposit LDP states: riate scale, form and design that is sympathetic to and respects the existing character of the village and the range of services and facilities that are cale extensions to the minor rural settlements, in particular where they meet the need for affordable housing" ent is unacceptably large for a village the size and character of St. Nicholas. St. Nicholas has a population of 336 and an additional 50 houses would be in size of the village would not be compatible with the identification of St. Nicholas as a Minor Rural Settlement and as such would be contrary to origically flow from the strategy. Patable impact on the northern part of the village and would be visually intrusive. It is also grade 2 agricultural land and within the Ely Valley and Ridge MG21.3. There is an alternative site to the south of the A48, adjacent to The Spinney, St. Nicholas. which would allow for a more appropriate scale of 15 houses, which would be physically well contained by existing housing and have far less of visual or other impact. Submissions in respect of this site to be inappropriate, unrealistic and is not founded on a robust and credible evidence base and would be contrary to the provisions of soundness test CE2 are site where overall the negative impacts of the site outweigh the positive impacts when compared against	
3r - Please outline the changes you wish to see made to the D Site MG2 (33) should be deleted as a housing allocation.	eposit Plan to make it sound (if relevant)	
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -	

(ordered by Representation ID No.)

Representor ID and details: 2543/DP2 Mr I M Fairweat	ner					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	e Additional SA SEA		Rep format: Comment form	, ,		ered by 'written representations' or do blic examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that th Procedural Tests -		loes not not meet o P2 - Unanswe	` '	undness, please indicate	e which test(s) that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unanswe	ered C3 - Unanswe	red C4 - Unanswe	ered
	Coherence and Effect	iveness Tests - CE1 - l	Unanswered C	E2 - Yes C	E3 - Unanswered C	CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph I	Number: P	roposal Map:	Constra	aints Map Appendices:
	49	7.11. 7.12.				• • • •
3b - Do you wish to see any changes made to the Deposit Pla	in as a result of your rep	resentation? Yes	(If "N	No" or "Unanswered" - g	go to 3d)	
3c - What changes would like to see made to the Deposit Pla			lew Paragraph:		New Or Amended Site:	
	Unanswered	Yes L	Jnanswered	Unanswered	Yes	Unanswered
	Notes:					
3d - If your representation relates to a new, deleted or amend		the site as a Candidate S acent to The Spinney, So	_ V	` '	give the Candidate Site Site Reference: 2	Name and reference if known) 2543

3e - Please set out your representation below:

The site is suitable for residential development and should be allocated for development under policy MG2. The site, located to the south of the A48, St Nicholas, comprises a paddock and is largely enclosed by existing development. It relates well to existing built-up limits, adjoining housing both to the east and west. The northern boundary is formed by the A48 and grass verges whilst to the south the boundary is formed by a mature hedgerow beyond which is agricultural land. The proposed development would have a distinct physical and visual relationship with existing development.

The proposed development would be compatible in land-use terms with surrounding development. The proposal would be of a scale and form that is sympathetic to its immediate and wider surroundings and the layout would be such that it would protect or enhance the conservation area status of the northern part of this site. The proposal would not represent a visual intrusion into the countryside or loss of important open space that contributes to the local amenity or character of the settlement. As such the allocation of the site would comply with the criteria set out in policy MG7.

Suitable access can be provided from the A48 and an alternative access could be made available from The Spinney to the east.

The reason given for rejecting the site is that it would have an adverse impact on the character and setting of St. Nicholas Conservation Area. This is not compatible with the provisions of MG7 which permits development in Minor Rural Settlements, many of which are conservation areas. Moreover, only the northern part of the site lies within the St Nicholas Conservation

Area and a well designed scheme will satisfy criteria 2 of policy MG7 and be of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings.

St Nicholas comprises a sustainable settlement which is reflected in its status as a Minor Settlement. The village benefits from some local services including churches, church hall, Church in Wales Primary Schools, police station and a post box. Additional facilities are located within the nearby villages of Bonvilston and Peterstone-Super-Ely. The site is located approximately 2 kilometres from the eastern limits of Cardiff and Culverhouse Cross where there is a large retail park offering a wide range of services, facilities and employment C opportunities. Further local employment opportunities exist at Dyffryn Gardens Conference and Educational Centre, which again is around 2 kilometres away. The site is located on the A48 and is served by regular bus services.

The X2 is a half hourly service which links the village with Cardiff Cowbridge and Bridgend. It is considered that the development of the site would comply with the principles of sustainable development. It is understood that all the necessary utility services can be provided. The relevant TAN 15 Map shows that the site is located in an area of little or no risk of flooding.

The allocation of the site for housing would comply with the requirements of policy MD1 in that it would:

- Reinforce the role and function of St Nicholas as a Minor Settlement;
- Support the delivery of affordable housing;
- Has access to sustainable modes of transport; and,
- Would not have an unacceptable impact upon green wedges, special landscape areas, heritage coast or a site of importance for nature conservation.

(ordered by Representation ID No.)

Representor ID and details: 2543/DP2 Mr I M Fairweather

The development would be visually and largely physically enclosed by existing development. The site is well suited to accommodate 15 dwellings and would deliver approximately 5-6 affordable homes. The allocation of the site would be compatible with the settlement hierarchy and contribute positively to the rural economy, the viability of a sustainable rural community, whilst protecting the distinctive character of the Vale of Glamorgan.

Current housing provision in the LDP does not meet soundness test CE2 as there is over reliance on the contribution to be made by windfall sites. In a plan led system it would be preferable and give more certainty to allocate additional sites as part of the plan. Such an approach would help make the plan more realistic and appropriate and founded on a more robust and credible evidence base. The site should be allocated for housing as part of this process.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The site to the south of the A48 St Nicholas should be allocated for residential development under the provisions of policy MG2.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2544/DP1 William Powell &	Sons Ltd, Cottrell Parl	k Golf Club							
Date LodgedStatusPetition and No.Supporting Evidence30/03/2012M0	Additional SA SEA		Rep format: Comment form	•		be consiered by 'written ion of Public examination			
2a - Do you consider the LDP is Sound? Unsound	2a - Do you consider the LDP is Sound? Unsound 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered								
	Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unai	nswered C4 -	Unanswered			
	Coherence and Effect	tiveness Tests - CE1	- Yes	CE2 - Unanswered	CE3 - Unanswei	red CE4 - Yes			
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:		Constraints Map	Appendices:		
		3.1							
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	presentation? Yes	(If	"No" or "Unanswere	ed" - go to 3d)				
3c - What changes would like to see made to the Deposit Plan?	New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Yes	aph: New Or Amer Yes	nded Site: Other (see N Unanswered			
	Notes:								
3d - If your representation relates to a new, deleted or amended site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Various Sites- Cottrell Park, Bonvilston, St Nicholas Site Reference: 2544									
3e - Please set out your representation below:									
The Vale of Glamorgan Community Strategy 2011 to 202 Vale's Older People Strategy. A priority outcome in the co			s stated represents	a co-ordinated appro	each to improving th	e quality of life in the ar	ea and includes the		
"Older people are valued and empowered to remain indep	endent, healthy and a	active. They have equal	ty of opportunity an	d receive high quality	services to meet the	neir diverse needs".			
It is stated that the LDP will provide a framework which wi	II play an important ro	le in assisting the delive	ery of these priority	outcomes.					
The following chapter of the Deposit Plan, Section 3, provpeople of retirement age during the Plan Period 2011 to 2		c Portrait of the Vale of	Glamorgan and, in	paragraph 3.5, refer	s to 2008 population	n projections which poin	nt to a 37% increase in		
Despite the above, however the Challenges and Opportur needs to be managed if the plan is to meet fully the needs	nities for the LDP, makes of current and future	se no reference to the presidents in a sustaina	rovision of accomm ble manner.	nodation for the retire	d and elderly. We co	onsider that this is one	of the factors which		
3f - Please outline the changes you wish to see made to the D We would therefore suggest that, as a future 'Focused Ch		<u> </u>	serted into paragrap	oh 3.21, which would	state that the LDP v	will seek to provide a po	olicy framework which:		
Provides adequate levels of accommodation for an ageing	g population in approp	riate locations which ar	e accessible and wl	hich offer a good qua	lity environment.				
4b - If you wish to speak, please confirm which part of your rep In order to present the full case before the appointed Insp	•	to speak to the inspect	or about and why th	ey consider it be nec	essary to speak at t	he hearing -			

Representor ID and details: 2544/DP2 William Powell &	Sons Ltd, Cottrell Park Golf Club
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M □ 0 ✓	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Yes CE2 - Unanswered CE3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Proposal Map: Constraints Map Appendices:
	11
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswered (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan'	Problem Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered Unanswered
	Notes:
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Various Sites – Cottrell Park, Bonvilston, St Nicholas Site Reference: 2544
3e - Please set out your representation below: Policy SP1 – The Strategy in general terms provides a ba on the previous sections of the Plan	sis for the overarching framework of the Plan. However, we object on the grounds that more specific wording is required in order to reflect our comments
3f - Please outline the changes you wish to see made to the D Consequently Criterion1 of the Policy should be expanded	
"Providing a range and choice of housing to meet the nee	ds of all sectors of the community including needs associated with an ageing population."
Criterion 6 should be expanded to read:	
" Promoting opportunities for sustainable tourism and recr	reation including on site visitor accommodation."
4b - If you wish to speak, please confirm which part of your rep In order to present the full case before the appointed Insp	oresentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2544/DP3 William Powell &	Sons Ltd, Cottrell Park Golf Club							
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M □ 0 ✓		Rep format: 4a - do you want your comments to be consiered by 'written rep Comment form you want to speak at a hearing session of Public examination?						
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered	oes not not meet one or more test(s) of soundness, please indicate which test(s) tha P2 - Unanswered	t it fails.					
	Consistency Tests - C1 - Unanswered							
	Coherence and Effectiveness Tests - CE1 - L	Unanswered CE2 - Yes CE3 - Unanswered CE4 - Yes						
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N		Appendices:					
	49	Yes	• • • •					
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3d)						
3c - What changes would like to see made to the Deposit Plan?		lew Paragraph: Amended Paragraph: New Or Amended Site: Other (see Note Unanswered Yes Unanswered	<u>s):</u>					
	Notes:							
3d - If your representation relates to a new, deleted or amended site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Former Land Army Site Site Reference: 2544/CS10								
3e - Please set out your representation below: The former Land Army site, promoted as "Land to the wes	st of proposed M4/Airport Relief Road" - Candida	ate Site 2544/CS.10, was rejected in the Stage 2 Assessment for the following reaso	ns:					
•The candidate site is unrelated to the settlement of Bonv	lston and would represent unacceptable sporadi	lic development in the countryside						
•The candidate site is subject to significant highway const	raints.							
	ses have been considered such as intensive pig	ontained by recreational land rather than agriculture. Development would utilise the lag rearing but there would be environmental implications. Several forms of development dation, as well as market housing.						
With regard to the second reason, the site promoters con-	trol land on both sites of the land which could fac	cilitate adequate widths for visibility, junction and carriageway improvements.						
(See also Submission document which also includes an A	ssessment under the Council's SA/SEA Objecti	ives)						
3f - Please outline the changes you wish to see made to the D Allocate the site for housing under Policy MG2.	eposit Plan to make it sound (if relevant)							
4b - If you wish to speak, please confirm which part of your rep In order to present the full case before the appointed Insp		about and why they consider it be necessary to speak at the hearing -						

Representor ID and details: 2544/DP4 William Powell &	Sons Ltd, Cottrell Park	Golf Club					
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M □ 0 ✓	e Additional SA SEA		Rep format: Comment form			pe consiered by 'written on of Public examination	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and o P1 - Unanswered	does not not meet o P2 - Unansw	` '	soundness, please	e indicate which test(s)	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unansw	ered C3 - Unans	wered C4 - L	Jnanswered	
	Coherence and Effect	iveness Tests - CE1 -	Yes C	CE2 - Unanswered	CE3 - Unanswer	ed CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number: F	Proposal Map:		Constraints Map	Appendices:
	Objectives	4.12		Objective 7			
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your rep	resentation? Yes	(If "	No" or "Unanswered"	' - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	n? New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragrap Yes	h: New Or Amend Unanswered	ded Site: Other (see N Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amend		he site as a Candidate Sites – Cottrell Park, Bon	. v = =	` '	· ·	date Site Name and reference: 2544	erence if known)
3e - Please set out your representation below: In the Section headed 'Vision and Objectives', paragraph context, the Older People's Strategy, despite having bee				mmunity Strategy and	assist in the delive	ery of the priority object	tives. However, in this
Objective 7 i.e. "To provide the opportunity for people in of housing to meet the future needs of the population and Objective 7 is therefore objected to on this basis.							
3f - Please outline the changes you wish to see made to the I Include reference to an ageing population under Objective		sound (if relevant)					
4b - If you wish to speak, please confirm which part of your re		speak to the inspector	about and why the	y consider it be neces	ssary to speak at th	ne hearing -	

Representor ID and details: 2544/DP5 William Powell &	Sons Ltd, Cottrell Park Golf Club							
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M 0 ✓	Additional SA SEA		u want your comments to be consiered by 'writt o speak at a hearing session of Public examina					
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound Procedural Tests - P1 - Unanswere Consistency Tests - C1 - Unanswere	ed P2 - Unanswered	est(s) of soundness, please indicate which test	(s) that it fails.				
	Coherence and Effectiveness Tests - C	E1 - Unanswered CE2 - Yes	CE3 - Unanswered CE4 - Yes					
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragon Objectives	raph Number: Proposal Map: Objective		Appendices:				
3b - Do you wish to see any changes made to the Deposit Plan as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)								
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy: Unanswered Unanswered Notes:	New Paragraph: Amended F Unanswered Yes	Paragraph: New Or Amended Site: Other (see Unanswered Unanswered					
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candid Site Name: Various Sites – Cottrell Park		es", please give the Candidate Site Name and Site Reference: 2544	reference if known)				
3e - Please set out your representation below: Objective 9, i.e. "To create an attractive tourism destination residents" is generally acknowledged.	on with a positive image for the Vale of Gla	amorgan, encouraging sustainable de	velopment and quality facilities to enrich the ex	xperience for visitors and				
3f - Please outline the changes you wish to see made to the D The comparable objective in the current, adopted Unitary standard of provision". Objective 9 in the Deposit LDP is o	Development Plan, however, seeks to en							
4b - If you wish to speak, please confirm which part of your re In order to present the full case before the appointed Insp		ector about and why they consider it b	pe necessary to speak at the hearing -					

Representor ID and details: 2544/DP6 William Powell &	Sons Ltd, Cottrell Park	Golf Club					
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0 ✓	Additional SA SEA		Rep format: Comment form	*	nk at a hearing se	to be consiered by 'writter ssion of Public examination	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that t	he Plan is unsound and P1 - Unanswered	does not not mee	` '	of soundness, ple	ease indicate which test(s)) that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unar	nswered C4	- Unanswered	
		tiveness Tests - CE1		CE2 - Yes	CE3 - Unansv	vered CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrapl</u>	n Number:	Proposal Map:		Constraints Map	Appendices:
	48			Yes			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	oresentation? Yes	(11	f "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	aph: New Or Am Yes	ended Site: Other (see Note of the Control of the C	
	Notes:	onanswered	Orianswered	Changwelled	100	Onanoworod	
3d - If your representation relates to a new, deleted or amende	•	the site as a Candidate est of Court Farm, Bonv		(If "Yes", ple	-	ndidate Site Name and ref deference: 2544/CS5	ference if known)
 3e - Please set out your representation below: We consider that rather than allowing for such flexibility, r St Nicholas for a development of 50 units, no equivalent I and pub rather than a primary school). The site to the west of Court Farm, east of Maes y Ffynn rejected as the Stage 2 Assessment on the grounds that: The development of the candidate site would have an ac The development of the candidate site would have an ac The assessment is disputed, particularly in the context of between. Court Farm, the adjacent property is not listed between. Court farm, the adjacent property is not listed between. The site could be developed sympathetically with adjoinin adjacent. The majority of the hedgerow would also be retat Colwinston, and nearby St Nicholas have emerged as (See enclosed Submission Document) 	on would represent a leady or would represent a leady or the control of the adverse impact on the control of the adverse impact or but noted in the Conservelling. In the presence of the pre	ogical rounding off of the character and setting of character and setting of the character and setting	e settlement patter Bonvilston Conser Bonvilston Cottage nich lies on the nor e Appraisal Map (ir	milar range of facilities rn in Bonvilston. It was vation Area E Listed Building. thern side of the A48 acluded in the CA Mar	s (i.e. the same prosections in the same prosections) is submitted as a but distanced from the same prosection in the same prosection is submitted as a submitted as a submitted in the same prosection in the same prosection is submitted as a submitted in the same prosection is submitted as a submitted in the same property is submitted as a submitted in the same prosection is submitted as a subm	ublic transport connection Candidate Site (Reference m the site, with areas of rest a "Positive building". It	modern housing in is, however, a recent ural District Council" lies
3f - Please outline the changes you wish to see made to the D Include site as a housing land allocation under Policy MG	•	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your rel	•	to speak to the inspecto	r about and why th	ney consider it be nec	essary to speak a	at the hearing -	

Representor ID and details: 2544/DP7 William Powell & S	Sons Ltd, Cottrell Park Golf Club			
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M □ 0 ✓	Additional SA SEA		comments to be consiered by 'written re a hearing session of Public examination?	
•	2b - If you think that the Plan is unsound and d Procedural Tests - P1 - Unanswered	oes not not meet one or more test(s) of sou P2 - Unanswered	indness, please indicate which test(s) that	at it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswer	ed C4 - Unanswered	
	Coherence and Effectiveness Tests - CE1 - U	Jnanswered CE2 - Yes CE	E3 - Unanswered CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph I	Number: Proposal Map:	Constraints Map	Appendices:
	93			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - g	o to 3d)	
3c - What changes would like to see made to the Deposit Plan?			New Or Amended Site: Other (see Note Unanswered Unanswered	<u>98):</u>
	Notes:			
3d - If your representation relates to a new, deleted or amended	d site, did you submit the site as a Candidate S Site Name: Various Sites – Cottrell Park, Bon		give the Candidate Site Name and refere Site Reference: 2544	nce if known)
3e - Please set out your representation below: Policy MD 10 – Tourism and Leisure, which provides criteri should be added as below:	ia to consider proposals for new and enhanced	tourism and leisure facilities, is objected to	on the grounds that a new criterion follo	wing Criterion 1
3f - Please outline the changes you wish to see made to the De "Forms part of an established tourism/leisure enterprise in settlements."		omplement existing built forms of developm	ent or can be accommodated on the ed	ge of related
4b - If you wish to speak, please confirm which part of your reprint In order to present the full case before the appointed Inspe		about and why they consider it be necessar	y to speak at the hearing -	

Representor ID and details: 2544/DP8 William Powell 8	Sons Ltd, Cottrell Park Golf Club		
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0 ✓	e Additional SA SEA		4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and Procedural Tests - P1 - Unanswered	does not not meet one P2 - Unanswere	e or more test(s) of soundness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswere	ed C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 -	- Unanswered CE2	2 - Yes CE3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph	n Number: Prop	posal Map: <u>Constraints Map</u> <u>Appendices:</u>
	32		
3b - Do you wish to see any changes made to the Deposit Pla	an as a result of your representation? Yes	(If "No	or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan			Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amend	ded site, did you submit the site as a Candidate Site Name: Various Sites – Cottrell Park, Bo		(If "Yes", please give the Candidate Site Name and reference if known) Site Reference: 2544
3e - Please set out your representation below:			
Strategic Policy SP11 – Tourism and Leisure is acknowled	edged, particularly Criterion 1 whi <mark>ch</mark> gives favou	urable consideration to	Proposals which:
"Enhance the range and choice of the Vale of Glamorga	n's tourism and leisure offer, particularly through	h the provision of all ye	ear round facilities and a range and choice of quality serviced accommodation."
3f - Please outline the changes you wish to see made to the l	·		
We object, however, on the grounds that it should read a	as follows:		
"Enhance the range and choice of the Vale of Glamorgal accommodation to complement established visitor facilities."			ear round facilities and a range and choice of quality serviced and non serviced
4b - If you wish to speak, please confirm which part of your re		r about and why they c	onsider it be necessary to speak at the hearing -

Representor ID and details: 2544/DP9 William Powell & Sons Ltd, Cottr	ell Park Golf Club
Date Lodged Status Petition and No. Supporting Evidence Additional S/I 30/03/2012 M □ 0 ✓ □	A SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound 2b - If you thin Procedural Te	k that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. sts - P1 - Unanswered P2 - Unanswered
Consistency T	ests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered
Coherence an	d Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on? Policy Number	<u>Paragraph Number:</u> <u>Proposal Map:</u> <u>Constraints Map</u> <u>Appendices:</u>
90	·····
3b - Do you wish to see any changes made to the Deposit Plan as a result of y	our representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan? New Policy: Unanswered	Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Yes Unanswered Unanswered Unanswered
Notes:	
3d - If your representation relates to a new, deleted or amended site, did you Site Name: V	submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) sites - Cottrell Park, Bonvilston , St Nicholas Site Reference: 2544
3e - Please set out your representation below: Policy MG7 (Residential Development within Minor Rural Settlements) al acceptable as it affords a degree of flexibility and may allow for the consi	lows for further growth in Minor Rural Settlements such as Bonvilston without the imposition of firm village boundaries. This is generally deration of smaller sites on the edge of the village.
(See also attached Submission document)	
3f - Please outline the changes you wish to see made to the Deposit Plan to r Whilst the policy criteria are generally acceptable the Policy is objected	nake it sound (if relevant) o on the grounds that a further criteria should be introduced which reads:
"The development site can provide for retired or elderly accommodation of	vhe <mark>re it can meet t</mark> he above criteria."
4b - If you wish to speak, please confirm which part of your representation you	u wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2556/DP1 Mr R G Harry			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 ✓	Additional SA SEA		nents to be consiered by 'written representations' or do ring session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and d Procedural Tests - P1 - Unanswered	oes not not meet one or more test(s) of soundne P2 - Unanswered	ss, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered	C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - U	Jnanswered CE2 - Yes CE3 - U	Jnanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph I	Number: Proposal Map:	Constraints Map Appendices:
	30		
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3	3d)
3c - What changes would like to see made to the Deposit Plar			Or Amended Site: Other (see Notes): unanswered Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amend	ed site, did you submit the site as a Candidate S Site Name: Longlands Quarry	ite? Yes (If "Yes", please give t	he Candidate Site Name and reference if known) Site Reference: 2556/CS1
3e - Please set out your representation below:			
Policy SP9 - Minerals, is acknowledged. The Policy, is, in paragraph 5.70 states that the Vale of Glamorgan is a to a continued supply of minerals both during and beyon.	n important regional provider of Minerals and as t	inty should be provided by specifically allocating the Minerals Planning Authority, the Council has	areas for future extraction. The Reasoned Justification the responsibility for ensuring that the LDP contributes
The attached submission elaborates on this with reference controlled by the 5 major companies where ongoing rest			
3f - Please outline the changes you wish to see made to the I Policy SP9 is objected to on the grounds that further crite		. The suggested wording is as follows:	
"Allowing limited new allocations for extensions of quarrie	s to serve local needs."		
4b - If you wish to speak, please confirm which part of your re In order to present the case fully before the Inspector on			peak at the hearing -

Representor	ID and d	letails:	2556/DI	P2 Mr R G Harry							
Date Lodged 02/04/2012		Petitio	on and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment form	·	your comments to be ak at a hearing session	,	n representations' or do on? Examination
2a - Do you co	onsider th	he LDP	is Sound?	Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - Unanswered	I does not not meet P2 - Unans	` '	of soundness, please	indicate which test(s) that it fails.
					Consistency Tests -	C1 - Unanswered	C2 - Unansv	wered C3 - Unai	nswered C4 - U	nanswered	
					Coherence and Effect	iveness Tests - CE1	- Unanswered	CE2 - Yes	CE3 - Unanswere	d CE4 - Yes	
3a - Which pa	rt of the	Deposit	Plan are y	ou commenting on?	Policy Number:	Paragrap	h Number:	Proposal Map:		Constraints Map	Appendices:
					11						
3b - Do you w	ish to se	e any ch	nanges ma	de to the Deposit Plan	as a result of your rep	resentation? Yes	(If	"No" or "Unanswere	ed" - go to 3d)		
3c - What cha	nges wo	uld like	to see mad	le to the Deposit Plan?	? <u>New Policy:</u> Unanswered	Amended Policy: Yes	New Paragraph: Unanswered	Amended Paragra Unanswered	aph: New Or Amend Unanswered	ed Site: Other (see I	
					Notes:						
3d - If your re	presenta	ation rela	ates to a ne	ew, deleted or amende	ed site, did you submit t Site Name: Longland		Site? Yes	(If "Yes", ple	ease give the Candida Site Refer	ate Site Name and reference: 2556/CS1	ference if known)
3e - Please s	et out yo	ur repre	sentation b	pelow:							
	r, the six	criteria,	in relating		nework to improve the liployment; 3. Settlement						environmental assets. aste, both of which are
3f - Please ou	utline the	change	s you wish	to see made to the D	eposit Plan to make it	sound (if relevant)					
The Police	cy is, the	refore, o	objected to	on the grounds that the	ne following criteria sho	ould be added:					
"7. Provi	ding an a	adequat	e range of	opportunities for mine	rals extraction and was	te management."					
•					presentation you wish the basis of further evident		•	ey consider it be nec	essary to speak at the	e hearing -	

Representor ID and details: 2556/DP3 Mr R G Harry							
<u>Date Lodged</u> <u>Status</u> <u>Petition and No.</u> <u>Supporting Evidence</u>	Additional SA SEA		Rep format:	, ,		,	representations' or do
02/04/2012 M 🔲 0	✓		Comment form	you want to speak	at a hearing sessio	n of Public examinatio	n? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan	is unsound and d	oes not not meet	t one or more test(s) of	soundness, please	indicate which test(s)	that it fails.
	Procedural Tests - P1 -	Unanswered	P2 - Unans	wered			
	Consistency Tests - C1 -	Unanswered	C2 - Unans	wered C3 - Unans	swered C4 - Ui	nanswered	
	Coherence and Effectiveness	Tests - CE1 - I	Jnanswered	CE2 - Yes	CE3 - Unanswere	d CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph I	Number:	Proposal Map:		Constraints Map	Appendices:
	149			Yes			• • • •
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your representa	tion? Yes	(If	"No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amer	nded Policy: N	lew Paragraph:	Amended Paragra	oh: New Or Amend	ed Site: Other (see N	lotes):
	Unanswered Yes	L	Jnanswered	Unanswered	Yes	Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	, ,		ite? Yes	(If "Yes", plea	o .	ate Site Name and refe	erence if known)
	Site Name: Longlands Quarr	у		<u></u>	Site Refer	ence: 2556/CS1	
3e - Please set out your representation below:							
Policy MG24 - Development in Minerals Safeguarding Are	eas is objected to as the Policy	does not make p	rovision for the s	afeguarding of limesto	ne resources to the	east of Longlands Qu	arry, Corntown.
The attached Submission elaborates on the above with re	eference to the site specific cha	aracteristics of the	e quarry operation	ns.			
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (f relevant)					
It is considered that an additional policy should be inserted operations, be included. It is also proposed that the land			ated for limeston	e quarrying and that la	nd to the east of Lor	nglands Quarry, as an	extension to existing
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak	to the inspector a	about and why th	ey consider it be nece	ssary to speak at the	e hearing -	
In order to present the case fully before the Inspector on	the basis of further evidence w	hich may be avail	able at the time.				

(ordered by Representation ID No.)

Representor I	ID and d	etails:	2557/DI	P1 Lee Estate										
Date Lodged 02/04/2012	Status M	Petitio	on and No. 0	Supporting Evidence	Additional SA SEA			Rep format: Comment form	٠.	,	comments to be a hearing sessi		,	representations' or do n? Written
2a - Do you co	onsider th	ne LDP	is Sound?		2b - If you think that the Procedural Tests - Consistency Tests -	P1 - Unan	swered	P2 - Unans	wered			e indicate v		that it fails.
					Coherence and Effect	iveness Tests	- CE1 - l	Jnanswered	CE2 - Yes	CI	E3 - Unanswer	ed CE	4 - Unanswer	ed ·
3a - Which pa	rt of the	Deposit	Plan are y	· ·	Policy Number: 49	-	Paragraph N 7.11. 7.12.		Proposal Map	5		Constrair	nts Map	Appendices:
3b - Do you wi	ish to se	e any ch	anges ma	de to the Deposit Plan	as a result of your rep	resentation?	Yes	(If	f "No" or "Una	nswered" - g	o to 3d)			
3c - What cha	nges wo	uld like	o see mad	le to the Deposit Plan?	New Policy: Unanswered Notes:	Amended P Yes		lew Paragraph: Jnanswered	Amended Unanswere		New Or Amen Yes		Other (see Note of the Control of th	otes):
3d - If your re	presenta	ition rela	ates to a ne	ew, deleted or amende	d site, did you submit t Site Name: Land off ((If "Y	es", please ς	•		lame and refe	erence if known)

3e - Please set out your representation below:

The site at Cross Common Road, Dinas Powys is suitable for residential development and should be allocated for housing under policy MG2.

The site comprises two gently sloping fields, the southern and eastern boundaries of which are well defined by hedgerows and mature trees. The northern boundary is also defined by a hedgerow beyond which is Cross Common Road and housing on the opposite side of the road. The sites western and part of the eastern boundaries adjoin existing residential development. The site is enclosed and screened by well defined hedgerows with mature trees. The site comprises scrub and a poor quality field, which are largely unused.

The Council rejected a much larger site. which includes this site area, at stage 2 of the Candidate Site Assessment process on the grounds that it would represent an unacceptable intrusion into the countryside. However, the site adjoins the built up limits of Dinas Powys and the northern part of the site is included within the LDP settlement boundary. The site adjoins and has a distinct physical and visual relationship with the primary settlement of Dinas Powys. The development of this site would be of a scale and form that is sympathetic to its immediate and wider surroundings and would allow for development to extend up to

logical boundaries.

The proposed development would be compatible in land-use terms with surrounding development.

Suitable access can be provided from Cross Common Road. It is understood that all the necessary utility services can be provided to this site. The relevant TAN15 map shows that the site is not at risk of flooding. Dinas Powys has been categorised as a Primary Settlement in the spatial strategy. This reflects its characteristics as a sustainable settlement, it benefits from a wide range of local facilities and services including a primary school, shops, food and drink outlets, some small scale employment provision, medical facilities, places of worship, community hall, leisure and recreation a library and regular public transport.

The site is served by regular bus services with the nearest bus stops being located on Cross Common Road about 200 metres away. There is also access to the railway station which is approximately 500 metres away.

The development of this site would comply with the principles of sustainable development. The allocation of the site for housing would comply with the requirements of policy MD1 in that it would:

- Reinforce the role and function of Dinas Powys as a Primary Settlement:
- Support the delivery of affordable housing:
- Have access to sustainable modes of transport; and.
- Would not have an unacceptable impact upon green wedges, special landscape areas, heritage coast or a site of importance for nature conservation.

(ordered by Representation ID No.)

Representor ID and details: 2557/DP1 Lee Estate

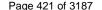
The site, which comprises approximately 0.73 hectare, is well suited to accommodate residential development and would deliver approximately 20 dwellings, of which 7 would be affordable homes. The allocation of the site would contribute positively to the economy and viability of a sustainable Primary Settlement whilst protecting the distinctive character of the Vale of Glamorgan.

The site should be allocated for residential development to help meet the Local Development Plan housing requirement and overcome the deficiency in the land supply and so help the plan comply with sustainability test CE2. As a consequential amendment the settlement boundary for Dinas Powys should be adjusted to include land off Cross Common Road.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The site at Cross Common Road, Dinas Powys is suitable for development and should be allocated for residential development under the provisions of policy MG2. As a consequential change the settlement boundary for Dinas Powys should be amended to include the site.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



(ordered by Representation ID No.)

Representor ID and details: 2557/DP2 Le	e Estate			
Date Lodged Status Petition and No. Support 02/04/2012 M 0	orting Evidence Additional SA SEA	Rep format: Comment form		be consiered by 'written representations' or do sion of Public examination? Written
2a - Do you consider the LDP is Sound? Unsou	Procedural Tests -	ne Plan is unsound and does not not meet P1 - Unanswered P2 - Unans C1 - Unanswered C2 - Unans	wered	``
	Coherence and Effecti	iveness Tests - CE1 - Unanswered	CE2 - Yes CE3 - Unanswe	red CE4 - Unanswered
3a - Which part of the Deposit Plan are you com	menting on? <u>Policy Number:</u> MG2	Paragraph Number: 7.11. 7.12	Proposal Map: Mixed Use Development comprising housing and medical centre	Constraints Map Appendices:
3b - Do you wish to see any changes made to the	ne Deposit Plan as a result of your repr	resentation? Yes (If	"No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the	e Deposit Plan? New Policy: Unanswered Notes:	Amended Policy: New Paragraph: Yes Unanswered	Amended Paragraph: New Or Ame Unanswered Yes	nded Site: Other (see Notes): Unanswered
3d - If your representation relates to a new, dele	•	he site as a Candidate Site? Yes Cardiff Road, Dinas Powys	` ''	idate Site Name and reference if known) ference: 2557 (CS2 part)

3e - Please set out your representation below:

The site is suitable for mixed development comprising residential development under the provisions of policy MG2 and a medical centre. The site comprises two gently sloping fields, together with a stables development on the northern frontage. The site is enclosed and screened by well defined hedgerows with mature trees and there is a small area of woodland in the south western part of the site. There are main roads and existing residential development to the north and west of the site and there is existing housing along the site's eastern boundary. The site's southern boundary is formed by a small woodland and hedgerow with trees.

The Council rejected the site at stage 2 of the Candidate Site Assessment process on the grounds that it would represent an unacceptable intrusion into the countryside. However, the site adjoins the built up limits of Dinas Powys and the northern part of the site is included within the LDP settlement boundary. Dinas Powys has been designated as a Primary Settlement in the spatial strategy and this site would benefit from all of the services and facilities contained within that settlement. The development of this site would be of a scale and form that is sympathetic to its immediate and wider surroundings and would allow for development to extend up to logical boundaries.

The proposed development would be compatible in land-use terms of the surrounding development.

Suitable access can be provided from Cardiff Road and discussions are underway with the Council regarding the provision of a new road linking Cardiff Road through to Cross Common Road. This will replace the current sub standard junction. It is understood that all the necessary utility services can be provided to this site. The relevant TAN15 map shows that the site is not at risk of flooding.

Dinas Powys has been categorised as a Primary Settlement in the spatial strategy. This reflects its characteristics as a sustainable settlement. It benefits from a wide range of local facilities and services including a primary school shops, food and drink outlets, some small scale employment provision, medical facilities, places of worship, community hail, leisure and recreation a library and regular public transport.

The site is served by regular bus services with the nearest bus stops being located on Cross Common Road on the northern site frontage. There is also access to the railway station which is approximately 400 metres away. The development of this site would comply with the principles of sustainable development. The allocation of the site for housing would comply with the requirements of policy MD1 in that it would:

- Reinforce the role and function of Dinas Powys as a Primary Settlement:
- Support the delivery of affordable housing:
- Have access to sustainable modes of transport; and,
- Would not have an unacceptable impact upon green wedges, special landscape areas, heritage coast or a site of importance for nature conservation.

(ordered by Representation ID No.)

Representor ID and details: 2557/DP2 Lee Estate

In addition, the allocation of the site would deliver Land for a medical centre and an interest has already been expressed in part of this site for this purpose by a specialist provider of medical centres.

The site, which comprises approximately 1 hectare. is well suited to accommodate residential development. It is estimated that approximately 0.3 hectare would be required for a medical centre leaving 0.7 hectare for housing. This would deliver approximately 19 dwellings, of which 7 would be affordable homes. The allocation of the site would contribute positively to the economy and viability of a sustainable primary settlement whilst protecting the distinctive character of the Vale of Glamorgan.

The site should be allocated for mixed development including residential development to help meet the Local Development Plan housing requirement and overcome the deficiency in the land supply and so help the plan comply with sustainability test CE2. The inclusion of a medical centre would help provide community needs. As a consequential amendment the settlement boundary for Dinas Powys should be adjusted to include land off Cardiff Road.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
 - The site at Dinas Powys is suitable for development and should be allocated for mixed uses including residential development under the provisions of policy MG2 and a medical centre. As a consequential change the settlement boundary for Dinas Powys should be amended to include the site.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2562/DP1 Mr N Saye, Mr &	Mrs D M Gyles, Mr &	Mrs G P Roberts					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment forn	·	,	consiered by 'written n of Public examination	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that th Procedural Tests -	e Plan is unsound and P1 - Unanswered	does not not mee P2 - Unans	` '	of soundness, please	indicate which test(s)	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unan	swered C4 - Un	nanswered	
	Coherence and Effecti	veness Tests - CE1 -	Unanswered	CE2 - Yes	CE3 - Unanswered	d CE4 - Unanswer	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	Number:	Proposal Map:		Constraints Map	Appendices:
	133	7.90. 7.91	. 7.92. 7.93.	MG21			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation? Yes	(l [.]	f "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan'	New Policy: Unanswered		New Paragraph: Unanswered	Amended Paragra Unanswered	nph: New Or Amende Yes	ed Site: Other (see No Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	•	he site as a Candidate sosite Primary School, P		(If "Yes", ple	•	ate Site Name and reference: 2524	erence if known)
3e - Please set out your representation below:				y			
The site comprises grazing land which fronts onto the ma	n road going through th	ne village of Pendoylan	and is directly op	posite Pendoylan Prim	ary School.		
The site has been included within the Special Landscape However, the site is not of genuine landscape merit which					ls with some trees and	d hedgerows.	
Whilst it is undeveloped, it does not have any particular s was also part of the special landscape area. This demons development at stage 2 of the Candidate Site assessmen deletion would make the policy MG21 more realistic and a	trates that such land ca t process. It is conside	an be suitable for develored that the site does no	opment. Further, I ot merit inclusion	andscape quality was within the Special Lan	not given as a reason	n for the rejection of th	e site for housing
3f - Please outline the changes you wish to see made to the D	'						
The site at Pendoylan should be deleted from the special	landscape area identifie	ed under the provisions	of policy MG2I.				
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to	speak to the inspector	about and why th	ney consider it be nece	essary to speak at the	hearing -	

(ordered by Representation ID No.)

* & Mrs D M Gyles, Mr &	Mrs G P Roberts					
nce Additional SA SEA ✓		Rep format: Comment form	•	-	•	•
Procedural Tests -	P1 - Unanswered	P2 - Unansw	ered			nat it fails.
Coherence and Effecti	iveness Tests - CE	1 - Unanswered C	CE2 - Yes	CE3 - Unanswered	CE4 - Unanswere	d
Policy Number:	 -	12				Appendices:
lan as a result of your repr	resentation? Yes	(If "	No" or "Unanswere			
an? New Policy: Unanswered Notes:	Amended Policy: Yes	New Paragraph: Unanswered	Amended Paragr Unanswered	raph: New Or Amended S Yes	Other (see No Unanswered	<u>tes):</u>
			(If "Yes", pl	· ·		ence if known)
	2b - If you think that the Procedural Tests - Consistency Tests - Coherence and Effect Policy Number: 49 Ian as a result of your repan? New Policy: Unanswered Notes:	2b - If you think that the Plan is unsound an Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE? Policy Number: Paragral 49 7.11. 7. Ian as a result of your representation? Yes an? New Policy: Unanswered Yes Notes:	Additional SA SEA Pep format: Comment form 2b - If you think that the Plan is unsound and does not not meet of Procedural Tests - P1 - Unanswered P2 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered C5 - Unanswered C6 - Policy Number: Paragraph Number	Additional SA SEA Comment form Zb - If you think that the Plan is unsound and does not not meet one or more test(s) Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered Ce2 - Yes Policy Number: Paragraph Number: Proposal Map: 7.11. 7.12	Rep format: Comment form Additional SA SEA Comment form Comment form Comment form Comment to speak at a hearing session of you want to speak at a hearing session of you want to speak at a hearing session of you want to speak at a hearing session of 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indice Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Policy Number: Proposal Map: Amended Policy: Amended Policy: Unanswered C5 - Unanswered C6 - Unanswered C7 - Unanswered C8 - Unanswered C9 - Ves C9 - Unanswered C9 - Unanswered C9 - Unanswered C9 - Ves C9 - Unanswered C9 - Unanswered C9 - Ves C9 - Unanswered C9 - Unanswe	Rep format: Comment form Additional SA SEA Comment form You want to speak at a hearing session of Public examination 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) the Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Unanswered Policy Number: Proposal Map: Constraints Map 7.11. 7.12. Ian as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d) Amended Paragraph: New Or Amended Site: Other (see Not Unanswered Yes) Unanswered Notes: Indeed site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference of the proposal of the condition of the cond

3e - Please set out your representation below:

The site, which comprises 1.27 hectares, is suitable for residential development and should be allocated for development under policy MG2.

The site comprises grazing land which fronts onto the main road going through the village of Pendoylan and is directly opposite Pendoylan Primary School. The Primary School has been recently redeveloped so that the built up limits of Pendoylan have been extended significantly further to the north.

At the site's southern boundary it adjoins an existing residential property known as Pentwyn. A short distance to the south of Pentwyn and the southern boundary of the Alternative Site, there is a further area of residential development.

The site was rejected by the Council at stage 2 of the Candidate Site Assessment process because of:

- a highway constraint,
- poor relationship to the settlement/sporadic development, and
- arbitrarily drawn boundary.

So far as access is concerned, the redevelopment of the school, on the opposite of the road has had the effect of extending the limits of the village significantly further northwards consequently bringing the Alternative Site well within village limits. In these circumstances the standards set out in Manual for Streets will apply. There is adequate road frontage for an acceptable access to be provided in negotiation with the Council who own the grass verge. It would also be possible to introduce some traffic calming measures if this was to be considered necessary.

With regard to the second objection, the site represents an undeveloped frontage directly opposite the Primary School and development of this quadrant of the village would be a natural and logical progression of development. Given the location of the development it is certainly not sporadic development in the countryside, as it represents a logical progression of development within the village.

So far as the third reason for rejection is concerned the boundary can be increased or decreased dependent on the scale of development deemed acceptable. In addition, it would be possible to create a strong hedgerow boundary along the agreed south western boundary as part of a landscaping scheme.

The site adjoins Pendoylan Conservation Area and the layout would be such that it would protect or enhance the conservation area status of adjacent land. The extension to the school, which falls both inside and adjoining the Conservation Area, has had a significant and striking effect upon the character of Pendoylan. Both in terms of modernity and height. The extension has also had the effect of extending the developed part of the village both in a northerly and easterly direction.

(ordered by Representation ID No.)

Representor ID and details: 2562/DP2 Mr N Saye, Mr & Mrs D M Gyles, Mr & Mrs G P Roberts

The alternative site has a distinct physical and visual relationship with the settlement and would consolidate settlement form in a logical manner. The development of the site would be well screened by existing mature trees which would minimize visual impact. The proposed development, which would have a strong emphasis on affordable housing, would be compatible in Land-use terms with surrounding development and would be of a scale and form that is sympathetic to its immediate and wider surroundings.

The proposal would not represent a visual intrusion into the countryside or loss of important open space that contributes to the local amenity or character of the settlement. As such the allocation of the site would comply with the criteria set out in policy MG7.

The site lies within an area identified as a special landscape area under policy MG2 1 (3) but this need not preclude the development of this site and it is considered that the site should be excluded from this designation. The site is not of such landscape quality that it merits protection under the provisions of this policy.

Further, it is noted that land used for the school extension on the other side of the main road was itself included within the limits of the SLA demonstrating that such land can be suitable for development.

Pendoylan comprises a sustainable settlement which is reflected in its status as a Minor Settlement. It benefits from a number of local facilities including a primary school, a public house and restaurant, a church, a playground and a post box, as well as a village hall. There is a wide range of services, facilities and employment opportunities available in Cowbridge, Pontyclun and Culverhouse Cross all approximately 6 kilometres away. There is a bus service linking Pendoylan with Cardiff and Talbot Green. The development of this site would comply with the principles of sustainable development.

There has been no new residential development in Pendoylan since circa 1970, and the provision of further housing, particularly affordable housing, would not only help to support the new school, which has capacity for approximately 240 pupils, but also help to ensure the viability of the historic public house, which has been closed for long periods more than twice in the last ten years due to financial difficulties in keeping it open and the insolvency of its owners. So far as the extended school is concerned, the allocation of land for housing in Pendoylan would mean that the residents of Pendoylan could draw greater benefit from the development which has taken place within the village.

All of this is important in the wider context of the village. In fact, Pendoylan is one of the few Vale villages that still retains a church, public house and a school.

The previous phase of residential development in Pendoylan took place in the 1 970s and the population structure of the village has aged considerably since this time. The village would benefit from a new phase of growth and particularly from younger people moving into affordable homes, which would reinvigorate the village as well as support local services and membership of local activity groups.

The allocation of the site for housing would comply with the requirements of policy MD1 in that it would:

- Reinforce the role and function of Pendoylan as a Minor Settlement;
- Support the delivery of affordable housing:
- Have access to sustainable modes of transport; and,
- Would not have an unacceptable impact upon green wedges, special landscape areas, heritage coast or a site of importance for nature conservation.

The development would have a strong physical relationship with existing development and would consolidate existing settlement form. The site is well suited to accommodate residential development and could accommodate 28-31 dwellings and delivering approximately 10 affordable homes, possibly more. The allocation of the site would contribute positively to the rural economy, the viability of a sustainable rural community, whilst protecting the distinctive character of the Vale of Glamorgan.

Current housing provision in the LDP does not meet soundness test CE2 as there is over reliance on the contribution to be made by windfall sites. In a plan led system it would be preferable and give more certainty to allocate additional sites as part of the plan. Such an approach would help make the plan more realistic and appropriate and founded on a more robust and credible evidence base. The site should be allocated for housing as part of this process.

3f - Please outline t	he changes	you wish to see	made to the l	Deposit Plan	to make it sound	(if relevant
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The site at Pendoylan should be allocated for residential development under the provisions of policy MG2 and deleted from the Special Landscape Area designation.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2568/DP1 Redrow Homes,	c/o Agent - Harmers Limited		
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0	Additional SA SEA		nments to be consiered by 'written representations' or do earing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and of Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 -		ness, please indicate which test(s) that it fails. C4 - Unanswered Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph MG1	Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your representation? Yes	(If "No" or "Unanswered" - go to	o 3d)
3c - What changes would like to see made to the Deposit Plan			w Or Amended Site: Other (see Notes): answered Unanswered
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate S Site Name:	Site? Unanswered (If "Yes", please give	the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: There is objection to the inclusion of the phasing requirer with paragraph 2.5.1 of Planning Policy Wales which stat that a particular site cannot be released for development indicate a need for some overall phasing of development these circumstances exist. Paragraph 2.5.1 continues "Where phasing is included in than an arbitrary numerical limit on permissions or a precedent planning Policy Wales as it creates an arbitrary limit on p	es that "Phasing may be justified by considerati until a particular stage in the plan period. Evide though this generally will be justifiable only in a an LDP it should take the form of a broad indication ise order of release in particular periods." The p	ons relating to physical or social infrastructure, noe that market demand would exhaust total places which are under severe development presention of the timescale envisaged for the release shasing requirement of policy MG1 is in direct contains the co	or to the adequacy of other services, which may indicate anned provision in the early years of the LDP may also scure." No evidence has been put forward to suggest that of the main development areas or identified sites, rather
3f - Please outline the changes you wish to see made to the D The following should be deleted from Policy MG1; "To ensure an adequate supply of housing land is mainta		ing land will be phased in five year periods with	priority being given to brownfield and committed sites."
4b - If you wish to speak, please confirm which part of your re The phasing requirement could have a significant effect of			speak at the hearing -

Representor ID and details: 2568/DP2 Redrow Homes, c/	o Agent - Harmers Limited
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Written
· 	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Yes C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Yes CE3 - Unanswered CE4 - Yes
	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices: Delivery and Implementation. 7.12
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	
3d - If your representation relates to a new, deleted or amended	d site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Land to the West of Port Road, Wenvoe Site Reference: 2568
Paragraph 2.5 of Planning Policy Wales allows for LDP pol 1. Considerations relating to physical or social infrastructure 2. That market demand would exhaust all planned provision Neither of the above relate to the site at Wenvoe. There are Given current market conditions facing the house building is much needed affordable housing. The phasing policy does not reflect the requirements of nat a robust evidence base and is not sufficiently flexible to dead of the proposed phasing of housing sites is inappropriate unline.	in the early years of the plan, although this generally will only be justified in areas which are under severe development pressure. The no physical/social constraints to the development of this site and no evidence that market demand will exhaust provision in the early years of the plan. Industry and the related slow down in the rate of new house building, the inclusion of a phasing policy is inappropriate and will delay bringing forward attends policy and does not meet soundness test C2. The phasing proposal is also incompatible with soundness tests CE2 and CE4. It is not founded on all with the current difficulties facing the house building industry. The posit Plan to make it sound (if relevant) less there is sound reason, such as those referred to in Planning Policy Wales as set out above. It is submitted that it should be deleted from the plan. It is part of the LDP period and if a phasing policy is to be retained then it should be moved to 2011 to 2016. The Delivery and Implementation Table should
4b - If you wish to speak, please confirm which part of your repr	resentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 2568/DP3 Redrow Homes,	c/o Agent - Harmers Lim	ited					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form	* * * * * * * * * * * * * * * * * * * *		e consiered by 'written on of Public examination	representations' or do on? Written
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Procedural Tests -	Plan is unsound and d P1 - Unanswered	oes not not meet P2 - Unansw	` '	soundness, please	indicate which test(s)	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unansw	vered C3 - Unans	swered C4 - Ui	nanswered	
	Coherence and Effective	reness Tests - CE1 - l	Jnanswered (CE2 - Unanswered	CE3 - Unanswere	d CE4 - Unanswe	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph I</u> 7.11. 7.12.		Proposal Map:	7	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your repre	esentation? No	(If '	"No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered				
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit th Site Name: Land to the			(If "Yes", plea	ase give the Candida Site Refer	ate Site Name and reference:	erence if known)
3e - Please set out your representation below:							
Support is given to the allocation of land to the west of Po	ort Road, Wenvoe site fo	r housin <mark>g u</mark> nder policy N	MG2(26).				
The site comprises a logical extension to Wenvoe which and which would be well served by public transport.	is identified as a Service	Centre Settlement. It w	ould comprise a s	sustainable form of de	velopment benefittin	ng from a range of loca	al services and facilities
The allocation would help to meet housing need in the Vastrategy and settlement hierarchy.	ale of Glamorgan in the e	arly part of the LDP per	iod including affor	rdable housing. The a	llocation would also	be compatible with the	e Council's growth
3f - Please outline the changes you wish to see made to the D No changes required.	Deposit Plan to make it so	ound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	presentation you wish to	speak to the inspector a	about and why the	ev consider it be nece:	ssary to speak at the	e hearing -	

Representor	ID and	details:	2589/D	P1 Mr J Alan Fairfax							
Date Lodged 02/04/2012		Petitio	on and No. 0	Supporting Evidence	Additional SA SEA		Rep format: Comment form			o be consiered by 'writte ssion of Public examinat	
2a - Do you c	onsider	he LDP	is Sound?	Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - Unanswered	d does not not mee	t one or more test(s) o	f soundness, plea	ase indicate which test(s	s) that it fails.
					Consistency Tests -	C1 - Unanswered	C2 - Yes	C3 - Unan	swered C4	- Unanswered	
					Coherence and Effect	iveness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Yes	CE4 - Yes	
3a - Which pa	rt of the	Deposit	Plan are y	ou commenting on?	Policy Number:	<u>Paragrap</u>	<u>oh Number:</u>	Proposal Map:		Constraints Map	Appendices:
					Other - Not Listed			Cowbridge			
3b - Do you w	ish to se	e any ch	nanges ma	de to the Deposit Plan	as a result of your rep	resentation? Yes	(If	f "No" or "Unanswered	d" - go to 3d)		
3c - What cha	inges wo	ould like	to see mad	de to the Deposit Plan?	New Policy: Unanswered	Amended Policy: Yes	New Paragraph: Unanswered	Amended Paragra Unanswered	ph: New Or Amo	ended Site: Other (see Unanswere	
					Notes:						
3d - If your re	epresent	ation rela	ates to a no	ew, deleted or amende	d site, did you submit t Site Name: Extension				-	didate Site Name and re	eference if known)
3e - Please s	et out y	our repre	sentation I	below:				/			
the St A	than Ro	ad could	be danger		ace water go? Other la	and around Cowbridge				ridge and would be hard illed the "Capital of the V	
3f - Please o	utline the	e change	es you wish	n to see made to the De	eposit Plan to make it	sound (if relevant)					
	orever. \	Vhat is t	hė Vale do								if Vale Markets will soon support- have you seen
4b - If you wi	sh to sp	eak, plea	ase confirm	n which part of your rep	resentation you wish t	o speak to the inspect	or about and why th	ney consider it be nece	essary to speak a	t the hearing -	

Representor ID and details: 2589/DP2 Mr J Alan Fairfax							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form			e consiered by 'written ron of Public examination	
2a - Do you consider the LDP is Sound? Unsound	,	e Plan is unsound and P1 - Unanswered	d does not not mee P2 - Yes	t one or more test(s) of s	soundness, please	indicate which test(s) the	nat it fails.
	Consistency Tests -	C1 - Yes	C2 - Yes	C3 - Unansv	wered C4 - Ur	nanswered	
	Coherence and Effective	eness Tests - CE1	- Unanswered	CE2 - Yes	CE3 - Unanswered	d CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragrap	h Number:	Proposal Map:		Constraints Map	Appendices:
				Llantrithyd		No development proposed	
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? Yes	(If	f "No" or "Unanswered"	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy: Unanswered	Amended Policy: Yes	New Paragraph: Unanswered	Amended Paragraph Unanswered	h: New Or Amende Unanswered	ed Site: Other (see No Unanswered	tes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit th Site Name:	ne site as a Candidate	Site? No	(If "Yes", pleas	se give the Candida Site Refere	te Site Name and reference:	ence if known)
3e - Please set out your representation below: I have major objections to the Vale Council who maintain active manor house for 300 years and much of that remai Council offered us? No development for people- only the	ns today. There was a S	Smithy Carpenters sho	op, <mark>a m</mark> ill, large sun	,	,	,	, ,
3f - Please outline the changes you wish to see made to the D Some additional development in the smaller villages like L	•	ound (if relevant)					
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to	speak to the inspecto	or about and why th	ney consider it be necess	sary to speak at the	hearing -	

Representor ID and details: 2590/DP1 Mr Huw Turner, A	Associated British Ports	South Wales					
Date Lodged Status Petition and No. Supporting Evidence 15/03/2012 M □ 0 □	Additional SA SEA		Rep format: Comment form			be consiered by 'writter sion of Public examination	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that th Procedural Tests -	e Plan is unsound and P1 - No	d does not not mee P2 - No	t one or more test(s) of	f soundness, pleas	se indicate which test(s)	that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effecti	veness Tests - CE1	- No	CE2 - Yes	CE3 - No	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG22(2)	<u>Paragrap</u> 	h Number:	Proposal Map: MG22	7	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your repr	esentation? Yes	(II	f "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: No Notes:	Amended Policy: Yes	New Paragraph: No	Amended Paragra No	New Or Amer Yes	nded Site: Other (see N	Notes):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	he site as a Candidate	Site? No	(If "Yes", plea	ase give the Candi Site Ref	idate Site Name and ref	erence if known)
3e - Please set out your representation below: Policy MG22(2) relates to the proposed green wedge at the employment purposes under the UDP. This area of additional land proposed for inclusion within energy and infrastructure project which would accord with	the green wedge is curr	ently under the owners					•
3f - Please outline the changes you wish to see made to the D Remove the additional area of land to be included within to scale energy and infrastructure which is compatible with the	he green wedge at the l	North of Sully (ref: MG	13) and retain it as	s employment allocation	n. Alternatively, re	-allocate the land as a p	potential site for small
4b - If you wish to speak, please confirm which part of your representation of the relevant issues and to			•	•		•	

Representor ID and details: 2590/DP2 Mr Huw Turner, A	ssociated British Ports South Wales		
Date LodgedStatusPetition and No.Supporting Evidence15/03/2012M0	Additional SA SEA	Rep format: 4a - do you want your comments to be consiered by 'wr Comment form you want to speak at a hearing session of Public examination.	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered	oes not not meet one or more test(s) of soundness, please indicate which test P2 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered	st(s) that it fails.
	Coherence and Effectiveness Tests - CE1 - U	Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N MG12	Number: Proposal Map: Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?		lew Paragraph: Amended Paragraph: New Or Amended Site: Other (so	ee Notes):
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Si Site Name:	ite? No (If "Yes", please give the Candidate Site Name and Site Reference:	d reference if known)
3e - Please set out your representation below: A number of employment allocations are located adjacent at Hayes Wood (MG12 (8)) (B1 and B2).	to the Barry Docks area namely Land at Ffordd	d y Milenium (REF:MG12(5)) (B1, B2 and B8), Atlantic Trading Estate (MG12	(4)) (B1, B2 and B8), Land
Barry Docks is a key facility for the regions chemical industrial areas of warehousing, industrial and transport s		as well as steel, scrap metal, timber, containers, dry bulk, coal and aggregate	es. The port also has
ABP are keen to ensure that the economic importance of is not developed for any use that would directly conflict, or		oports the employment allocations at these sites but seeks to ensure that lan- port related development.	d which abuts the Port area
Indeed potential could exist to explicitly link adjacent sites	with the port to exploit opportunities arising from	n sea and rail freight distributors.	
3f - Please outline the changes you wish to see made to the D ABP supports the employment allocations of these sites b		ance of the Port is fully recognised in the LDP.	
Accordingly, the Policy and/or supporting text should reconot developed for any use that would directly conflict, or b		the development of the employment sites which abut the Barry Docks area surt related development.	should ensure that the land is
4b - If you wish to speak, please confirm which part of your rep To allow detailed discussion of the relevant issues and to		about and why they consider it be necessary to speak at the hearing - of the circumstances in order to avoid misunderstandings.	

Representor ID and details: 2590/DP3 Mr Huw Turner, A	ssociated British Ports South Wales		
Date Lodged Status Petition and No. Supporting Evidence 15/03/2012 M □ 0 □	Additional SA SEA		nents to be consiered by 'written representations' or do ing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered	P2 - Unanswered C2 - Yes C3 - Unanswered	.,,
	Coherence and Effectiveness Tests - CE1 - U		nanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N 5.19	Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3	d)
3c - What changes would like to see made to the Deposit Plan	No No Y	ew Paragraph: Amended Paragraph: No No No	Or Amended Site: Other (see Notes): No
	Notes:		
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Si Site Name:	` ' '	e Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: We note that land under AB Ports ownership at Barry Doo the final bullet point included at paragraph 5/19 of the Pla reliable movement of freight by sea.' Support is given to this statement and the fact that the Co economic well-being of the County Borough. It should be containers, dry bulks, coal and aggregates. The port also projects within its landholdings in support of the objectives	n which reads that the Council will: 'Favour development of the docks an noted that Barry Docks is a key facility for the regular has extensive areas of warehousing, industrial as and targets outlined in the Climate Change Stra	lopment proposals which assist the long term via and will support ABP to improve and expand its fact gions chemical industry, handling liquid bulks for and transport storage facilities, and ABP are active	bility of Barry's Ports to facilitate the efficient and illities in order that it can further contribute to the major companies as well as steel, scrap metal, timber,
3f - Please outline the changes you wish to see made to the D ABP are keen to ensure that the economic importance of activities and do not constrain their enhancement and imp	the Port is fully recognised in the LDP. It is impo provement.		
operations and adjacent land uses."		·	·
4b - If you wish to speak, please confirm which part of your rep To allow detailed discussion of the relevant issues and to			

Representor ID and details: 2590/DP4 Mr Huw Turner, A	Associated British Ports South Wales		
Date Lodged Status Petition and No. Supporting Evidence 15/03/2012 M □ 0 □	Additional SA SEA		comments to be consiered by 'written representations' or do hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - P1 - Unanswered	P2 - Unanswered	ndness, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswere	ed C4 - Unanswered
	Coherence and Effectiveness Tests - CE1	- Unanswered CE2 - Unanswered CE	3 - Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragrap MG3	h Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your representation? Yes	(If "No" or "Unanswered" - go	o to 3d)
3c - What changes would like to see made to the Deposit Plan?	? New Policy: Amended Policy: Unanswered Yes Notes:		New Or Amended Site: Other (see Notes): Yes Unanswered
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site Name:	Site? No (If "Yes", please g	ive the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: The Barry Waterfront Strategic Site Allocation (ref:MG3 to at Barry Docks.	o include residential, retail, hotel, café, bars, re	estaurants, offices, community, leisure and ed	ucation) is located adjacent to land under AB Ports ownership
Barry Docks is a key facility for the regions chemical indu- extensive areas of warehousing, storage industrial and tra		s as well as steel, scrap metal, timber, contain	ers, dry bulks, coal and aggregates. The port also has
Paragraph 5.19 of the LDP recognises the importance of that land which abuts the Port area is not developed for a			ly recognised in the LDP and in particular it seeks to ensure t related development.
3f - Please outline the changes you wish to see made to the D The policy should recognise the importance of the Docks ensure that land which abuts the Port area is not developed	and text should be added to the Policy and/or	its supporting text stating that "consideration, or be highly sensitive to port operations or fu	will need to be given in the masterplanning of the site to ture port related development.
4b - If you wish to speak, please confirm which part of your rep To allow detailed discussion of the relevant issues and to			·

Representor ID and details: 2590/DP5 Mr Huw Turner, A	ssociated British Ports South Wales		
Date LodgedStatusPetition and No.Supporting Evidence20/03/2012M0	Additional SA SEA		ents to be consiered by 'written representations' or do ng session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and d Procedural Tests - P1 - Unanswered	loes not not meet one or more test(s) of soundnes P2 - Unanswered	s, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered	C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - L	Unanswered CE2 - Yes CE3 - Ur	nanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph I	Number: Proposal Map: MG20(1)	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3d	I)
3c - What changes would like to see made to the Deposit Plan?		New Paragraph: Amended Paragraph: New Control Unanswered Unanswered Unanswered	Or Amended Site: Other (see Notes): swered Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate S Site Name:		e Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: A length of the proposed National Cycle Network Route 8	3 (MG20(1)) is shown to run along a private road	d known as Wimborne Road contained within an ε	rea of land under AB Ports ownership at Barry Docks.
Barry Docks is fully operational and represents a key facil aggregates. The port also has extensive areas of warehout that Wimborne Road is a private road and is subject to therefore deemed inappropriate and potentially hazardous	using, storage industrial and transport facilities. o closure at any time for operational reasons inc	ABP have not been consulted over the routing of touching railway crossings and chemical ship unload	the cycle path through the dock and would like to point
3f - Please outline the changes you wish to see made to the D The routing of the proposed National Cycle Network Route Road.		zardous for cycle path users. The routing of the cy	rcle path should therefore be revised to avoid Wimborne
4b - If you wish to speak, please confirm which part of your rep To allow detailed discussion of the relevant issues and to			

(ordered by Representation ID No.)

Representor ID and details:	2665/DP1 Mr T Rich							
Date Lodged Status Petition 19/03/2012 M	n and No. Supporting Evidence 0	Additional SA SEA		Rep format: Eform	,	,	o be consiered by 'writte ssion of Public examinati	n representations' or do on? Do not speak at he
2a - Do you consider the LDP is		2b - If you think that the Procedural Tests -		nd does not not med P2 - No	et one or more test(s	s) of soundness, ple	ase indicate which test(s) that it fails.
		Consistency Tests -	C1 - No	C2 - No	C3 - No	C4	- No	
		Coherence and Effect	tiveness Tests - CE	1 - No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit F	Plan are you commenting on?	Policy Number:	<u>Paragra</u>	aph Number:	Proposal Map:		Constraints Map	Appendices:
		MG2(35)	1.1 - Int	roduction	Other		Other - Please specify	
3b - Do you wish to see any cha	anges made to the Deposit Plan	as a result of your rep	oresentation? Yes	(If "No" or "Unanswe	red" - go to 3d)		
3c - What changes would like to	see made to the Deposit Plan?		Amended Policy:	New Paragraph:			ended Site: Other (see	Notes):
		Yes Notes:	INO	No	No	No	INO	
3d - If your representation relat	tes to a new, deleted or amended	d site, did you submit Site Name:	the site as a Candida	ite Site? No	(If "Yes", p		didate Site Name and re eference:	ference if known)
3e - Please set out your repres	entation below:							

1 - Adequacy of existing road network during construction

Sandy lane is no more than a narrow single track farm lane that already has few turning spaces. I do not believe that it would cope with the needs of contractors who would require parking, loading and manoeuvring of heavy plant.

2 - Highway safety

Sandy Lane is already used as a 'rat run' by drivers wishing to connect with/from the A48. This minor road was never intended for this use and cars travelling at speed in such confined lanes creates a danger to other road users and in particularly, pedestrians.

3 - Traffic congestion subsequent to development

As point 2, The increase in traffic that this development will bring (potentially an additional 180 cars) will clearly overwhelm the narrow lane with the increased use, all the way along its 2 mile length to at least Welsh St Donats. As pointed out already, this lane is very narrow with few passing places and steep gradients in places. This will cause congestion and make it even more difficult for essential users, such as existing residents and the farming community to travel.

4 - Natural drainage

There already exists a big problem with natural drainage and flooding from the land in this area. The area is marshland which, in times of heavy rain, spills over into the lanes and causes flooding - sometimes to the extent where dwellings are threatened. More concrete and tarmac will only escalate the current problems experienced.

5 - Sewage and foul water

There has been a historic problem in this area as the drains in the area are already way over capacity. Any new development would add untold pressure to a system already overburdened.

6 - Wildlife and nature conservation

The area being considered is teaming with wildlife, especially along the disused Taff Vale Railway line which runs along the very edge of the proposed site and the bottom of the small valley, adjacent to the main Cowbridge, Pontyclun road. Wildlife includes Badger sets, field mice, rabbits. squirrels, foxes, owls, woodpeckers and much more. Clearly this wildlife will be driven out by any development on the scale proposed.

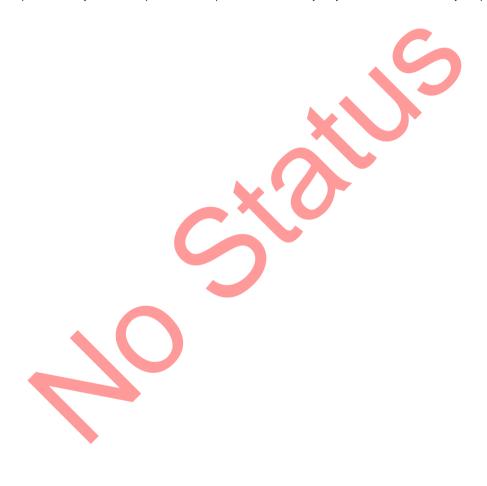
	amenities

(ordered by Representation ID No.)

Representor ID and details: 2665/DP1 Mr T Rich

I believe that the social infrastructure of the local area would struggle with this proportionately massive increase in the local population. Local schools are not large enough, there are no shops to speak of and no social amenities adequate for this proposed increase.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



(ordered by Representation ID No.)

Representor ID and details: 2665/DP2 Mr T Rich							
Date Lodged Status Petition and No. Supporting Evidence 19/03/2012 M 0	Additional SA SEA		<u>Rep format:</u> Eform	•	•	be consiered by 'written sion of Public examinati	n representations' or do on? Do not speak at he
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Procedural Tests -		nd and does not not mee	et one or more test(s) of	of soundness, plea	ase indicate which test(s) that it fails.
	Consistency Tests -			C3 - No	C4 -	No	
	Coherence and Effect	tiveness Tests -	CE1 - No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG2(36)	<u>Par</u> 	agraph Number:	Proposal Map:)	Constraints Map Other - Please specify	Appendices:
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your rep	resentation? Y	es (I	f "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	Pow Policy: Yes Notes:	Amended Polic No	New Paragraph: No	Amended Paragra No	no No	ended Site: Other (see I No	Notes):
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Can	didate Site? No	(If "Yes", ple	J	didate Site Name and re eference:	ference if known)
3a - Please set out your representation helow:							

1 - Adequacy of existing road network during construction

Sandy lane is no more than a narrow single track farm lane that already has few turning spaces. I do not believe that it would cope with the needs of contractors who would require parking, loading and manoeuvring of heavy plant.

2 - Highway safety

Sandy Lane is already used as a 'rat run' by drivers wishing to connect with/from the A48. This minor road was never intended for this use and cars travelling at speed in such confined lanes creates a danger to other road users and in particularly, pedestrians.

3 - Traffic congestion subsequent to development

As point 2, The increase in traffic that this development will bring (potentially an additional 180 cars) will clearly overwhelm the narrow lane with the increased use, all the way along its 2 mile length to at least Welsh St Donats. As pointed out already, this lane is very narrow with few passing places and steep gradients in places. This will cause congestion and make it even more difficult for essential users, such as existing residents and the farming community to travel.

4 - Natural drainage

There already exists a big problem with natural drainage and flooding from the land in this area. The area is marshland which, in times of heavy rain, spills over into the lanes and causes flooding - sometimes to the extent where dwellings are threatened. More concrete and tarmac will only escalate the current problems experienced.

5 - Sewage and foul water

There has been a historic problem in this area as the drains in the area are already way over capacity. Any new development would add untold pressure to a system already overburdened.

6 - Wildlife and nature conservation

The area being considered is teaming with wildlife, especially along the disused Taff Vale Railway line which runs along the very edge of the proposed site and the bottom of the small valley, adjacent to the main Cowbridge, Pontyclun road, Wildlife includes Badger sets, field mice, rabbits, squirrels, foxes, owls, woodpeckers and much more. Clearly this wildlife will be driven out by any development on the scale proposed.

7 - Local amenities

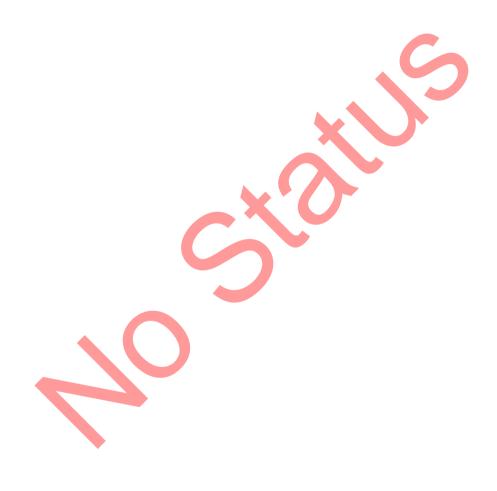
I believe that the social infrastructure of the local area would struggle with this proportionately massive increase in the local population. Local schools are not large enough, there are no shops to speak of and no

(ordered by Representation ID No.)

Representor ID and details:	2665/DP2	Mr T	Rich
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social amenities adequate for this proposed increase.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



(ordered by Representation ID No.)

Representor ID and details: 2673/DP1 R D Allin							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form		our comments to be co at a hearing session o		
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests - I Consistency Tests - (P1 - Unanswered	P2 - Unanswe				nat it fails.
	Coherence and Effective				CE3 - Unanswered		ed
	Policy Number: MG2(13)	Paragraph N		roposal Map:	<u>Cc</u>	onstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repres	sentation? Yes	(If "N	No" or "Unanswered"	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	Yes Notes: A new policy-	Yes U		Yes	n: New Or Amended Unanswered P should reflect that t	Unanswered	
3d - If your representation relates to a new, deleted or amende	d site, did you submit the Site Name:	site as a Candidate Si	te? Unanswered	d (If "Yes", pleas	e give the Candidate Site Referen		ence if known)
20 Places set out your representation holow:							

- - 1. A similar development was proposed in 1980's with Land Authority for Wales backing, land after close scrutiny was refused, on very good grounds including access problems, by the planning inspector.
 - 2. The Council has again failed to learn from earlier experience from the preparation of the existing adopted U.D.P and other up to date advice (PPW para 9.2.1) that in making housing allocations for Cowbridge etc a detailed up to date urban capacity study for settlements is required. The allocation at St Athan Road is a Greenfield site outside the settlement boundary in a special landscape area, and clearly is contradictory to national policy.

No robust evidence has been provided, as is required by PPW para 9.2.1. Yet it is the duty of the Council to establish beyond reasonable doubt that no additional capacity within the plan settlement area other than MG2(10), MG2(11) and MG2(12) is possible and if so there is some extenuating circumstances to develop site MG2(13). Many of the issues for this site are similar to those considered only in 2004 by the planning inspector, for 145 dwellings also on Greenfield land, between A48 and Llantwit Major Road (Darren Farm), and dismissed by the inspector.

- 3. The Rural Affordable Homes study 2012 (Table 6.21) identifies the need for 240 affordable homes in Cowbridge over the plan period yet the background paper on affordable homes shows a need for 66 units. It has been suggested by Council officers the unsatisfied need in Cowbridge could be met in minor settlements around Cowbridge, being substantially above the local need identified for those individual rural communities (in the above Table 6.21). These minor settlements some distance from Cowbridge have poor public transport links yet are suitable to be considered the needs of Cowbridge. Policy HOUS13 (of the adopted UDP) and TAN2 (para 10.12) requires affordable homes in rural areas to be met within those communities where those needs have been identified. This is a radical change in policy direction thus proving it is not possible to identify sufficient housing land in Cowbridge to meet its needs for affordable housing let alone allocate further land for open market housing. The lack of an urban capacity study does not help. To impose housing on a Greenfield site outside the settlement boundary, within a Special Landscape Area, conflicts with objective 4 of the LDP and the first and second area objectives for Cowbridge (page 31-LDP). If there are genuine constraints in Cowbridge and elsewhere in the western part of the Vale of Glamorgan, new development could be located on the much less sensitive former Llandow Airfield.
- 4. The site is considered sufficiently distant from commercial, retail and community facilities in the town centre to discourage walking. It exceeds the maximum acceptable walking distances to all facilities (except possibly schools). See table 1 Sustainable Settlement Appraisal Review Background Paper 2011, and Institution of Highways and Transport (IHT) publication "Planning for Public Transport in Development" recommends new development be located within 400m of operational bus stops but those V2 bus services along St Athan Road are infrequent (2 hourly) and often full at peak times. It is not possible for a new bus stop to be located near the site's junction with St Athan Road, due to its severe bend and road safety reasons. For much of the site will involve a 700m walk to access the half hour service to Cardiff or Bridgend where the main employment opportunities exist.
- 5. St Athan Road is a 'C' classified road, is narrow single lane in parts without passing bays and particularly difficult for buses and cyclists to negotiate and not suitable for the encouragement of additional traffic along this country road. Clearly new residents would inevitably travel by car, and the nature of development in Cowbridge is to attract 2+ car families, the use of vehicles being throughout the day as witnessed by the traffic problems along the Broadway as the two junior schools.

(ordered by Representation ID No.)

Representor ID and details: 2673/DP1 R D Allin

- 6. Access to the site via the unadopted Windmill Lane is inappropriate and unacceptable for highway, traffic and road safety reasons. Similarly, any access to Brookfield Park would only allow for a very limited number of houses and also inappropriate.
- 7. St Athan Road frontage is onto a predominantly rural narrow road, with no footpaths, but a severe bend and onto a steep gradient. Any realignment of this bend would increase this gradient significantly by reducing its length. Furthermore the traffic signals at the existing Eastgate/ Aberthin Road/ Primrose Hill junction is already showing queues at certain times of the day, sometimes showing ¾ traffic signal sequences to clear traffic. This is not helped by Broadway traffic (schools) joining St Athan Road immediately before the traffic signals. Conditions will increase after autumn 2012 when the Waitrose retail store opens in the town centre, drawing shoppers from all directions. Whilst site MG2(13) is not programmed until 2021, that cannot be guaranteed, but even so over 10 years there will be a general and natural growth in traffic.
- 8. A sustainable objective of maintaining, protecting and enhancing community spirit is contradicted by the considerable opposition to this proposal and will be evidenced through public reaction to the Deposit LDP.
- 9. Cowbridge has a limited employment base and is mainly a commuter town. The Council's Employment Land Study 2007 (Table 36, page 61) shows no available land in Cowbridge and none allocated in the LDP. Table 43, Page 74 states there is virtually no vacant industrial space and very little office space. The Vale of Glamorgan has the lowest percentage of residents in Wales who work in its UDP area, Cardiff being the main destination for out commuting, the travel to work being as much as 71% for private car usage (ref para 2.1.13). Cowbridge has no rail service unlike other parts of the Vale. Thus, new residents to MG2(13) would use car to employment centres at Bridgend, Llantrisant and Cardiff but with many jobs now being lost in those locations would need to travel further afield.
- 10. The Council LDP Retail Study 2011 states Cowbridge is defenceless against and from outside locations with the town only retaining some 6% of spend. Waitrose will redress this somewhat but there will still be a significant leakage of expenditure and associated car travel to outside Cowbridge.
- 11. The adopted UDP states that Cowbridge (and Llantwit Major) have seen a great deal of new housing in recent years and it wasn't the Council's intention to allocate further residential land, since it was considered that it would be contrary to the aims of Planning Policy Wales and adversely affect the setting of the towns and its character (reference para 4.1.5 in the recently adopted UDP in mid 2005).
- 12. Identifying site MG2(13) for housing ignores the fact that it is in a Special Landscape Area. Much of the landscape surrounding the town is defined in the Upper and Lower Thaw Valley Special Landscape Areas and which is intended to protect important open space from the built environment.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

 Delete Policy MG2(13) for housing and the land identified as a Special Landscape Area as it always has been in previous development plans.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing Written unless it is clear that the public have no verbal representation at a public inquiry.

Representor ID and details: 2673/DP2 R D Allin		
Date LodgedStatusPetition and No.Supporting Evidence02/04/2012M0		Rep format: 4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered	es not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. P2 - Unanswered
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - Ye	es CE2 - Yes CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	umber: Proposal Map: Constraints Map Appendices:
	23	
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan	P New Policy: Amended Policy: New Yes Yes	ew Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): es Unanswered Unanswered Unanswered
	Notes: An amended policy: To include the pro A new paragraph(s): To support and cl	
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Sit Site Name:	e? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Reference:
		a number of earlier development plans. In this current Draft LDP it is conspicuous by its absence yet its afety problems through Llysworney village and other parallel roads.
Llysworney before 2011. Policy TRAN2 (1) states that lan	d will be protected and provision made for the coly y responding to Penllyn Community Council C1-	In response to Bellway Estates it was stated "The Council is committed to the provision of a bypass for instruction of local highway schemes including Llysworney Bypass(but) this bypass should not be on the Council considers that Llysworney bypass is necessary for the alleviation of existing environmental Llandow Industrial Estate"
3. Clearly the need for the Bypass is irrefutable and should	d compete favourably with funding allocations for	other projects during the plan period.
3f - Please outline the changes you wish to see made to the D A proposal for a Llysworney Bypass should be included in		ing paragraphs to support its inclusion in the LDP.
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector at	bout and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 2673/DP3 R D All	lin				
Date Lodged Status Petition and No. Supporting 02/04/2012 M 0	Evidence Additional SA SEA	<u>Rep fo</u> Comm		t your comments to be consien ak at a hearing session of Pub	red by 'written representations' or do llic examination? Written
2a - Do you consider the LDP is Sound? Unsound	•	e Plan is unsound and does not P1 - Unanswered P2 -	not meet one or more test(s) Unanswered	of soundness, please indicate	which test(s) that it fails.
		C1 - Unanswered C2 - veness Tests - CE1 - Yes	Unanswered C3 - Una CE2 - Yes	nswered C4 - Unanswer CE3 - Unanswered CF	
3a - Which part of the Deposit Plan are you comment	ing on? Policy Number: MG2(11)	Paragraph Number:	Proposal Map:	<u>Constra</u>	ints Map Appendices:
3b - Do you wish to see any changes made to the De	posit Plan as a result of your repr	esentation? Yes	(If "No" or "Unanswere	ed" - go to 3d)	
3c - What changes would like to see made to the Dep	Yes	Amended Policy: New Para Unanswered Yes continued use of the site for car above.	Unanswered	New Or Amended Site: Unanswered arket and delete allocation for	Unanswered
3d - If your representation relates to a new, deleted o	or amended site, did you submit th Site Name:	ne site as a Candidate Site? U	nanswered (If "Yes", pl	ease give the Candidate Site I Site Reference:	Name and reference if known)
On Diagram and suctions as a second at the second					

3e - Please set out your representation below:

My objections to MG 2 (11) for housing are the attached representations (three pages) and to retain the provision of car parking for the benefit of Cowbridge.

- 1. There are no additional car parks identified in the LDP yet the Council proposes that the existing provision on the livestock market site at the Butts will be replaced with housing.
- 2. As part of the public consultation into the existing UDP back in the mid 90s, the 1995 Vale of Glamorgan Draft stated that the South Glamorgan County Council survey in 1994 identified " the parking provision was at capacity for most of the day". Similarly "The Cowbridge Walled Town Study" 1996 concluded "there was a clear demand for car park provision in excess of available spaces". Car usage and demand has grown in the subsequent years and the need for the "informal" use of the site needs to be formalised and identified as a public car park. Any reduction will have a detrimental affect on Cowbridge with its continued leakage of spending power to outside locations. Public transport will never be an adequate alternative since Cowbridge is a free standing market town catering for a potentially wide rural hinterland with an affluent 2 car family population. With parking demand increasing any loss of existing provision will stifle the efficient operation of the town to other centres out of town.
- 3. The relocation of the cattle market to a greenfield site and prime agricultural land at Ruthin, St Mary Hill (see policy MG15-page 90) was fully examined at the public inquiry into the existing UDP and dismissed for a number of reasons by the planning inspector.
- 4. It is understood the farming community do not wish to relocate elsewhere but wish to remain on the present site which is synonymous with Cowbridge's history as a market town and supported by a number of agricultural retailers in town which provide for the farming community. A recent study in Abergavenny by Quod Consult Ltd has shown the costs of moving to an out of town location far outweigh the retention of an existing site.
- 5. Currently the livestock market and car parking co-exist happily on the site only a better surface and possibly lighting would improve conditions.
- 6. This site being an edge of town centre location has strategic value, being the only facility to the west of the town and thus avoids unnecessary traffic movement and congestion along the main shopping street in seeking places in already full car parks in the centre.
- 7. Whilst the livestock market physically only occupies part of the site there has been demand for some 200 spaces or more for much of the time to serve the existing shopping and business needs and the many festivals the Chamber of Trade and other organisations promote in the town, throughout the year.
- 8. With the advent of Waitrose (opening autumn 2012) some 130 spaces are to be provided on its site for its own needs and demands, and it is questionable whether this will be adequate. This will provide little or no benefit to the town as a whole since Waitrose policy is to impose time restrictions for its own shoppers, thus preventing visitors the time to experience other facilities in the town. Waitrose will draw new

(ordered by Representation ID No.)

Representor ID and details: 2673/DP3 R D Allin

additional traffic from a wide catchment area which will inevitably compound problems on the road network and existing car parks thus highlighting the need to retain the only car park to the west at the cattle market site.

- 9. With no other new or additional parking spaces in the plan proposals, the loss of the cattle market site to future housing would result in the town's activities being considerably restrained. Furthermore, Arthur John & Co currently allows public use of its car park but if the company should remove its goodwill to the general public in order to protect its own interests due to overall public provision being reduced it will exacerbate the problem.
- 10. Adequate car parking is a prerequisite to a small market town that already leaks significant expenditure to other more distant locations. It also satisfies other LDP objectives and policies in maintaining the existing retailing and business core of the town intact and contributes to its vitality, viability and attractiveness and attracting tourism to this historic town. Both are interactive in establishing the wellbeing of the town.
- 11. Whilst sites for housing have considerable ability to locate in a variety of locations elsewhere, this cattle market site is the only option for car parking that currently provides not only existing expressed demand but allows a limited allowance for future growth should the market facilities cease for any reason. Its loss would be a serious blow for many businesses in the town, especially in these bleak financial times.
- 12. It would seem that affordable homes and/or social housing for the older generation would be better served if located on the lower school site (policy MG2 (10)) which is within a very short level walking distance to the shopping centre and other basic needs.
- 13. If this site was developed with housing it would permanently extend the built environment and prejudice the future of the land between this site and the Verlands currently providing much needed open space and leisure facilities which the earlier inspector accepted was limited in the town. Pressure would ultimately follow for the built environment to coalesce across this open space by linking the cattle market site with the Verlands. Indeed the LDP should officially designate that land (currently the cricket and rugby pitches) for public open space and leisure opportunities with a new policy in the LDP to reflect this.
- 14. The cattle market site is owned by the Vale of Glamorgan Council and therefore within their responsibility and incumbent on them to maintain and enhance the functioning of the town which many visitors consider the jewel in the Vale.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

 Delete the housing allocation and replace with policy identifying the cattle market site for public car parking with some use reserved for the livestock market.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing Unless it is clear that the public have no verbal representation at the Public Inquiry.

Representor ID and details: 2673/DP4 R D Allin				
Date Lodged 02/04/2012Status MPetition and No.Supporting Evidence00	Additional SA SEA		r comments to be consiered by 'written representations' or do a hearing session of Public examination? Written	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 -	P2 - Unanswered C2 - Unanswered C3 - Unanswe	oundness, please indicate which test(s) that it fails. ered C4 - Unanswered CE3 - Unanswered CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph 23	Number: Proposal Map:	Constraints Map Appendices:	
3b - Do you wish to see any changes made to the Deposit Plan		(If "No" or "Unanswered" -	go to 3d)	
3c - What changes would like to see made to the Deposit Plan		New Paragraph: Amended Paragraph: Yes Unanswered	New Or Amended Site: Other (see Notes): Unanswered Unanswered	
	Notes: To include another road improvement	nt scheme or include by amending SP 7 wit	h any new supporting paragraphs necessary.	
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site Name:	Site? Unanswered (If "Yes", please	give the Candidate Site Name and reference if known) Site Reference:	
3e - Please set out your representation below: 1. There should be a proposal to include the improvement	t of the Broadway, Cowbridge between Beech	Court (No. 69) and the Rectory (No. 85) bel	ow it.	
Back as long ago as South Glamorgan County Council walls were set back to this improvement line. However, in			long this length of road and as houses were built their forecourt narrowing the road.	
This section of highway has no footpaths and restricted pedestrians.	d into pinch points along which travel buses and	heavy vehicles, and create difficulties for p	passing vehicles together with road safety concerns for	
4. Not only did the Council allow this traffic hazard to hap	pen but failed to enf <mark>or</mark> ce the more recently con-	structed new house (next down form Beech	Court) to set back to the original highway improvement line.	
5. Transport Policy SP 7 states "priority will be given to schemes that improve highway safety and accessibility, public transport, walking and cycling".				
3f - Please outline the changes you wish to see made to the D Either a new policy inserted into transportation Policy SP		ion of road together with any supporting pa	ragraphs.	
Or the Council at least needs to reinstate the road to its fo	ormer condition in readiness for an improvemen	nt to be later carried out.		
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector	about and why they consider it be necessar	rry to speak at the hearing -	

(ordered by Representation ID No.)

Representor ID and details: 2704/DP1 Assistant Director	, Planning Services					
Date Lodged Status Petition and No. Supporting Evidence 23/03/2012 M 0	Additional SA SEA	Rep format: Letter	4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination? Written			
2a - Do you consider the LDP is Sound? Sound	Procedural Tests - P1 - Unanswere	d P2 - Unansv	t one or more test(s) of soundness, please indicate which test(s) that it fails. wered wered C3 - Unanswered C4 - Unanswered			
	Coherence and Effectiveness Tests - C	E1 - Unanswered	CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered			
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Parag	raph Number:	Proposal Map: Constraints Map Appendices:			
	LDP Strategy. Settlement		MG2; MG6; MG7; MG20; MG21; MG22			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? No	(If	"No" or "Unanswered" - go to 3d)			
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: No No Notes:	New Paragraph: No	Amended Paragraph: New Or Amended Site: Other (see Notes): No			
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candid Site Name:	ate Site?	(If "Yes", please give the Candidate Site Name and reference if known) Site Reference:			
3e - Please set out your representation below:						

Section 5: LDP Strategy

Bridgend County Borough Council wishes to reiterate its support for the Vale of Glamorgan LDP Strategy. However, once again it would express concern that, whilst the interlinkages between Bridgend County Borough and the Vale of Glamorgan are acknowledged on the Key Diagram (Figure 2 refers), this does not appear to be reflected in the Plan. In western parts of the Vale of Glamorgan, residents will utilise retail, commercial, leisure and services and employment opportunities within Bridgend County Borough if they are not available locally.

Whilst retail expenditure leakage is acknowledged as an issue in paragraph 3.20, this needs to be expressed more widely, in terms of Bridgend's defined role in the Wales Spatial Plan and acknowledging Bridgend town's role as a key settlement and a service centre for a significant part of the Vale of Glamorgan. This is evidenced by the Bridgend Travel To Work Area (TTWA) which extends significantly into the western part of the Vale of Glamorgan.

This issue is particularly pertinent in relation to the Council's further comments below in relation to growth in settlements in western parts of the Vale of Glamorgan.

LDP Settlement Hierarchy

The Council supports the identification of a settlement hierarchy in the Vale of Glamorgan LDP. However, it notes that the list of settlements has been extended in the deposit Plan. These include settlements such as Fferm Goch and Culverhouse Cross where it is now proposed new residential development will take place. The Vale of Glamorgan Council should satisfy itself that the list of minor rural settlements identified for growth are appropriate and that the scale of growth envisioned for these settlements is proportionate and appropriate. Growth should also be controlled in well-managed way (see comments on Policy MG7 below). Appropriate growth should support and sustain these villages without placing additional burdens on or create new requirements for services and infrastructure.

This, in particular is relevant, as many of the rural settlements will be predominantly accessed by car and although Objective 3 states the intention "To reduce the need for Vale of Glamorgan residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport", the decision to locate a significant number of new residential units in locations which are either not served by walking and cycling routes, or which are on/near a walking and cycling route but a significant distance from a service centre or primary settlement, would appear to be at odds with that objective.

Policy SP7 – Transportation:

(ordered by Representation ID No.)

Representor ID and details: 2704/DP1 Assistant Director, Planning Services

The Council agrees with the justification for Policy SP7 which requires transportation improvements from new developments that will have a direct impact on strategic transportation infrastructure. However, it must be acknowledged that the ability of a transport infrastructure, particularly roads, to cope with the impact of new developments would depend on the both the traffic and environmental capacities of the relevant road.

To this end, the Council would suggest that the justifying text of Policy SP7 identifies the 'Strategic Transportation Infrastructure' of the Vale of Glamorgan and particularly the highway hierarchy in accordance with the Regional Transport Plan. Particularly, Bridgend County Borough Council would expect that the A48 which forms part of the core highway network in Bridgend be accorded the same status in the Vale of Glamorgan's highway hierarchy for consistency.

Policy SP9 - Minerals

The wording of Policy SP9 seems to suggest that the Vale of Glamorgan can ensure a minimum of 10 years landbank for aggregates from its own resources. However, paragraph 5.2 of the Minerals Background Paper states that: "In terms of the RTS the Vale of Glamorgan alone cannot meet the joint Vale/Bridgend apportionment target of approx 32 million tonnes over the period to 2022 on the basis of current reserves, with a shortfall of some 8.6 million tonnes."

Whilst Bridgend County Borough Council does not object to the principle of this sharing of resource, it considers that the statement in Policy SP9 regarding the 10 year landbank, in the absence of any clarification in the supporting text of the deposit LDP, could be misleading as to the Vale of Glamorgan's position and should be amended accordingly.

Policy MG1 – Housing Supply in the Vale of Glamorgan

Bridgend County Borough Council notes the total dwelling supply of 10,945 new dwellings up to 2026 to meet the requirement for 9,950 dwellings. This is a substantial increase from the Pre Deposit Proposals situation. It is understood that the reason for this is, in part, due to the requirement to meet the WG 2008-based population projections. Whilst the Council would not challenge these figures it would like to comment that the achievement of these will be ambitious in the current economic climate and that the Vale of Glamorgan Council should satisfy itself that these figures are realistic and deliverable.

Policy MG2 - Housing Allocations

Bridgend County Borough Council, whilst not wishing to comment on individual sites, does raise concern on the distribution of population growth as outlined by Policy MG2, particularly where this will have a potential impact on services within Bridgend County Borough.

For example, Cowbridge with a population of 4,100 will only see development of 187 dwellings (or an increase of approximately 450 people or 11% increase) whereas Fferm Goch (population 98) will see the development of 40 dwellings (approximately doubling the population of the settlement). Wick (population 444) will increase by approximately 360 (81%) people and Colwinston (population 300) will increase by approximately 145 (48%) people.

The Council reiterates its comments above that development in rural settlements, particularly those away from the 'Barry and the South East' zone need to be reasonable and proportionate.

Policy MG6 – Residential Development in Key, Service Centre and Primary Settlements

Policy MG7 – Residential Development in Minor Rural Settlements

The Council supports the identification of settlement boundaries around the key settlements of the Vale of Glamorgan.

In relation to its comments above, the Council is concerned that Vale of Glamorgan LDP does not define settlement boundaries around its Minor Rural Settlements. It appears incongruous that, although the minor rural settlements are, by their definition, sustainable settlements where development will be focussed, the LDP has not sought to give certainty to those communities and developers as to where development will and will-not be permitted.

Whilst it is appreciated that a criteria based policy will apply this dichotomy between the large and small settlements appears to be curious and could lead, in the event of an appeal situation, to undesirable development in more sensitive rural locations. In particular, the absence in Policy MG7 of similar criteria to that of criteria 1 and 2 in Policy MG6 (relating to the reuse of brownfield land and not prejudicing allocated sites) appear to give a more relaxed approach to

development in more rural areas than urban areas, which would not appear to be entirely consistent to the strategy of the LDP. Again, this could lead to extra burden on services in Bridgend County Borough and the promotion of unsustainable travel in rural areas.

The Council would therefore urge the Vale of Glamorgan LDP to define settlement boundaries around all settlements in the area where development will be promoted.

Policy MG20 - Transport Proposals

(ordered by Representation ID No.)

Representor ID and details: 2704/DP1 Assistant Director, Planning Services

Walking and Cycling

Bridgend County Borough Council is supportive of the proposals for the National Cycle Network to link the Vale of Glamorgan to Bridgend via the B4265 at Ewenny, this is consistent with the approach defined in the deposit Bridgend Local Development Plan.

Policy MG21 - Special Landscape Areas

Bridgend County Borough Council supports the proposal to identify Castle Upon Alun (Policy MG21(1) refers) as a Special Landscape Area (SLA) as it is contiguous with the Merthyr Mawr Warren SLA designation as defined in the deposit Bridgend Local Development Plan.

Policy MG22 - Green Wedges

The Council notes and supports the designation of the Green Wedge south of Bridgend (Policy MG22 (4) refers) as it is contiguous with the Green wedge between Bridgend and Ewenny in the deposit Bridgend Local Development Plan.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -Representatives of the Council would not wish to appear at the hearing sessions of the public examination and are content to rely on these written comments.

Representor ID and details: 2707/DP1 Mr G Davies							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		Rep format: Comment form		our comments to be cona at a hearing session of F		
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	e Plan is unsound and do P1 - Unanswered	oes not not meet o P2 - Unanswe	, ,	soundness, please indic	ate which test(s) th	at it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unanswe	ered C3 - Unansv	wered C4 - Yes		
	Coherence and Effective	veness Tests - CE1 - L	Jnanswered C	E2 - Unanswered	CE3 - Unanswered	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph N	Number: P	roposal Map:	Cons	straints Map	Appendices:
	SP10						Appendix 5 - Conservation Areas. Appendix 6 - Distribution of Listed Buildings
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? Yes	(If "I	No" or "Unanswered"	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? <u>New Policy:</u> Unanswered	· · · · · · · · · · · · · · · · · · ·	ew Paragraph: Inanswered	Amended Paragrap Unanswered	h: New Or Amended Si Unanswered	te: Other (see Not Unanswered	<u>es):</u>
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit th Site Name:	ne site as a Candidate Si	ite? Unanswered	d (If "Yes", pleas	se give the Candidate Si Site Reference		ence if known)
3e - Please set out your representation below:			7				
Being a resident of a conservation area and an occupier of totally disregarded in the decisions and rules decided on large present age. If it was not for the doggedness of we the repole placed in the middle of the green with no help from the puddles created by traffic encroaching on the green edge	by total strangers and bu sidents looking after our he council. The Cou <mark>nci</mark> l i	ureaucrats who maybe hown village we would hat is also responsible for the	ere today and gon ave a wire fence in	e tomorrow, who do n stead of a stone wall	not have to live, work and bordering the village gre	d earn a living in the en and an electricl	e said areas in the pole and a telephone
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	ound (if relevant)					
I suggest that whatever committees are responsible for coable to convey the restraints and impracticalities of living			orporate a substar	ntial proportion of resid	dents cocooned in conse	ervation areas and	listed buildings, to be
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to	speak to the inspector a	about and why they	consider it be neces	sary to speak at the hea	ring -	

Representor ID and details: 2711/DP1 Mr D J Cole					
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M □ 0 ✓	Additional SA SEA	<u>Rep format:</u> Eform		ents to be consiered by 'writter ng session of Public examinati	
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unso Procedural Tests - P1 - Unans		()	s, please indicate which test(s)) that it fails.
	Consistency Tests - C1 - Unans	swered C2 - Unan	swered C3 - Unanswered	C4 - Unanswered	
	Coherence and Effectiveness Tests	- CE1 - Unanswered	CE2 - Unanswered CE3 - Un	nanswered CE4 - Unanswe	ered
3a - Which part of the Deposit Plan are you commenting on?		Paragraph Number:	Proposal Map: MG23(180) - Sites of Impo	Constraints Map	Appendices:
			of Nature Conservation		
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your representation?	Yes (If "No" or "Unanswered" - go to 3d	i)	
3c - What changes would like to see made to the Deposit Plan	? New Policy: Amended Po Unanswered Unanswered		Amended Paragraph: New C Unanswered Yes	Or Amended Site: Other (see Note of the Unanswered	
	Notes:				
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a C Site Name:	andidate Site? No		e Candidate Site Name and ref Site Reference:	erence if known)
3e - Please set out your representation below: I own a small parcel of land to the west of the track that for light pad/anti-aircraft gun) associated with the Wenvoe/St		Wood, This parcel of land	contains a large (historic) concret	e slab constructed as part of the	he infrastructure (search
This parcel of land does not form part of the Beech wood	SINC, the land has hard standing in	areas not occupied by the	concrete slab, and is separated from	om Beech Wood by a ranch sty	le fence.
The title number of the land is WA 3248.					
I have appended the title plan for this land area.					
3f - Please outline the changes you wish to see made to the D That land parcel WA 3248 be removed from SINC status		ant)			
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the	inspector about and why t	they consider it be necessary to so	eak at the hearing -	

Representor ID and details: 2713/DP1 Mrs H Phillips							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Eform			be consiered by 'writter ion of Public examination	
2a - Do you consider the LDP is Sound? Unsound	•	e Plan is unsound and		et one or more test(s) of	soundness, pleas	se indicate which test(s)	that it fails.
	Procedural Tests -	P1 - No	P2 - No				
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	No	
	Coherence and Effecti	veness Tests - CE1	- No	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:		Constraints Map	Appendices:
	MD7						
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Paragrap	oh: New Or Amer	nded Site: Other (see N	Notes):
	No	Yes	No	No	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	d site, did you submit t Site Name:	he site as a Candidate	Site? No	(If "Yes", plea	ase give the Candi Site Ref	date Site Name and reference:	erence if known)
3e - Please set out your representation below:							
Policy MD7 allows affordable housing outside residential be criteria would allow residential development to be permitted.						his needs to be address	sed and secondly, the
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	sound (if relevant)					
Policy MD7 should be amend to allow affordable residenti would result in a more rigorous test of residential developed.			o the outlined 5 cr	riteria in policy MD7, as v	well being subject	to criteria stated in Poli	cy MG6 and MG7. This
I therefore propose that at the end of policy MD7 it should	state the following:						
proposals for affordable housing will be considered in acc	ordance with policies M	G6 and MG7					
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to	speak to the inspecto	or about and why t	they consider it be neces	ssary to speak at t	the hearing -	

Representor ID and details: 2713/DP2 Mrs H Phillips				
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0	Additional SA SEA		your comments to be consiered by 'written repk at a hearing session of Public examination?	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and d Procedural Tests - P1 - Unanswered	oes not not meet one or more test(s) o P2 - Unanswered	of soundness, please indicate which test(s) that	t it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unar	swered C4 - Unanswered	
	Coherence and Effectiveness Tests - CE1 - U	Jnanswered CE2 - Yes	CE3 - Unanswered CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph I	Number: Proposal Map: MG2	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your representation? Yes	(If "No" or "Unanswere	d" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan		ew Paragraph: Amended Paragra Inanswered Unanswered	ph: New Or Amended Site: Other (see Notes Yes Unanswered	s):
	Notes:			
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate S Site Name:	ite? Unanswered (If "Yes", ple	ase give the Candidate Site Name and referen Site Reference:	ce if known)
3e - Please set out your representation below: The planned extension to the village of Ystradowen const proposed development to the North of Sandy Lane is out	side of the Village boundary and does not fit into	any naturally occurring boundaries a	nd could potentially allow future extensive incre	Furthermore the asse of the village.
In addition the existing infrastructure in the Ystradowen w The roads in the village around the development are 'lane			uii with waiting lists.	
The roads in the village around the development are lane	s with passing places and would not be suitable			
3f - Please outline the changes you wish to see made to the D The size of the proposed development in Ystradowen sho boundaries to help maintain the size and scale of the villa	ould be reduced in scale to help assimilate the de	evelopment into the existing village. Fo	urthermore the development should be contained	ed within natural
A defined settlement boundary needs to be placed around	d the village.			
4b - If you wish to speak, please confirm which part of your re	presentation you wish to speak to the inspector a	about and why they consider it be nece	essary to speak at the hearing -	

Representor ID and details: 2713/DP3 Mrs H Phillips							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0 □	Additional SA SEA		Rep format: Eform			o be consiered by 'writter ssion of Public examinati	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that t Procedural Tests -	he Plan is unsound and P1 - No	does not not mee	et one or more test(s) o	f soundness, ple	ase indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4	- No	
	Coherence and Effec	tiveness Tests - CE1	- No	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG2(35)	<u>Paragrap</u>	h Number:	Proposal Map:	7	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your rep	presentation? Yes	()	If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: No Notes:	Amended Policy: Yes	New Paragraph: No	Amended Paragra No	<u>New Or Am</u> No	ended Site: Other (see I No	Notes):
3d - If your representation relates to a new, deleted or amend	ed site, did you submit Site Name:	the site as a Candidate	Site? No	(If "Yes", ple	Ū	didate Site Name and red	ference if known)
3e - Please set out your representation below: The planned extension to the village of Ystradowen consproposed development to the North of Sandy Lane is out In addition the existing infrastructure in the Ystradowen whe roads in the village around the development are 'lanes'	side of the Village bou rould not be able to acc	ndary and does not fit in commodate the increase	nto any naturally one of population. i.e.	ccurring boundaries at Local schools are all f	nd could potentia	Ily allow future extensive	rea. Furthermore the increase of the village.
3f - Please outline the changes you wish to see made to the Day The size of the proposed development in Ystradowen she boundaries to help maintain the size and scale of the villa A defined settlement boundary needs to be placed aroun	ould be reduced in scal age in the future.		development into	the existing village. Fu	irthermore the de	evelopment should be cor	ntained within natural
4b - If you wish to speak, please confirm which part of your re	presentation you wish t	speak to the inspecto	or about and why t	hey consider it be nece	essary to speak a	t the hearing -	

Representor ID and details: 2713/DP4 Mrs H Phillips									
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Eform			o be consiered by 'writter ssion of Public examinati			
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - No	d does not not mee P2 - No	of meet one or more test(s) of soundness, please indicate which test(s) that it fails.					
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 -	- No			
	Coherence and Effect	tiveness Tests - CE1	- No	CE2 - Yes	CE3 - No	CE4 - No			
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragrap	h Number:	Proposal Map:		Constraints Map	Appendices:		
	MG7								
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(1	f "No" or "Unanswered	d" - go to 3d)				
3c - What changes would like to see made to the Deposit Plan	? <u>New Policy:</u> No	Amended Policy: Yes	New Paragraph: No	Amended Paragra No	nph: New Or Amo	ended Site: Other (see No	Notes):		
	Notes:								
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candidate	e Site?	(If "Yes", ple	J	didate Site Name and reference:	ference if known)		
3e - Please set out your representation below: Policy MG 7 does not define the boundary of a rural settle the existing infrastructure i.e. Increase in traffic The impa			ap. The policy does	s not take into conside	ration the impact	on the existing village of	increased pressure on		
3f - Please outline the changes you wish to see made to the D Additional criteria should be applied to policy to ensure th amenities which is extremely imports in rural communities population.	at the impact of a deve	lopment on existing in							
4b - If you wish to speak, please confirm which part of your re	presentation you wish t	o speak to the inspect	or about and why t	hev consider it be nece	essarv to speak a	t the hearing -			

Representor	ID and d	letails:	2731/D	P1 Mr D Stephens							
Date Lodged 26/03/2012		Petiti	on and No.	Supporting Evidence	Additional SA SEA		Rep format: Comment form			pe consiered by 'written ion of Public examinati	n representations' or do ion? Written
2a - Do you co	onsider th	ne LDP	is Sound?	Unsound	2b - If you think that the Procedural Tests -	ne Plan is unsound and P1 - Unanswered	does not not mee P2 - Unans	` '	f soundness, pleas	e indicate which test(s) that it fails.
					Consistency Tests -	C1 - Yes	C2 - Unans	swered C3 - Unan	swered C4 - l	Jnanswered	
					Coherence and Effect	tiveness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswer	ed CE4 - Unanswe	ered
3a - Which pa	rt of the I	Deposit	: Plan are y	ou commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:		Constraints Map	Appendices:
					SP2(2)						
3b - Do you w	ish to see	e any c	hanges ma	ade to the Deposit Pla	n as a result of your rep	presentation? Yes	(11	f "No" or "Unanswered	d" - go to 3d)		
3c - What cha	nges wo	uld like	to see mad	de to the Deposit Plan	? New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	ph: New Or Amen	ded Site: Other (see I	Notes):
					Unanswered	Unanswered	Unanswered	Yes	Unanswered	Unanswere	d
					Notes:						
3d - If your re	presenta	ation rel	ates to a n	ew, deleted or amend	ed site, did you submit Site Name:	the site as a Candidate	Site? Unanswe	red (If "Yes", ple	ase give the Candid	date Site Name and re erence:	ference if known)
3e - Please s	et out yo	ur repre	esentation	below:				y			
I object t	to the sta	tement	p114 "pot	tential access via the	construction of a northe	rn access road"					
Whilst th	nis has ou	utline p	ermission a	as you state, the full pl	anning permission was	stated as being accept	table subject to a r	number of conditions d	ependent on the es	stablishment of the Def	ence Training Academy.
Subsequ	iontly in r	raenana	e to a neti	tion from the village M	s Edwina Hart (Minister	for Business) on 24/11	1/11 stated "The no	orthern access road ca	unnot he constructe	d under current extant	nlanning permission"
Subsequ	defittly iii i	iespons				ioi business) on 24/1					planning permission
		•	•		eposit Plan to make it	sound (if relevant)					
Delete th	ne first pa	aragrap	h of columi	n 7 p.114.							
Delete al	ll referen	ces in t	he footnote	e to the 'Northern Acce	ess Road'.						
4h - If you wis	sh to sna	ak nla	ase confirm	which part of your re	presentation you wish t	o speak to the inspecto	or about and why th	nev consider it he nece	esany to speak at th	he hearing -	

Representor ID and details: 2732/DP1 Ms B Newbury			
Date LodgedStatusPetition and No.Supporting Evidence26/03/2012M0	Additional SA SEA		ents to be consiered by 'written representations' or do ng session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered	poes not not meet one or more test(s) of soundness P2 - Unanswered	s, please indicate which test(s) that it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered	C4 - Unanswered
	Coherence and Effectiveness Tests - CE1 - U	Jnanswered CE2 - Unanswered CE3 - Un	nanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N	Number: Proposal Map:	Constraints Map Appendices:
	MG2(33)		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswer	red (If "No" or "Unanswered" - go to 3d	i)
3c - What changes would like to see made to the Deposit Plan?		ew Paragraph: Amended Paragraph: New O nanswered Unanswered Unansw	<u>Or Amended Site:</u> Other (see Notes): wered Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	ed site. did vou submit the site as a Candidate Si	te? Unanswered (If "Yes", please give the	e Candidate Site Name and reference if known)
	Site Name:		Site Reference:
3e - Please set out your representation below:			
I write to object to the proposed housing development in sidevelopment has been created out of a much larger area			
This proposed development does not add to the aesthetic of new properties to existing properties and is against exist traffic at peak times will add to the risk of traffic accidents due to irritation and impatience, already witnessed, when down to the existing shops at Culverhouse Cross.	sting legislation. The increase in traffic (average . Indeed, delays caused for any reason whatsoe	2 cars per household) is not acceptable. Conges ever (including "jumping" the lights at the top of Dy	stion on the A48, together with the continuous flow of /ffryn Lane) will increase the potential road accidents
There is a public footpath from the main road across thes others the opportunity of discovering the countryside toge plenty of "brownfield sites" in the Vale which can be used	ther with its fauna and flora. Surely the accessib	pility of green open spaces gives the population at	
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)		
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspector a	bout and why they consider it be necessary to sp	eak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 2734/DP1 E Winn-Jones									
Date Lodged Status Petition and No. Supporting Evidence 28/03/2012 M □ 0 ✓	Additional SA SEA		Rep format: Comment form		ments to be consiered by 'written representations' or do aring session of Public examination? Written				
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Yes							
	Consistency Tests -	C1 - Unanswered	C2 - Yes	C3 - Unanswered	C4 - Unanswered				
	Coherence and Effect	iveness Tests - CE1 - U	nanswered (CE2 - Yes CE3 -	Unanswered CE4 - Unanswered				
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph N	lumber: F	Proposal Map:	Constraints Map Appendices:				
	74			Please see attached sh	eets (8)				
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "	"No" or "Unanswered" - go to	3d)				
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		ew Paragraph: nanswered	Amended Paragraph: New Yes	v Or Amended Site: Other (see Notes): Unanswered				
	Notes:								
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candidate Sit	te? Unanswere	(If "Yes", please give	the Candidate Site Name and reference if known) Site Reference:				

3e - Please set out your representation below:

I am broadly supportive of the overall strategy of using the existing infrastructure as far as possible. However, it falls down in relation to the site named: "Land West of Swanbridge Road, Sully" which is not a sustainable site relative to other sites in the south-east Vale as the Sustainability Appraisal Report (SAR) suggests.

The SAR is particularly light in terms of its assessment of the relative impact of different patterns of land release on overall use of infrastructure congestion, road safety, air pollution and it under-assesses the impact on the historic settlement of Cog.

The Local Development Plan (LDP) may have been prepared in accordance with the SAR, but the latter is flawed in relation to site MG2 (25) in suggesting that it is a sustainable location which would not harm the historic hamlet of Cog.

The proposed site would add a third to the size of the village of Sully and totally overwhelm it. (See the attached sheet showing the number of houses in Sully in 2001 to be 1,773.) Sully is a high income, high car ownership dormitory village for Cardiff. It already generates heavy peak hour flows of traffic. Proposed access roads would focus on Swanbridge and Cog Roads and lead, inevitably, to the crossroads at Cog and add to traffic flows along the sub-standard Sully Road.

The extra traffic pressure would all focus on the Merrie Harrier junction, which is also the access point to the acute medical admissions hospital for the Vale. The congestion would be multiplied when the extra traffic generation hits the critical Baron's Court junction.

I consider this site has been swayed by a small number of representations on the candidate site arising from a campaign to fund a recreational cycle lane along the coast. Whilst this in itself is commendable, it will hardly help with the appalling peak hour congestion to which this site would only add extra traffic pressure, and the Vale of Glamorgan's written statement, paragraph 6.18 states: "unacceptable development should never be allowed because of related benefits".

Releasing this site, even as a "reserve" site, would add to the current car-based commuting and school runs along the rat run and totally inadequate Sully Road. In effect, Sully Road is an unimproved and dangerous rural lane, serving at its northern end a perpetuated pattern of ribbon development with modern school sites provided by predecessor authorities without footways.

MG2 (25) is a reserve site, but in practice this would create a "presumption in favour" of its development.

In extending the boundary of the settlement of Sully this would put pressure on the minor, rural settlement of Cog and, effectively, cut it into three separate pieces.

The Following Shows Why The Wording in the Sustainability Appraisal Report is inconsistent and unsound in relation to MG2 (25): Land West of Swanbridge Road, Sully

(ordered by Representation ID No.)

Representor ID and details: 2734/DP1 E Winn-Jones

Sustainability Appraisal Report (SAR) Sustainability Objectives - Criteria for Choosing a Site (see attached sheet) Page71

I agree with criterion 8 "To use land effectively and efficiently". However, this site does not fit the criterion in that it is green field and its agricultural value is grade 2. It comprises 40 acres of farm land in the south field and 32 acres of farm land in the north fields. A total of 72 acres of very good agricultural land, whose use for development would adversely affect both farm holdings viability.

In relation to criterion 12 "To reduce the need to travel and enable the use of more sustainable modes of transport", MG2 (25) is not a sustainable location. It lies in a commuter belt to Cardiff, and Sully's average annual income per capita in 2004 was £37,471 (see attached sheet). It has one of the highest income levels in the Vale. Sully has, therefore, a high income population and has high levels of car ownership. There are very few jobs in Sully. This allocation would mean an increased need to travel and the mode of transport will be private vehicles.

Appendix 13, page 1764 (SAR)
I point out the following in the SAR:

3. "To maintain and improve access to all", but "initial highway observations consider that there are significant access constraints"

"Given the scale of the development proposal and adjoining candidate site there is the potential for improvements to sustainable transport from developer contributions related to the site", but given past experience it is likely that these will be minor and will not take away peak hour car use.

Page 1765 SAR

- 6. "To minimise the causes and manage the effects of climate change", but again "initial highway observations consider that there are significant access constraints".
- 8. "To use land effectively and efficiently, but "the site is an undeveloped green field site in agricultural use".

"The 1979 Agricultural Land Classification (ALC) map states the site is grade 2 agricultural land which is protected against development by national policy unless there is an overwhelming need".

There can be no overriding need for a reserve housing site and so it should not be included in the Local Development Plan.

Page 1766 SAR

9. "To protect and enhance the built environment and natural environment", but the statement that: "The site is not located within or in close proximity to these historic environment designations" is not true because Cog House, Cog Farm, Cog Road, Sully is a grade 2 listed building. Cog Farm, Cog Road, Sully's outbuildings are grade 2 listed buildings. Cog Farm, Cog Road, Sully's 8 rick stands are grade 2 listed structures. There is a grade 1 listed barn at Home Farm, Swanbridge Road, Sully. Nicells, Swanbridge Road, Sully is a Country Treasure and in the process of becoming a listed building, and Homestead, Swanbridge Road. Sully is a Country Treasure.

All the above listed buildings/structures are in close proximity to site MG2 (25). Therefore, the statement in SAR Objective 9 is false, and the impact on these buildings would be vast and the development would not protect and enhance the built and natural environment, but would destroy it.

11. "To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage".

"The site is not located within or adjoining to any of these environmental, cultural or heritage designations".

This is incorrect as pointed out re 9. above as there are many listed buildings adjoining the site. As a result the development would not protect, enhance and promote the quality and character of this precious part of the Vale's cultural heritage. In fact it would do the opposite and destroy it.

Page 1766 SAR

12. "To reduce the need to travel and enable the use of more sustainable modes of transport", but "initial highway observations consider that there are significant access constraints".

Please note that access has been highlighted by the SAR as a problem, and yet this objective has been denoted as giving a positive impact on sustainability. This is inconsistent reasoning and not sound thinking.

"Furthermore, given the scale of the development proposal and adjoining candidate site there is the potential for improvements to sustainable transport from developer contributions related to the site (e.g. towards the Penarth to Sully recreation route along the dismantled railway to the south of the site and improvements to bus service, etc").

(ordered by Representation ID No.)

Representor ID and details: 2734/DP1 E Winn-Jones

Please note MG2 (25) is in an unsustainable location. The suggestion quoted would not cover peak hour congestion problems.

Page 1767 SAR

13. "To maintain and enhance the viability of the Vale's town, district and local centres".

"The site is not located within or directly adjacent to an existing town or district retail centre", yet this objective has been given a neutral impact or negligible impact on sustainability. This is not sound. Shopping trips would be made by car and so it should be given a negative impact rating on sustainability.

Page 24 SAR

Table 3: Key Sustainability issues for the Vale of Glamorgan

The SAR includes the unfortunately true statement relating to Sully if this development is allowed to proceed i.e. "Environment: Degradation of cultural heritage and historic environment", and "insensitive new development damaging built environment".

Page 23 SAR

Table 3: Key Sustainability issues for the Vale of Glamorgan

Social: "Lack of local facilities"

"Lack of local retailing facilities e.g. shops, pubs, restaurants, cafes, etc.", and

"high level of outward movement and expenditure especially to Cardiff, e.g. services, retail spend, employment, etc."

Social: "Lack of community spirit", and

"Lack of local identity, especially in new developments".

Page 25 SAR

Table 3: Key Sustainability issues for the Vale of Glamorgan

Economy: "Transport and accessibility"

"Congestion at peak times on key routes to Cardiff'.

"Insufficient public transport (especially in rural Vale)"

Please note there are inadequate rural roads, and this site and road safety would be a major issue.

"Increased reliability on cars for access to goods and services".

"Environmental impact on vehicular traffic, e.g. noise, emissions, etc."

Economy: "Employment"

"Reliance on travel to work by car"

Page 117 SAR Appendix 1

Please note the following:

"Some settlements are lacking adequate bus service provision (including) ... Cog".

Page 119 SAR Appendix 1

"Access to Services/Public Transport

(ordered by Representation ID No.)

Representor ID and details: 2734/DP1 E Winn-Jones

"Much of the rural Vale, together with some larger settlements such as Sully, is not served by rail".

"High percentages of journeys are made by car".

"Pollution, congestion, road safety, social exclusion issues evident"

These issues are just generalisations which are not explained enough in the SAR, and which were apparently ignored when site allocations were chosen for the deposit Plan.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) Deletion of MG2 (25)

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor	ID and c	letails:	2747/DI	P1 Mr DJT & Mrs EA	Strong								
Date Lodged 30/03/2012	Status M	Petitio	on and No. 0	Supporting Evidence	Additional SA SEA			Rep format: Comment forr				be consiered by 'writter sion of Public examinati	n representations' or do ion? Examination
2a - Do you co	onsider t	he LDP	is Sound?		2b - If you think that the Procedural Tests - Consistency Tests -	P1 - Unans	swered	P2 - Unans	swered	nore test(s) of sou	· ·	se indicate which test(s) that it fails.
					Coherence and Effect							red CE4 - Yes	
3a - Which pa	rt of the	Deposit	Plan are yo	ou commenting on?	Policy Number:	<u> </u>	'aragraph	Number:	Proposal	Map:		Constraints Map	Appendices:
					MG2(33)				M	G2(33)			
3b - Do you w	ish to se	e any ch	nanges mad	de to the Deposit Plan	as a result of your rep	resentation?	Yes	(1	f "No" or	"Unanswered" - g	o to 3d)		
3c - What cha	nges wo	uld like t	to see mad	e to the Deposit Plan?	New Policy: Unanswered Notes:	Amended Po Unanswered		New Paragraph: Unanswered		nded Paragraph: swered	New Or Ame Yes	nded Site: Other (see I Unanswere	
3d - If your re	presenta	ation rela	ates to a ne		d site, did you submit t Site Name: Land to e			Site? Yes		(If "Yes", please	•	idate Site Name and re ference: 2378/CS.1	ference if known)
20 Diagon	ot out vo	ur ropro	contation b	olour:									

3e - Please set out your representation below:

My husband and I wish to object in the strongest possible terms to the LDP for St. Nicholas.

Building in open countryside when brownfield sites are available in Barry and Sully, together with the fact that there are properties in Barry and other urban areas which are vacant and need repairing, is unjustified. Renovation of such properties would avoid the cost of expensive infrastructure on a new development.

St Nicholas is an historic village, the church dates back to the 11th century. The land to the east of St. Nicholas is a buffer for the Vale, securing it from joining up with Ely and beyond. In our lifetime we have seen the countryside swallowed up between Rumney and Castleton.

St Nicholas has around 300+ inhabitants - you are proposing to add approx. 100 more! How are they going to get out onto the A48 to go to work in the morning and more especially the ones who need to go in a westerly direction?

With regard to sustainability, we have a somewhat limited bus service, a primary school, one letter box, no post office no village shop, no doctor's surgery, no pharmacy. Barry has plenty of facilities all within walking distance. Lack of these services necessitates frequent short car journeys contrary to Council policy. Absence of these services is particularly relevant to residents of affordable houses, making the site guite unsuitable due to the fact of limited and costly public transport.

Dense development of 8.5 houses to an acre, including roads, is out of character with a Conservation Area village and more like a ghetto.

The proposed development actually conflicts with Council policy (MG7) for residential development within Minor Rural Settlements.

The Council's Highway Engineers have advised that access from Ger-y-Llan is not appropriate to accommodate additional residential development, so the only access will be on to the A48. The e4ffect on the traffic flow, particularly at peak periods, will be horrendous, the effect of which will be increased by traffic from new developments including Cowbridge. Dangerous congestion together with bottle necks at Tesco and Culverhouse Cross together with the proposed regeneration at the I.T.V. site at Culverhouse will cause gridlock at Culverhouse and back up beyond Bonvilston.

Part of the site (land to the north of the field previously proposed for affordable housing) was not a Candidate Site but was added by the Council.

I find it difficult to understand why St. Nicholas site was not eliminated at Stage 2 if stated criteria were properly applied. I understand 245 other candidate sites were rejected at this stage.

It is also difficult to understand the scores attributed to site at Stage 3 if stated criteria were properly applied.

(ordered by Representation ID No.)

Representor ID and details: 2747/DP1 Mr DJT & Mrs EA Strong

There is no demand for affordable housing in St. Nicholas - see Local Housing Assessment Nov 2010.

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing Having lived in the village for 49 years both on the main road (A48) and Brook Lane I am particularly worried about the effect of increased traffic and the upheaval of enhancement of infrastructure.



Representor ID and details: 2753/DP1 Mr J Cornwell							
Date Lodged Status Petition and No. Supporting Evidence 29/03/2012 M □ 0 ✓	Additional SA SEA		Rep format: Eform			to be consiered by 'writter ession of Public examinati	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that t Procedural Tests -	the Plan is unsound and P1 - No	d does not not med P2 - No	et one or more test(s) c	of soundness, ple	ease indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4	- Yes	
	Coherence and Effect	tiveness Tests - CE1	- No	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG7	<u>Paragrap</u> 	oh Number:	Proposal Map:	7	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your re	presentation? Yes	(If "No" or "Unanswered	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? <u>New Policy:</u> No	Amended Policy: Yes	New Paragraph: No	Amended Paragra	nph: New Or Am Yes	nended Site: Other (see I	Notes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	•	the site as a Candidate Rear of Tyn Y Porth Fa		` '	Ū	ndidate Site Name and re Reference: 2753 CS1 & 2	,
3e - Please set out your representation below: ALTERNATIVE SITE SUBMISSION - VALE OF GLAMOR	RGAN						
REFERENCE ID. PART OF N° 2753/CS 1 & 2753/C52 -	LAND AT THE REAR	OF TYN Y PORTH FA	RM. <mark>S</mark> T BRIDES N	MAJOR			
St Brides Major is a Minor Rural Settlement that straddles the south and other nearby settlements. Policy MG7 of th maintaining its character and attractiveness. The reason considered that can help sustain the community.	e Deposit LDP provide	es opportunities for new	development whe	ere it reinforces the role	and functions of	f a Minor Rural Settlemen	it and assists in
Policy MG7 confirms that this will generally comprise lim	ited small scale extens	sions to the minor settle	ement that:				
(i) demonstrates a distinct physical / visual relationship with (ii) development on the land would share an existing bour (iii) is not divorced from the settlement or represent a large	ndary / be closely relat	ed to existing buildings					
The suggested alternative site and development aligns wiextension of the settlement that will ensure the communit which future residents would need to interact.							
The envisaged development would be deliverable within t consistent with the principle of promoting sustainable dev	he Plan period and its elopment, which confi	allocation for residentia	al purposes would able site for inclusi	be on in the Vale of Glamo	organ Local Dev	elopment Plan.	
3f - Please outline the changes you wish to see made to the D (i) Identify and allocate alternative site at St Brides Major (ii) Amend Policy MG7 to take account of allocated site w	on the proposal map						
4h If you wish to speak please confirm which part of your ro	procontation you wish	to speak to the inspect	or about and why t	thou consider it he need	occary to chook	at the hearing	

Representor ID and details: 2765/DP1 J Harkus							
Date Lodged Status Petition and No. Supporting Evidence 27/03/2012 M 0	nce Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representa you want to speak at a hearing session of Public examination? Do not				on? Do not speak at he		
2a - Do you consider the LDP is Sound? Unsound 2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Yes P2 - No							
	Consistency Tests -	C1 - Yes	C2 - No	C3 - No	C4 -	No	
	Coherence and Effect			CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:		oh Number:	Proposal Map:		Constraints Map	Appendices:
	Policy Context						
3b - Do you wish to see any changes made to the Deposit Plan				If "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Paragrap	oh: New Or Ame	ended Site: Other (see I	
	No	No	No	No	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	d site, did you submit Site Name:	the site as a Candidat	e Site?	(If "Yes", plea	· ·	didate Site Name and ref	ference if known)
3e - Please set out your representation below: LDP representation		C					
I believe the LDP is unsound and unsustainable for the following	llowing reasons.						
1 Consultation							
The consultation process is totally unacceptable. It fails to Information is difficult to find, retrieve and understand. The information is almost incomprehensible to the ordinar The Council's and the Welsh Government's expectation or	y person.			wishful thinking.			
2 Barry settlement boundary							
The Barry settlement boundary has been extended to include been no consultation on this crucial element of policy: the	ude many hectares of Council have introduc	green fields around W ed this strategy late a	aycock Cross ever nd imposed the dec	n though they describe the training training the training training the training	he intention is to	encourage brown field d	levelopment. There has
3. Principal highway infrastructure							
The Barry highway infrastructure is becoming overwhelme build an additional 3,052 dwellings, i.e. 13.5% increase in			major infrastructur	e works. There are appr	oximately 22,500	dwellings in Barry and	the LDP proposes to
This does not include the increased dwellings in neighbou	ring communities the t	raffic from which will for	eed onto the main	highways of Barry. Nor o	does it include an	ny of the 3,014+ windfall	dwellings.
It is unsustainable to continue to build housing in and arou	und Barry without signi		ucture works.				
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your rep							

Representor ID and details: 2771/DP1 Mr K & Mrs A Ter	ry						
Date Lodged Status Petition and No. Supporting Evidence 16/03/2012 M 0	Additional SA SEA	Rep format: Letter	, ,		ed by 'written representations' or do ic examination? Unanswered		
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered						
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered						
	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered						
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Pr	aragraph Number:	Proposal Map:	Constrair	nts Map Appendices:		
	MG2						
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your representation?	Unanswered (If "No" or "Unanswered" -	go to 3d)			
3c - What changes would like to see made to the Deposit Plan	New Policy: Amended PoUnanswered Unanswered	licy: New Paragraph: Unanswered	Amended Paragraph: Unanswered	New Or Amended Site: Unanswered	Other (see Notes): Unanswered		
	Notes:						
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Ca Site Name:	ndidate Site? Unanswe	ered (If "Yes", please	give the Candidate Site N Site Reference:	lame and reference if known)		
3e - Please set out your representation below: V.O.G. Local Development Plan 2011-2026							
Deposit Version							
Rumours abound concerning Council plans for substantia overwhelming feeling of residents in Dinas Powys is that					merit in future housing plans, the		
We know this, from the amount of vehicles which pass alknow, this has never materialised.	ong Mill Road every day & night, since	we live here. When we n	noved here in 1976 our loca	al search revealed plans fo	or a Dinas Powys by-pass. As you		
We formally object to residential plans without adequate p	provision for suitable roads to serve su	ch development, such ro	ads to range from Barry, Pe	enarth, Sully and Dinas Po	owys into Cardiff and its environs.		
Please acknowledge receipt of this letter, and keep us inf	ormed of all appropriate and relevant	developments.					
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if releva	nt)					
4h - If you wish to speak please confirm which part of your re	vresentation you wish to speak to the i	nenector about and why t	they consider it he necessa	ury to eneak at the hearing	_		

Representor ID and details: 2774/DP1 Mrs C A Ham								
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0		Letter you want	ou want your comments to be consiered by 'written representations' or do to speak at a hearing session of Public examination?					
•	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered							
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered							
	Coherence and Effectiveness Tests - CE1	Unanswered CE2 - Unans	wered CE3 - Unanswered CE4 - Unanswered					
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph	Number: Proposal Ma	Constraints Map Appendices:					
	MG2(19). MG2(20)							
3b - Do you wish to see any changes made to the Deposit Plan			answered" - go to 3d)					
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy:	New Paragraph: Amended	Paragraph: New Or Amended Site: Other (see Notes):					
	Unanswered Unanswered	Unanswered Unanswer	d Unanswered Unanswered					
	Notes:							
3d - If your representation relates to a new, deleted or amended	I site, did you submit the site as a Candidate Site Name:	Site? Unanswered (If ")	es", please give the Candidate Site Name and reference if known) Site Reference:					
3e - Please set out your representation below:								
As a resident of Dinas Powys I wish to express my concern	ns regarding the implications of the effect that	the proposed additional housin	g would have on the local highways network.					
In Dinas Powys it is proposed that a minimum of 400 addit directions, particularly at peak times. The additional traffic			houses would generate between 600 to 800 additional cars in both roads are under great pressure now.					
			that many of the additional vehicles arising from that development will drews Road and Britway Road will also be affected. How much more traffic					
	ns of cars, particularly at peak times. Michaels		tion that travels on the alternative route through Station Road, Mill Road dat its junction with the Pen-y-Turnpike Road. An increase in vehicles,					
Further, I am concerned that there have not been any prop the present demand and medical services are restricted do			need of a permanent base, the local sporting facilities are not adequate for Road.					
The Deposit plan does not indicate what measures will be trains will be a major challenge. Additional buses would sir			hat there is a serious lack of rolling stock in Wales and providing extra					
It is essential that major highway infrastructure improveme	nts are made BEFORE hundreds of additiona	al housing could even be consid	ered.					
3f - Please outline the changes you wish to see made to the De	posit Plan to make it sound (if relevant)							
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to the inspector		be necessary to speak at the hearing -					

Representor ID and details: 2782/DP1 Mr P Roberts							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Comment form	, ,	our comments to be a at a hearing session	,	•
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered						
		C1 - Unanswered					
	Coherence and Effect	iveness Tests - CE1 - l	Jnanswered (CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswere	ed
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph I	Number: [Proposal Map:	<u>C</u>	Constraints Map	Appendices:
	All	0.0 - All		All	Α	III - Constraints	All - Appendices
3b - Do you wish to see any changes made to the Deposit Plan	n as a result of your rep	resentation? No	(If '	"No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered		lew Paragraph: Jnanswered	Amended Paragrap Unanswered	<u>New Or Amended</u> Unanswered	d Site: Other (see No Unanswered	tes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	he site as a Candidate S	ite? Unanswere	ed (If "Yes", plea	ase give the Candidate Site Refere		rence if known)
3e - Please set out your representation below: I fully support this plan in its current form and see no reas	sons for its amendment	from draft.					
3f - Please outline the changes you wish to see made to the D	Deposit Plan to make it s	sound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	presentation you wish to	o speak to the inspector	about and why the	ey consider it be nece	ssary to speak at the	hearing -	

Representor ID and details: 2790/DP1 C Kipling							
Date LodgedStatusPetition and No.Supporting Evidence31/03/2012M0	Additional SA SEA		Rep format: Eform	, ,	ur comments to be con t a hearing session of F	,	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -	he Plan is unsound and d P1 - No	loes not not mee	t one or more test(s) of s	oundness, please indic	ate which test(s) th	nat it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 - No		
	Coherence and Effect	tiveness Tests - CE1 -	No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>		Proposal Map:		straints Map	Appendices:
				Other MG2 (35) ar	nd MG2 (36)		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	presentation? Yes	(If	f "No" or "Unanswered" -	go to 3d)		
3c - What changes would like to see made to the Deposit Plan	Policy:		lew Paragraph: No	Amended Paragraph No	: New Or Amended Si Yes	te: Other (see Not No	tes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit Site Name:	the site as a Candidate S	ite? Unanswe	red (If "Yes", please	e give the Candidate Si Site Reference		ence if known)
3e - Please set out your representation below: Ystradowen was effectively doubled in size following the l further development on this scale will ruin it forever in my village and that community feel has already been severely	view. Previously almo						
There are very few facilities in the village (the pub has jus hardly be considered sustainable. You may argue that ar (ref Talbot Green proposals)	t closed) and for young n increased size of villa	gsters it will be like living inge will encourage more for	n an "open priso acilities, however	n". The village will becor r, with planning consent a	me even more a place all round us given to ou	to live and commut t of town stores etc	te from and this can c, this is a pipe dream.
My understanding is that the sewerage scheme is already therefore the water main will presumably need upgrading addressing these issues.							
3f - Please outline the changes you wish to see made to the D I'm not against some development, however, this needs to	· Control of the cont	· · ·	should be made	closer to already more e	stablished towns in the	· Vale.	
4b - If you wish to speak, please confirm which part of your rep	presentation you wish t	o speak to the inspector	about and why th	ney consider it be necess	ary to speak at the hea	ring -	

(ordered by Representation ID No.)

Representor ID and details: 2792/DP1 A G Patterson & I	R W Colling-Morgan						
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA		Rep format: Letter	, ,	our comments to be cor at a hearing session of	•	•
2a - Do you consider the LDP is Sound? Unanswered	· · · · · · · · · · · · · · · · · · ·	ne Plan is unsound and P1 - Unanswered	does not not meet P2 - Unans		soundness, please indi	cate which test(s)	that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unans	wered C4 - Unans	swered	
	Coherence and Effecti	iveness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswe	ered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG2(22). MG6. MG2			Proposal Map:	<u>Cor</u> 	nstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation? Unansv	vered (If	"No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	? <u>New Policy:</u> Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragrap Unanswered	oh: New Or Amended S Unanswered	Site: Other (see N Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name:	he site as a Candidate	Site? Unanswer	red (If "Yes", plea	se give the Candidate S Site Reference		erence if known)
				/			

3e - Please set out your representation below:

I am writing to formally lodge objections to policies MG2 (22), MG6 and MG22 (1) of the deposit Draft Vale of Glamorgan Local Development Plan (LDP). The reasons for my objections and my required changes are as follows:

Policy MG2 (22) Land North and South of Leckwith Road, Llandough

Section 8 of the LDP outlines a requirement for the site to be served by a single access point. The site in question comprises two parcels of land, one allocated to the north and the other to the south of Leckwith Road, Llandough. The Northern site is in commercial use whilst the southern site is former agricultural land. The requirement for a single access to serve both parts of the site is both unnecessary and unrealistic. The creation of a single access will effectively require the development of the site as a whole. In order to develop the land in the manner suggested it will be necessary to close an established and viable business. A more appropriate approach would be to allow the phased development of the site with the land to the south of Leckwith Road being developed first and the land to the north at a later date.

I ask that the requirement for a single access point be deleted.

MG 6 Residential Development in Key, Service Centres and Principal Settlements

The original candidate site for the land to the south of Leckwith, submitted in August 2007, comprised approximately 2 hectares of former agricultural land. The LDP allocates 1 hectare of the site for residential development (Policy M2 (22)). The remainder of the site has been excluded from the settlement boundary and designated as a Green Wedge.

The exclusion of this area of former agricultural land from the settlement of Llandough is perverse. The land in question represents a logical and sustainable extension to primary settlement of Llandough. In my opinion the exclusion of the site artificially constrains the development potential of the settlement.

Lask that the settlement boundary of Llandough is amended to include land to the east of the land allocated for development by Policy M2(22). Attached is a plan illustrating the suggested amendment.

MG22 (1) Dinas Powys, Penarth and Llandough Green Wedge

As indicated above, the original candidate site for the land to the south of Leckwith comprised approximately 2 hectares of former agricultural land. The LDP allocates 1 hectare of the site for residential development (Policy M2 (22)). The remainder of the site has been excluded from the settlement boundary and designated as a Green wedge.

The designation of this area of land as Green wedge is in my opinion inappropriate. The inclusion of this site in the Green Wedge does not fulfil any of the requirements outlined in policy MG22. Development of

(ordered by Representation ID No.)

Representor ID and details: 2792/DP1 A G Patterson & R W Colling-Morgan

this site will not promote coalescence or result in the loss of open land. The inclusion of this site will only serve to frustrate the future development of the primary settlement Llandough.

I ask that the Dinas Powys, Penarth and Llandough Green wedge is amended to exclude land to the east of the land allocated for development by Policy M2 (22). Attached is a plan illustrating the suggested amendment.

In my opinion the LDP as currently drafted is unsound and should be changed because it fails Coherence and Effectiveness Test (CE4) and is not reasonably flexible to enable it to deal with changing circumstance.

Please note that if my objections are unresolved I wish to speak at the hearing sessions in respect of my representations. I believe in doing so I will be able to fully explain my concerns to the Inspector.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 2816/DP1 Stuart Williams, C	Cardiff County Council					
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA		Rep format: Eform	, ,	our comments to be consier at a hearing session of Publ	ed by 'written representations' or do iic examination?
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Procedural Tests -		d does not not mee P2 - No	et one or more test(s) of	soundness, please indicate	which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - Yes	C4 - No	
	Coherence and Effect	iveness Tests - CE1	- Yes	CE2 - No	CE3 - Yes CE	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragrap	h Number:	Proposal Map:	Constrai	nts Map Appendices:
	MG20(6)					••••
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	()	lf "No" or "Unanswered	" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan	New Policy:	Amended Policy:	New Paragraph:	Amended Paragrap	oh: New Or Amended Site:	Other (see Notes):
	No	Yes	No	No	No	No
	Notes:					
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	the site as a Candidate	e Site? Unanswe	ered (If "Yes", plea	ase give the Candidate Site No. Site Reference:	lame and reference if known)

3e - Please set out your representation below:

It is disappointing that the Deposit Plan does not set out in any great detail an overall strategy or measures to manage and reduce road traffic flows entering Cardiff each day. In particular it does not include provision for Park and Ride/Park and Share Facilities, given the volume of daily commuting into Cardiff from the Vale of Glamorgan each day.

As of 2010, 50% of the working population in the Vale of Glamorgan travel outside the County for work. Around 20,000 of these people commute daily into Cardiff (27% of the total number of commuters travelling into Cardiff from outside, and representing the single highest proportion from any other authority). Due to the limited public transport options available and high level of car ownership in the Vale of Glamorgan (78% of all households have access to a car according to the 2001 Census, with the present figure likely to be even higher), the majority of commuter trips from the Vale are by car.

According to local annual survey data, traffic levels in Cardiff are currently increasing year on year by a rate of around 1.2% p.a., with nationally forecast growth for Cardiff of between 4 and 6% in the next 5 years. As an illustration of the pressures on Cardiff's network from specific routes from the Vale of Glamorgan, 12hr 2-way traffic on the B4267 Leckwith Hill has increased by 35% between 2000 and 2010, while the A48 to Culverhouse Cross has experienced a 13% increase over the same period.

The Deposit Plan recognises the scale of the traffic flows in the Issues Section with paragraph 3.14 stating, "The result of this commuting is peak time congestion on key routes between the Vale of Glamorgan, Cardiff and the wider regional transportation network".

It is the concern of Cardiff Council that development promoted through the Vale of Glamorgan Local Development Plan does not intensify traffic growth to unsustainable levels, and that the plan builds in appropriate mechanisms geared towards managing down demand for car travel and mitigating its impacts upon the Vale and its neighbours.

In making comments on the Vale of Glamorgan Preferred Strategy in February 2008 Cardiff Council stated that it is essential the Vale of Glamorgan LDP explicitly acknowledges the role of Park and Ride/Share Facilities can play in alleviating traffic pressures on the Strategic Highway linking Cardiff and the Vale. Given this it is disappointing that this has not been acknowledged in the Deposit Plan, particularly since the Vale of Glamorgan comments on the Cardiff Deposit LDP (March 2009) stated that:

"The Vale of Glamorgan Council previously raised concerns at the preferred strategy stage regarding the achievability of a park and ride site at Culverhouse Cross. The council notes that no specific reference to this site appears in policy Trans 1 but welcomes the opportunity to work with officers in Cardiff Council to help bring forward suitable sites (paragraph 5.315 refers)."

Moreover the Vale of Glamorgan Council stated in their Preferred Strategy (December 2007) stated that:

"Through its membership of SEWTA it will facilitate improvements in local transport infrastructure and services through the Regional Transport Plan. This will include working jointly with neighbouring authorities to explore opportunities for enhancing public transport, for example bus priority measures and park and ride proposals as identified in Cardiff's Draft LDP Preferred Strategy (October 2007)."

(ordered by Representation ID No.)

Representor ID and details: 2816/DP1 Stuart Williams, Cardiff County Council

This is reinforced by the findings of the Cardiff LDP Collaborative Working Group exercise, completed in early 2012, which included all authorities in SE Wales, including the Vale of Glamorgan.

This exercise included a session on regional transportation issues and the overall conclusions of this session set out in the Report of Findings included:

- A general agreement to Cardiff Council's strategy of freeing up road space on the key arterial routes by intercepting cars in conjunction with Park and Ride and Park and Share initiatives; and
- An indication that all adjoining authorities were willing to work with Cardiff on initiatives aimed at encouraging modal shift and reducing car-borne commuting into the City, such as utilising under-used parking areas to provide Park and Ride and Park and Share facilities.
- Everyone present also agreed that the transport issues in Cardiff needed to be addressed on a regional basis that extended beyond the City's administrative boundary.

This approach is also considered consistent with the Wales Spatial Plan which states in its Achieving Sustainable Accessibility Section, "The upward trend in car usage points to increasing congestion across the area if action is not taken. Measures to alleviate congestion and investment to tackle transport bottlenecks are important elements in the Area's competitiveness. Road building in general is not a sustainable solution to the pattern of traffic growth. The overall priority is to make better use of the Area's existing transport infrastructure, to deliver more sustainable access to jobs and services". It continues by highlighting general principles guiding priorities for the SE Wales region including the implementation of bus priority measures on key routes and ensuring that road capacity is used with maximum efficiency where innovative approaches to demand management are recognised as being required.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

Cardiff Council would welcome the opportunity for more collaborative working with the Vale of Glamorgan and other groups as appropriate to identify a potential way forward in response to the issues raised.

It is encouraging that dialogue has very recently taken place with the Vale of Glamorgan who acknowledge the concerns raised and fully support the need to open up a collaborative dialogue to explore the issues raised. To this end, at the time of writing, the Vale of Glamorgan are organising a Senior Officer meeting between respective Planning and Transportation Officers. It is hoped that the dialogue will help to inform an overall strategy along with more detailed measures to manage and reduce traffic flows entering Cardiff each day including full consideration of the role that Park and Ride/Park and Share facilities can play in alleviating traffic pressures from the strategic highway corridors entering Cardiff:

A48/ A4050 Llandough/Leckwith Road B4267 Dinas Powys/Cogan Spur A4055 Penarth Road A4160

Specifically, it is also considered that Policy MG 20 should be revised to reflect the need for Park and Ride proposals to help alleviate traffic pressures on the strategic highway linking Cardiff and the Vale. It could be further strengthened by reference to a commitment to securing developer contributions towards the provision of strategic transport infrastructure and the publication of relevant SPG.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -As set out above it is anticipated that this issue can be resolved through more collaborative working with the Vale of Glamorgan and other groups as appropriate to identify a potential way forward in response to the issues raised.

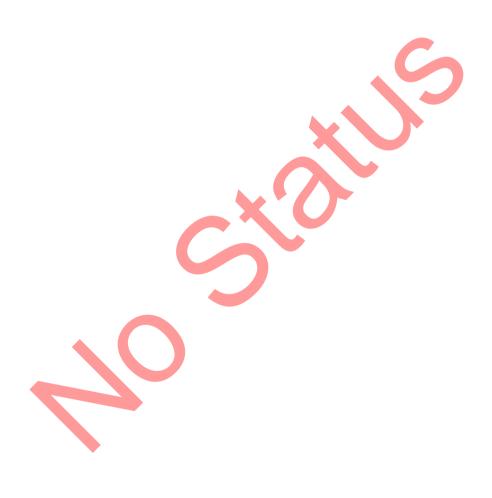
Representor ID and details: 2823/DP1 Mrs L Ball							
Date Lodged Status Petition and No. Supporting Evidenc 02/04/2012 M □ 0 □	e Additional SA SEA		Rep format: Comment for	· · · · · · · · · · · · · · · · · · ·		be consiered by 'writter sion of Public examination	•
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that Procedural Tests -	the Plan is unsound ar P1 - Yes	nd does not not me P2 - Yes	et one or more test(s) of	soundness, plea	se indicate which test(s)) that it fails.
	Consistency Tests -	C1 - Yes	C2 - Unar	swered C3 - Yes	C4 -	Yes	
		ctiveness Tests - CE		CE2 - Yes	CE3 - Yes	CE4 - Unanswe	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:		ph Number:	Proposal Map:		Constraints Map	Appendices:
	MG2(34)			Ref No 34 Wick			
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your re	presentation? Yes		(If "No" or "Unanswered	' - go to 3d)		
3c - What changes would like to see made to the Deposit Plar	· · · · · · · · · · · · · · · · · · ·	Amended Policy:	New Paragraph:			ended Site: Other (see I	
	Unanswered	Yes	Unanswered	Unanswered	Yes	Unanswered	d
	Notes:						
3d - If your representation relates to a new, deleted or amend		the site as a Candidat f St Brides Road Wick	te Site? Yes	(If "Yes", plea	J	didate Site Name and ref eference: 5.93 hectares	,
3e - Please set out your representation below: 1. scale - character- design				y			
150 houses are far too many for the village of Wick. The	y would double the size	e and change its social	and physical char	acter completely.			
2. The proposal would put even greater strain on existing	roads, drainage sewe	rage, power etc.					
3. Amenities- the current amenities such as the shop and	d school are inadequat	e for such large scale	development.				
4. Transport- the Vale Council wants to reduce commute	r travel, with virtually n	o local employment, co	ommuter travel wo	uld increase considerably	with disruption.		
Environment- The proposed site is greenfield agricultu develop.	ral and an open space	providing wide views	out of the village to	wards the Heritage Coas	t! Llandow provi	ides ample opportunities	for brown fields sites to
6. Tourism and Leisure - Wick is an attractive village in	peautiful open countrys	side near the Heritage	coast.				
7. Employment - The proposal would hardly increase op employment.	portunities for local em	nployment which is an I	LDP objective, whi	ch would mean that the r	new residents wo	uld have to commute lor	ng distances for
8. Greater Crested Newts (Area Protected Species) - Gralso another pond in Trepit Road with a possible habitat			e pond at Wick Bea	acon. These protected n	ewts tend to mig	rate at least 500 metres	from the pond. There is
9. Fordham Research - The Fordham Research Enquiry	, set up by the Vale for	und that there was no i	need of any extra h	ousing in Wick. Has this	s enquiry not bee	en taken into account?	
 Flooding - The site proposed in Wick was turned do fields to the side of that lane. 	wn previously by the th	en Council on the grou	ınds that the site h	as a problem with water	drainage. The w	ater runs off the field and	d floods Heol Fain and
3f - Please outline the changes you wish to see made to the I	Deposit Plan to make it	t sound (if relevant)					

(ordered by Representation ID No.)

Representor ID and details: 2823/DP1 Mrs L Ball

I feel that, maybe a better plan would be to use brownfield sites, preferably near employment.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 2831/DP1 G A Welply			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0			mments to be consiered by 'written representations' or do earing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered	oes not not meet one or more test(s) of sound P2 - Unanswered	Iness, please indicate which test(s) that it fails.
	Coherence and Effectiveness Tests - CE1 - U		- Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N MG2(33)	Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan			
3c - What changes would like to see made to the Deposit Plan		lew Paragraph: Amended Paragraph: Ne Jnanswered Unanswered Ye	ew Or Amended Site: Other (see Notes):
	Notes:		
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Si Site Name:	ite? No (If "Yes", please give	e the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: I believe this part of the LDP to be flawed in that it contrav	venes much of its own advice, in particular Policy	y MG7.	
Development in Minor Rural settlements			
This development contravenes this policy in that 1 and 2, way out of scale. A development of this scale cannot be s			nly 152 dwellings and to increase this by a third or more is acter and composition.
4 and 5, Allowing this development will contravene sectio	ns 4 & 5 of the policy as it will intrude visually on	the village, will be out of character and will re	esult in a loss of open countryside.
MG7 goes on to state para 33-35 that 'any development r PERMITTED.	nust be appropriate in scale, usually infilling or	limited small scale extension. LARGE SCALE	EXTENSION INTO OPEN COUNTRYSIDE WILL NOT BE
Furthermore, with regard to affordable/social housing the	LDP is clear that there is no local demand for su	uch housing in this part of the Vale.	
For all these reasons, I believe that this part of the LDP is			
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)		
4b - If you wish to speak, please confirm which part of your re	-	about and why they consider it be necessary t	o speak at the hearing -

Representor ID and details: 2835/DP1 Curo Sterling, c/o	Agent		
Date LodgedStatusPetition and No.Supporting Evidence02/04/2012M0	Additional SA SEA		ments to be consiered by 'written representations' or do iring session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered Coherence and Effectiveness Tests - CE1 - Y	P2 - Unanswered C2 - Yes C3 - Unanswered	ess, please indicate which test(s) that it fails. C4 - Unanswered Unanswered CE4 - Yes
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N		Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	MG17. MG2(29) 7.61	As above.	 3d)
3c - What changes would like to see made to the Deposit Plan'		ew Paragraph: Amended Paragraph: New Yes Yes	Or Amended Site: Other (see Notes): Unanswered
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Si Site Name:	ite? No (If "Yes", please give t	che Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: Policy MG2(29) allocates land at Culverhouse Cross for a Culverhouse Cross area is also identified as a Minor Rura The proposed allocation does not however make any pro- addressed, will result in generation of unsustainable shop on this basis. VRP is located at the gateway to this new settlement and Moreover, the eastern end of the park comprises smaller which at present are underused. The designation of all (or the eastern part) of VRP as a lo	al Settlement under the same policy. The representation for the identification of how the local shopping patterns for local shopping and increased rules is ideally placed to meet the local shopping need units configured in a manner that, with minor alto	oing needs of the proposed residents of this site eliance on the private car, contrary to the guidar ds of the community to complement its existing erations, is well suited to the typical retail operat	will be met. This is a serious deficiency which, if not not not in Planning Policy Wales. The representor OBJECTS role as a predominantly bulky goods retail park. for requirements for local/neighbourhood centres and
way.			
 3f - Please outline the changes you wish to see made to the D 1. Inclusion of Culverhouse Cross (Valegate Retail Park) 2. Identification in Policy MG2(29) of VRP's role in meetin 3. Identification of the designation upon the proposals ma 	as a local or neighbourhood centre in the retail h g local shopping needs; and	ierarchy of Policy MG17;	
4b - If you wish to speak, please confirm which part of your rep We would wish to speak to the Inspector regarding the all			

Representor ID and details: 2840/DP1 L Price			
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0		Rep format: 4a - do you want your comments to be Comment form you want to speak at a hearing session	e consiered by 'written representations' or do n of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests - P1 - Unanswered	es not not meet one or more test(s) of soundness, please P2 - Unanswered	``
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unanswered C4 - Ur	nanswered
	Coherence and Effectiveness Tests - CE1 - Ur	nanswered CE2 - Yes CE3 - Unanswered	d CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Nu	umber: Proposal Map:	Constraints Map Appendices:
	125. 111		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswered" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?		ew Paragraph: Amended Paragraph: New Or Amended Paragraph: Unanswered Unanswered	ed Site: Other (see Notes): Yes
	Notes: Delete MG20(5) and MG13 from LDP		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Site Site Name:	e? Unanswered (If "Yes", please give the Candida Site Refere	ate Site Name and reference if known) ence:
3e - Please set out your representation below: I object most strongly to the use of good agricultural land	n the Vale of Glamorgan for such a large develo	pment as this between Barry and Rhoose.	
Between 2001 – 2009, 11,000 hectares of agricultural land	d has been lost to development. This is going to	educe the long-term capacity to produce food.	
Also the ridiculous plan for a rail link to the airport, a comp	olete "white elephant" as other airports in the cour	ntry show that only a very small percentage use the facilitie	es of a rail link.
3f - Please outline the changes you wish to see made to the D [Unanswered]	eposit Plan to make it sound (if relevant)		
4b - If you wish to speak, please confirm which part of your rep	resentation you wish to speak to the inspector at	pout and why they consider it be necessary to speak at the	 e hearing -

Representor ID and details: 2869/DP1 Mr & Mrs Hewitt			
Date Lodged Status Petition and No. Supporting Evidence 29/03/2012 M 0	Additional SA SEA		your comments to be consiered by 'written representations' or do k at a hearing session of Public examination? Unanswered
2a - Do you consider the LDP is Sound? Unanswered	Procedural Tests - P1 - Unanswere	d P2 - Unanswered	of soundness, please indicate which test(s) that it fails.
	Cohorana and Effectiveness Tools		
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragr MG2(4)	aph Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes	(If "No" or "Unanswere	d" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: Unanswered Unanswered	New Paragraph: Amended Paragra Unanswered Unanswered	<u>Aph: New Or Amended Site: Other (see Notes):</u> Yes Unanswered
	Notes:		
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candida Site Name:	ate Site? Unanswered (If "Yes", ple	ease give the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below:			
former industrial land in the docks area, before even conte	emplating the destruction of Greenfield site	s, which merely serves to extend the urbar	on the Brownfield sites available, such as the remaining tracts of a sprawl ever further into our fast diminishing countryside, as well we are all regularly being reminded in the news and media.
opportunities in the area, and even fewer basic local amen highly unlikely. In its absence, the proposed new residence many of whom are not readily able to travel to Cardiff to u	nities (like cinemas, shopping centres and es will be filled only through a large scale r se facilities currently unavailable in Barry, s	eisure centre large enough to deal with the nigration from the town centre area, leaving seem to be being forgotten, and this situation	nassive influx of population, but with precious few employment equantities of people who would wish to use it), this appears to be g more urban decay behind in its wake. The elderly people of Barry, on should be addressed. The local Barry Hospital only provides an ne Heath Hospital some 10 miles away, where they may have to
Furthermore, any development in the area proposed woul supermarket and a college situated along its length. This	d bring massive traffic congestion to the mass not to mention the present of the local fire	ain road through the Vale which already be e station with all of the associated safety c	comes gridlocked at peak times with three large schools, a major oncerns, and the possibility of emergency vehicles being delayed.
Comprehensive improvements to the entire local infrastru infeasible.	cture would be necessary in order to give the	nis scheme any hope of viability, the cost of	f which would be prohibitive and likely to render the whole project
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)		
		f viability, the cost of which would be prohi	bitive, and likely to render the whole project infeasible. It will be an
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to speak to the inspe	ctor about and why they consider it be nec	essary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 3394/DP1 Vale of Glamorg	gan Local Access Forum, I	FAO Frank Coleman					
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	ce Additional SA SEA		Rep format: Comment form	, ,	r comments to be cor a hearing session of	,	
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Procedural Tests - Consistency Tests -	P1 - Unanswered	P2 - Unanswe	` '			at it fails.
	Coherence and Effective	eness Tests - CE1	- Unanswered C	E2 - Unanswered (CE3 - Unanswered	CE4 - Unanswere	d
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: 87. 23. 32. 157. 169	<u>Paragraph</u> 6.12. 7.76		<u>Proposal Map:</u> 99. 16. 21. MG20(3)	<u>Con</u>	straints Map	Appendices: Other - Not Listed
3b - Do you wish to see any changes made to the Deposit Pla	an as a result of your repre	esentation? Yes	(If "	No" or "Unanswered" -	go to 3d)		
3c - What changes would like to see made to the Deposit Pla	n? New Policy: Unanswered Notes:	Amended Policy: Yes	New Paragraph: Yes	Amended Paragraph: Yes	New Or Amended S Unanswered	ite: Other (see Not Unanswered	<u>es):</u>
3d - If your representation relates to a new, deleted or amen	ded site, did you submit th Site Name:	e site as a Candidate	Site? Unanswere	d (If "Yes", please	give the Candidate S Site Reference		ence if known)
2a Diagon act out your representation below							

3e - Please set out your representation below:

These comments will focus on those issues of prime concern to the Local Access Forum, namely 'the improvement of public access to land in the area for the purposes of open air recreation and enjoyment of the area in ways which take account of land management, social, economic, environmental and educational interests'.

For clarity, these comments generally follow the format of the Deposit Plan Written Statement. Where suggestions are made, or areas of concern are noted, these are shown underlined.

The LDP is a clear and thorough presentation of the issues affecting the Vale of Glamorgan, with a good emphasis on sustainability, opportunities for positive development and quality of life.

The contextual base of the LDP is well made, including reference to:

- the National Transport Plan 2010 which seeks to '... integrate public and community transport, walking and cycling so that investments help to deliver One Wales';
- the Regional Transport Plan 2010 which has a priority to 'improve access to services, facilities and employment, particularly by public transport, walking and cycling':
- the Vale of Glamorgan Community Strategy which has as a priority outcome: 'the Vale of Glamorgan maximises the potential of its position within the region working with its neighbours for the benefit of local people and businesses, attracting visitors, residents and investment';

The LDP Objectives are supported, particularly Objective 3 which seeks to reduce travel needs and to enable greater access to sustainable transport. However, it is suggested that this objective should include reference to ensuring that provision for, or improvements to, walking and cycling infrastructure should be included in any new development, with particular regard paid to access for the less able. This would provide a stronger basis for implementing those Area Objectives mentioned below. It would also provide a context for amending POLICIES MD 2 and MD 3 and to Local Indicator LI 17 as discussed below.

Objective 9 is similarly supported. This builds on the VOG Tourism Strategy 2011 and seeks 'to create an attractive tourism destination with a positive image for the VOG, encouraging sustainable development and quality facilities to enrich the experience for visitors and residents'. Objective 9 could also usefully stress the importance of enhanced local recreation and leisure opportunities on the quality of life for residents. The Wales Coast Path is a good example of a new quality facility which is worthy of wide promotion throughout Wales and beyond, and which also provides much improved access and leisure opportunities for local residents.

The LDP Strategy is supported, particularly as the Area Objectives for Barry, Cowbridge, Llantwit Major, Penarth and the Primary Settlements all include strong references to improving walking and cycling links. It is suggested that a similar reference should be included in the section relating to St. Athan (p. 32) so that this principle is clearly stated in the framework for the evolving master plan. This principle is also a notable omission from POLICY MG 4 which specifically outlines the proposed St. Athan development.

(ordered by Representation ID No.)

Representor ID and details: 3394/DP1 Vale of Glamorgan Local Access Forum, FAO Frank Coleman

POLICY SP1 - THE STRATEGY, provides an excellent and succinct basis for the following policies. The references in SP1 to promoting the enjoyment of the countryside and coast, sustainable development, protecting the environment and promoting opportunities for sustainable tourism and recreation are especially welcomed.

In POLICY SP7 - TRANSPORTATION, the prominence given to the National Cycle network and to support for schemes which improve walking and cycling is good. However, nowhere in the Plan is there any reference to bridleways, which are an important recreational asset, especially in the Vale where horse ownership is quite significant. It is Sustrans general policy that equestrian use is permitted on the majority of their routes - generally quiet public highways and bridleways. This policy could be endorsed in the LDP and extended to include other multi use routes wherever possible.

POLICY SP11 recognises the role of the Vale as a "green lung" within south Wales, and seeks to protect, enhance and promote tourism assets. It rightly discusses the economic value of tourism, and should really include discussion of the Value of the Wales Coast Path to potential tourism. Having been singled out by the "Lonely Planet" as the number one world attraction for 2012 this opportunity should not be undersold. This policy could usefully cross reference to POLICY MG 20 which specifically discusses the All Wales Coast Path.

The incorporation of the criterion favouring the provision of 'a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users' in new development set out in POLICIES MD 2 and MD 3 is excellent. The text in paragraph 6.12 which follows is very clear and important: 'Developers will be required to ensure that new developments encourage walking and cycling by giving careful consideration to location, design, access arrangements, travel desire lines through a development, and integration with existing and potential off-site links'. It is suggested that this stronger wording should be given more prominence as part of the actual policy.

This would give more weight to implementation and provide a stronger basis for the Local Indicator LI 17 under Transport which is one of the measures of success of the Plan: 'number of new cycle, pedestrian and public transport routes provided in association with new developments secured via s106 obligations' (p.168).

POLICY MD 10 TOURISM AND LEISURE is important in recognising that 'the provision of appropriately located and well designed tourism facilities present a significant opportunity to bring new investment into the Vale of Glamorgan', and in seeking to retain and enhance existing facilities. As well as the excellent network of existing Public Rights of Way – including bridleways and multi use routes - the developing NCN 88 cycle way network and the Wales Coast Path offer great opportunities for leisure use.

In particular, Policy MD 10 will need to be balanced with POLICY MG 27 which rightly seeks to protect the special environmental qualities of the Glamorgan Heritage Coast. Criterion 2 of this latter policy worryingly includes reference to 'development that is required for...appropriate tourism...'. At peak times, the key access roads and car parks within the Heritage Coast area get gridlocked by visitor cars and cannot accommodate more. It is therefore difficult to envisage any tourist facilities which would be appropriate within the Heritage Coast area, where informal recreation consistent with protection of the unspoilt nature of the coast must be the priority.

POLICY MG 20— TRANSPORT PROPOSALS is a key policy, embracing proposals for all modes of transport. The land allocations for National Cycle Network (NCN) Route 88 and associated connections are welcomed, though the Proposals Map is somewhat ambiguous in showing both existing and proposed NCN routes with the same notation. This is confusing. For instance, the cycle route west of Aberthaw Power Station is shown along the coast whilst the equivalent section of the Wales Coast Path (WCP) is indicated further inland. This anomaly is presumably explained because the WCP follows existing Public Rights of Way in order to ensure a route is available by May 2012, whereas the cycle route here is only a proposal. When the cycleway is implemented this will presumably also be the preferred route of the WCP.

For clarity, it is suggested that the distinction between existing and proposed routes could usefully be made on the Proposals Map. An alternative notation showing 'Walking and Cycling proposals' is already used on the Map.

One significant link missing from the NCN network in the east Vale is a short connection linking the Dinas Powys area and Penarth town centre/seafront.

As discussed above, specific reference could be made in POLICY MG 20 (paragraph 7.76) to multi use routes and bridleway circuits, and in relation to usage of the Sustrans proposed network of cycle ways.

Also featured in POLICY MG 20, the Vale of Glamorgan section of the Wales Coast Path is a very significant new facility which deserves more promotion than is currently given in paragraph 7.80- perhaps more appropriately in POLICY SP11 as discussed earlier.

It is puzzling to see the reference to Cosmeston Quarry in POLICY MG 26- DORMANT MINERAL SITES which 'seeks to prevent further mineral extraction... and to secure restoration and landscaping works'. This is owned by the Council, is within the existing country park, is mostly flooded, and has been subject of restoration and landscaping. Why is it included in this policy?

The very significant additional land allocations of 27ha and 42ha respectively at Cosmeston Lakes and Porthkerry Country Parks as outlined in POLICY MG 28 is interesting, but raises the concern as to how these very large areas will be managed, given the low level of staff and financial resources already evident at the two parks. Alternatively, if these are additions to the parks in name only- ire not managed for environmental improvement and greater public access- would it be more appropriate to hold the land as part of the Green Wedge designation?

(ordered by Representation ID No.)

Representor ID and details: 3394/DP1 Vale of Glamorgan Local Access Forum, FAO Frank Coleman

Section 9: Measuring Success is a key part of the document and the intention to produce an annual monitoring report is applauded.

One small but significant change is suggested: In the section SA Monitoring Proposals for the Local Development Plan, the indicator '% of total length of footpaths and other rights of way which are easy to use by members of the public' is included in Section 9 Environmental Assets, It is suggested that this indicator should more appropriately be included in Section 3. Access for All, a title which better reflects one of the main tenets of improving Public Rights of Way, cycleways and informal access throughout the Vale. Indeed, one of the aims in Section 3 is to 'ensure the built and natural environment is easily accessible to all the Vale's community'.

Another important indicator which could be included here is 'the additional length of footpaths and other rights of way which are available to less able users'. Whilst requiring some consideration of definitions, this would usefully demonstrate progress in a potentially neglected area of concern which deserves more attention.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 3395/DP1 Jack El-Khatib							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M □ 0	Additional SA SEA		Rep format: Eform	,	,	to be consiered by 'writter ession of Public examinati	•
2a - Do you consider the LDP is Sound? Unsound	Procedural Tests -	P1 - No	P2 - No	et one or more test(s)	of soundness, ple	ease indicate which test(s) that it fails.
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4	- No	
	Coherence and Effecti	iveness Tests - CE	1 - Yes	CE2 - Yes	CE3 - No	CE4 - Yes	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragra</u>	aph Number:	Proposal Map:		Constraints Map	Appendices:
				MG11			
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	resentation? Yes	(If "No" or "Unanswere	d" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy:	Amended Policy:	New Paragraph:	Amended Paragra	aph: New Or An	nended Site: Other (see	Notes):
	No	No	No	No	Yes	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name: Land wes			(If "Yes", ple	Ū	ndidate Site Name and re Reference: 182/CS.3	ference if known)
3a - Please set out your representation helow:				_			

The representation site is required to accommodate the only safe and workable access to the planned expansion of the University Hospital Llandough (UHL).

The expansion of the UHL will necessitate significant highways improvements in the area, including a new access to the hospital site from the A4055 Cardiff/Barry Road.

The enclosed Supporting Statement by Austin Partnership Consulting Civil & Structural Engineers confirms that the only safe and workable access point to serve the expanded hospital passes through the representation site to a proposed new roundabout arrangement on the A4055. This was confirmed by the local authority in previous meetings and by the statement of agreement enclosed at Appendix A.

The remainder of the site represents an opportunity to deliver much needed market, intermediate and affordable housing in the Penarth sub-area, as identified in the Vale of Glamorgan Local Housing Market Assessment 2010.

The November 2010 Vale of Glamorgan Joint Housing Land Availability Study (JHLAS) identifies just a 3.3 year housing land supply. Technical Advice Note 1: JHLAS paragraph 5.1 states local planning authorities must take steps to increase the supply of housing land where a supply of less than 5 years is identified, including reviewing the development plan.

The allocation of part of the site for housing in the development plan would contribute to the requirement to provide additional housing in the Vale of Glamorgan to achieve a 5 year housing land supply and the 4.117 new homes required in the Penarth sub-area to 2030.

The development of the site for housing would not to lead to any development closer to either Dinas Powys or Cogan. The enclosed representation plan (drawing number: 120023/01) demonstrates the site is surrounded by existing built development. Therefore the site would not result in the coalescence of Llandough with any other settlement.

In addition to facilitating the provision of high quality employment at the expanded hospital, the allocation of the site for housing would provide new homes close to employment opportunities at the hospital, the east Vale of Glamorgan and Cardiff, fostering a sustainable pattern of development.

The site itself is highly accessible by a variety of modes of transport. The site adjoins a Priority Bus Route, benefitting from the following services:

- -89A:
- -92;
- -93;
- -93B:
- -93S; and

(ordered by Representation ID No.)

Representor ID and details: 3395/DP1 Jack El-Khatib

-95

The site also adjoins a traffic free cycle route (M014) and lies within 1km of both Cogan and Eastbrook Rail Stations.

In summary, the allocation and safeguarding of the site for the expansion of and key access infrastructure to serve UHL and housing would deliver a number of benefits, as follows:

- -Facilitate the expansion of UHL;
- -Accommodate the access and key infrastructure necessary to facilitate the expansion of the hospital;
- -Contribute to much needed market, intermediate and affordable housing in the Penarth sub-area; and
- -Avoid coalescence of Llandough with Dinas Powys and Cogan.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

The Proposals Map should be amended to safeguard the site for the improved access and roundabout necessary to facilitate the expansion of UHL. The remainder of the site should be allocated for housing and excluded from the Green Wedge and Special Landscape Area.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing - We would wish to speak to the Inspector regarding the allocation of the site and the complex highways and access issues. This will allow for a fuller understanding of the issues arising.

Representor ID and details: 3429/DP1 Mr Julian & Mrs L	Phillips		
Date Lodged Status Petition and No. Supporting Evidence 31/03/2012 M □ 0 □	Additional SA SEA		r comments to be consiered by 'written representations' or do a hearing session of Public examination?
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and do Procedural Tests - P1 - Unanswered Consistency Tests - C1 - Unanswered	pes not not meet one or more test(s) of so P2 - Unanswered C2 - Unanswered C3 - Unanswered	oundness, please indicate which test(s) that it fails.
	Coherence and Effectiveness Tests - CE1 - L		CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph N MG2(33)	Number: Proposal Map:	Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Unanswer	red (If "No" or "Unanswered" -	go to 3d)
3c - What changes would like to see made to the Deposit Plan		ew Paragraph: Amended Paragraph: Inanswered Unanswered	New Or Amended Site: Other (see Notes): Unanswered Unanswered
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Si Site Name:	ite? Unanswered (If "Yes", please	give the Candidate Site Name and reference if known) Site Reference:
3e - Please set out your representation below: I am writing to object to the proposed inclusion of plans to	build new houses to the east of the village of St	t. Nicholas in the local Development Plan.	
			ational Trust this will provide greater visitor numbers to the particularly when it comes to highway safety for the residents of
Moreover, there are no spaces in the local school to provi	de for the proposed influx of families to the sugg	gested location.	
The development falls outside the development boundary	and is within the current conservation area.		
I would like our objections duly noted.			
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it sound (if relevant)		
4b - If you wish to speak, please confirm which part of your re-	presentation you wish to speak to the inspector a	about and why they consider it be necessa	ury to speak at the hearing -

(ordered by Representation ID No.)

Representor ID and details: 3447/DP1 Mr F and Mrs K C	oleman					
Date Lodged Status Petition and No. Supporting Evidence 30/03/2012 M 0	Additional SA SEA		Rep format: Comment form	, ,	comments to be consiered by 'va hearing session of Public exan	•
2a - Do you consider the LDP is Sound? Unsound	•	Plan is unsound and do	es not not meet on P2 - Unanswer	` '	undness, please indicate which t	est(s) that it fails.
	Consistency Tests -	C1 - Yes	C2 - Unanswer	ed C3 - Unanswei	red C4 - Unanswered	
	Coherence and Effective	eness Tests - CE1 - Y	es CE	2 - Yes C	E3 - Unanswered CE4 - Una	answered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph N	lumber: Pro	oposal Map:	Constraints Ma	<u>Appendices:</u>
	23. 120			Yes		
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? Yes	(If "N	o" or "Unanswered" - g	go to 3d)	
3c - What changes would like to see made to the Deposit Plan?	New Policy: Unanswered	Amended Policy: Ne Yes Ye	ew Paragraph: es		New Or Amended Site: Other (Unanswered Unanswered Unans	
	Notes:					
3d - If your representation relates to a new, deleted or amende	d site, did you submit th Site Name:	e site as a Candidate Sit	te? Unanswered	(If "Yes", please	give the Candidate Site Name a Site Reference:	nd reference if known)
3e - Please set out your representation below: LDP RESPONSE SECTION 3e						

The LDP is deficient because it fails to include the Barry Waterfront to Cardiff link (the Dinas Powys bypass) as a key proposal within the Plan.

This road is an essential link in the highway network, and its early development is crucial to the success of the whole Plan strategy.

The reasons for this include:

- The LDP is inconsistent with the Highway Strategy Study (2008) by the South East Wales Transport Alliance (Sewta), the Regional Transport Plan (RTP) (2010), the Traffic Impact Assessment for Barry Waterfront, and the logic set down in the Unitary Development Plan approved in 2005. It is unacceptable to state that 'Whilst the Council supports this scheme in principle, it is considered unlikely that it will come to fruition during the Plan period'.
- -The Sewta document 'identifies the A4055 through Dinas Powys as a key problem area of the regional road network...' and that the Dinas Powys bypass 'was viewed as having dual benefits' (LDP paragraph 5.63)
- -The RTP 'states that the scheme offers positive outcomes and should be subject to further development and evaluation...' (LDP paragraph 5.64).
- -The Traffic Impact assessment for Barry Waterfront quotes' Barry is identified as a key settlement in the strategy. The strategy identifies the continued development of Barry Waterfront, which will be supported by the implementation of the Barry Waterfront to Cardiff Link Road in order to improve accessibility and alleviate peak time congestion along the A4055 between Barry and Cardiff (Policy CSP 11)' (Barry Waterfront Environmental Statement Chapter D Transport Assessment).
- -The Unitary Development Plan Policy TRAN1 states: 'The purpose of the Barry Waterfront to Cardiff Link Road is twofold: firstly to provide a link between the major development at Barry Docks and the trunk road motorway network via the A4231, and also to Cardiff and Cardiff Bay; and secondly to alleviate traffic congestion and improve road safety on the A4055 through Dinas Powys'.
- -The LDP itself recognises the need for good strategic routes: 'the provision of a strategic highway network is vital to the efficient movement of people and goods throughout the Vale of Glamorgan' (LDP paragraph 5.62). Yet, despite this corridor being shown on the Key Diagram (p.29) as a Strategic Transport Corridor there is no policy reference to the link, nor is there any safeguarding line shown on the key diagram.

(ordered by Representation ID No.)

Representor ID and details: 3447/DP1 Mr F and Mrs K Coleman

- The A4055 through Dinas Powys does not cope with current traffic levels. It is already heavily congested throughout the day, with acute problems during peak periods (see LDP paragraph 3.14). As a result, Dinas Powys suffers from serious problems of traffic congestion, delays in public transport, and adverse impact on the local environment and public health. The infant school, Health Centre, two rail stations, bus stops and shops are all located along this main road. All generate significant pedestrian movements along and across this busy highway. A particular concern for Dinas Powys residents is pedestrian safety and health. The heavily used narrow footways alongside the road expose young and old alike to potential road accidents together with high levels of traffic fumes and noise. Without the provision of a bypass, these dangers will only get worse: the traffic impact assessment produced for the Barry Waterfront development confirms that the Murch junction with the A4055 will far exceed capacity by 2020 simply from traffic growth alone (Paragraph 7.3.3) and that there will be major queues at this junction of 60 cars (am peak) and 94 cars (pm peak) by 2020 (Table 7.2).
- The constant congestion of the A4055 also has the consequence of forcing traffic onto "rat runs" through Dinas Powys old village and the narrow and winding Penyturnpike lane, also through St. Andrews Major, and along Sully Road. Higher traffic flows along these lanes could lead to dangerous conditions similar to those currently experienced along the A4233 (5 Mile Lane north of Barry).
- Much of the proposed new development in the LDP will generate substantial additional traffic movements along the A4055. The LDP proposes that most of the strategic land development over the Plan period will take place in the South East Vale corridor, which will severely exacerbate the traffic situation. These developments include:
- MG 2 1. Phase 2 Barry Waterfront 2000 dwellings
- 2. and 3. St Athan 530 dwellings
- 4 9 Barry key settlement sites 1052 dwellings
- 19 and 20 Dinas Powys 400 dwellings
- 21 and 22 Llandough 170 dwellings
- 23 and 24 Rhoose 730 dwellings
- 25 Sully (reserve site) 650 dwellings
- Total new dwellings 5532 dwellings
- -MG 3 Strategic site at Barry waterfront with retail, leisure, hotel and office uses proposed
- -MG 4 St.Athan 89 ha. of employment land
- -MG 11 Llandough Hospital expansion
- -MG 12 2.employment land adjacent to Cardiff airport: 77.4 ha
- 4-8 and 12 employment land around Barry: 37.2 ha

These proposals beg many questions:

- -What is the estimated traffic generation from these developments?
- -More specifically, how much additional traffic will be generated by the Barry Waterfront development, together with the other residential and employment sites in and around Barry?
- -What are the likely main movements?
- -How will these movements impact on the current road network?
- -What difference will the proposed strategic highway improvements make?
- -Most importantly, how much additional traffic is predicted to use the A4055 through Dinas Powys by the end of the Plan period?

The LDP must plan for significant future transport movements between these major developments within the coastal strip, and to and from Cardiff (see LDP paragraph 3.14 which outlines current movements). At present there are only two main routes serving this corridor: the A4050 Port Road via Culverhouse Cross, and the A4055 through Dinas Powys. Like the A4055 in Dinas Powys the A4050 and the Culverhouse Cross Junction are heavily congested now. The additional volumes of traffic which will be generated by the LDP proposals cannot possibly be accommodated on routes which are already significantly overloaded. Although the LDP recognises the need for good strategic routes (see LDP paragraph 5.62), the proposed improvements to the highway network (Policy SP7 1-3) will do little to address this issue.

If the funding of this link is an issue, it seems perfectly reasonable to expect the developers of these proposed major projects to provide an off site contribution through the new Infrastructure Contribution Levy. This is referred to in LDP Policy MD 4: 'Community infrastructure may include provision or improvement of 3.Transport infrastructure '. This is supported in paragraphs 6.15 and 6.16, and particularly by the references to strategic sites in the Delivery and Implementation tables (LDP p.113 onwards). As an example, the Barry Waterfront Study cites the Barry Waterfront to Cardiff link road as a necessary part of the infrastructure needed to allow development of this major site (see above).

- The removal of through traffic from Dinas Powys will have great benefits for public transport. This supports the principle of improving and favouring public transport which is a key objective of the LDP. Buses will be able to run more freely (the new bus lane between Dinas Powys and the Merrie Harrier junction is of limited value), and pedestrian movements to bus stops and the two railway stations will be safer and more pleasant.
- The local roads within Dinas Powys will not cope with the local developments proposed in the LDP without the benefit of a bypass. The two housing developments (LDP Policy MG 2 sites 19 and 20) of 400

(ordered by Representation ID No.)

Representor ID and details: 3447/DP1 Mr F and Mrs K Coleman

dwellings will necessarily gain access onto the A4055 via either Murch Road or Cross Common Road. Murch Road is already heavily congested by commuter traffic and school traffic/parking. Cross Common Road has a very awkward sub standard bridge at its junction with the A4055, which regularly creates problems. All these problems could be mitigated by the provision of a direct access road onto a new bypass from the major development site (19) at and adjoining the St. Cyres School site.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

Amend Policy SP7 to include Barry Waterfront to Cardiff Link (the Dinas Powys bypass) as new item 2.

New supporting paragraph after paragraph 5.55.

Amend Policy MG20 to include the Barry Waterfront to Cardiff (Dinas Powys bypass) under "Highways" as a new land allocation.

Add a new supporting paragraph before paragraph 7.85.

Add a new entry to include the Barry Waterfront to Cardiff (Dinas Powys bypass) before MG20 (8) in the Delivery and Implementation Section: Transport Proposals and include as early as possible in the phasing (p.159).

Amend the key diagram to include a new highway proposal for the Barry Waterfront to Cardiff (Dinas Powys bypass) link.

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 34	67/DP1 V Collins							
Date LodgedStatusPetition an02/04/2012M□0	d No. Supporting Evidence	Additional SA SEA		Rep format: Eform			e consiered by 'written on of Public examinatio	
2a - Do you consider the LDP is So	und? Unsound	2b - If you think that the	e Plan is unsound and	does not not meet	one or more test(s) of	soundness, please	e indicate which test(s)	that it fails.
		Procedural Tests -	P1 - No	P2 - No				
		Consistency Tests -	C1 - Yes	C2 - No	C3 - No	C4 - N	lo	
		Coherence and Effecti	veness Tests - CE1	· No	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan	are you commenting on?	Policy Number:	Paragraph	Number:	Proposal Map:		Constraints Map	Appendices:
3b - Do you wish to see any change	s made to the Deposit Plan	as a result of your repr	esentation? Yes	(If	"No" or "Unanswered"	- go to 3d)		
3c - What changes would like to see	e made to the Deposit Plan?	New Policy:	Amended Policy:	New Paragraph:	Amended Paragrap	h: New Or Ameno	ded Site: Other (see N	otes):
Ü	·	No	No	No	No	No	No	
		Notes:						
3d - If your representation relates to	o a new, deleted or amende	d site, did you submit the Site Name:	he site as a Candidate	Site? Unanswer	ed (If "Yes", pleas	se give the Candid Site Refe	ate Site Name and reference:	erence if known)
3e - Please set out your representa	tion below:				-			
I refer to the above plan and in volumes that will result from the					oposed plan has been d	leveloped without o	due consideration to the	e increase in traffic
I'd appreciate if you could pos	a copy of the aforemention	ned report to the addres	ss above.					
I'd also like to request informa polluted current location.	tion on potential alternative	use of the St Cyres ann	nexe site - for example	why the site has r	not been considered for	the relocation of the	he infants school from t	the extremely busy and
Regards Viv Collins								
3f - Please outline the changes you	wish to see made to the D	eposit Plan to make it s	ound (if relevant)					
4b - If you wish to speak, please co	onfirm which part of your rep	presentation you wish to	speak to the inspecto	r about and why th	ey consider it be neces	sary to speak at th	ne hearing -	

Representor ID and details: 3477/DP1 Tracey Alexander	, 1 Coates Road
Date Lodged Status Petition and No. Supporting Evidence 22/03/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered CE5
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: New Paragraph: Amended Paragraph: Unanswered U
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below:	
	owing reasons: d cannot be changed added or improved upon, (Roads gridlocked already) - Geography. Cannot improve situation. vood College to Sully Hospital should be for housing) not employment. Lower percentage adding to infrastructure. dlife (bats flight path etc.).
4b - If you wish to speak, please confirm which part of your rep Site refs. Environmental factors and future policy.	oresentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 3477/DP2 Tracey Alexander	, 1 Coates Road
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA Rep format: 4a - do you want your comments to be consiered by 'written representations' or do Comment form you want to speak at a hearing session of Public examination? Examination
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered Coherence and Effectiveness Tests - CE1 - Unanswered CE2 - Unanswered CE3 - Unanswered CE4 - Unanswered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragraph Number: Proposal Map: Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your representation? Yes (If "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan	New Policy: Amended Policy: New Paragraph: Amended Paragraph: New Or Amended Site: Other (see Notes): Unanswered Unanswered Unanswered Unanswered Unanswered Yes Notes:
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidate Site? Unanswered (If "Yes", please give the Candidate Site Name and reference if known) Site Name:
3e - Please set out your representation below:	
	bwing reasons: d cannot be changed added or improved upon, (Roads gridlocked already) - Geography. Cannot improve situation. yood College to Sully Hospital should be for housing) not employment. Lower percentage adding to infrastructure. dlife (bats flight path etc.).
4b - If you wish to speak, please confirm which part of your reposite refs. Environmental factors and future policy	oresentation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 3478/D	P1 J Donovan					
Date LodgedStatusPetition and No.21/03/2012M□	Supporting Evidence Additional	SA SEA	Rep format: Letter	4a - do you want your commen you want to speak at a hearing		
2a - Do you consider the LDP is Sound?	Procedural Consistency		P2 - Unanswe	ne or more test(s) of soundness, ered ered C3 - Unanswered C E2 - Unanswered CE3 - Unar	C4 - Unanswered	
3a - Which part of the Deposit Plan are y	ou commenting on? Policy Number MG2	er: Paragrap		roposal Map:	Constraints Map	Appendices:
3b - Do you wish to see any changes ma	de to the Deposit Plan as a result of	your representation? Unans	wered (If "N	No" or "Unanswered" - go to 3d)		
3c - What changes would like to see mad	de to the Deposit Plan? New Police Unanswerd Notes:	·	New Paragraph: Unanswered	Amended Paragraph: New Or A Unanswered Unanswe		otes):
3d - If your representation relates to a ne	ew, deleted or amended site, did yo Site Name:	u submit the site as a Candidate	e Site? Unanswered	•	Candidate Site Name and refe e Reference:	erence if known)
3e - Please set out your representation be Plenty of ideas/words/homes BUT where is the second road to the and drink and noise? Any question	e Island? (Did I hear 10 years?) Pla of a police station or a funeral hom	9?	ea a 60 bed care h	ome in amongst restaurants, cafe	es, cinema and houses? with	all the attendant traffic
Barry Island is second to none for n	latural beauty - it deserves better th	an this.				
J Donovan						
P.S Exactly where is the Travellers	Area, I couldn't easily find the refer	ence.				
3f - Please outline the changes you wish	to see made to the Deposit Plan to	make it sound (if relevant)				
4b - If you wish to speak, please confirm	which part of your representation	ou wish to speak to the inspect	or about and why they	consider it be necessary to spea	k at the hearing -	

(ordered by Representation ID No.)

Representor ID and details: 3481/DP1 National Grid, c/c	Agent - Damien Holdst	tock					
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Letter	, ,	our comments to be co at a hearing session of	•	•
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that th Procedural Tests - Consistency Tests -	P1 - Unanswered	P2 - Unans	et one or more test(s) of swered swered C3 - Unans	· 		hat it fails.
	Coherence and Effecti	iveness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswere	ed
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:	Coi	nstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plar	as a result of your repr	resentation? Unansw	vered (I	f "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered Notes:		New Paragraph: Unanswered	Amended Paragrap Unanswered	h: New Or Amended S Unanswered	Other (see No Unanswered	<u>tes):</u>
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name:	he site as a Candidate	Site? Unanswe	red (If "Yes", plea	se give the Candidate Site Reference		rence if known)
2a Diagga ant out your representation holour							

3e - Please set out your representation below:

National Grid has appointed AMEC (formerly Entec) to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the current consultation on the above document.

Overview - National Grid

National Grid is a leading international energy infrastructure business. In the UK National Grid's business includes electricity and gas transmission networks and gas distribution networks as described below.

Electricity Transmission

National Grid, as the holder of a licence to transmit electricity under the Electricity Act 1989, has a statutory duty to develop and maintain an efficient, co-ordinated and economical transmission system of electricity and to facilitate competition in the supply and generation of electricity.

National Grid operates the national electricity transmission network across Great Britain and owns and maintains the network in England and Wales, providing electricity supplies from generating stations to local distribution companies. We do not distribute electricity to individual premises ourselves, but our role in the wholesale market is key to ensuring a reliable and quality supply to all. National Grid's high voltage electricity system, which operates at 400,000 and 275,000 volts, is made up of approximately 22,000 pylons with an overhead line route length of 4,500 miles, 420 miles of underground cable and 337 substations. Separate regional companies own and operate the electricity distribution networks that comprise overhead lines and cables at 132,000 volts and below. It is the role of these local distribution companies to distribute electricity to homes and businesses.

To facilitate competition in the supply and generation of electricity, National Grid must offer a connection to any proposed generator, major industry or distribution network operator who wishes to generate electricity or requires a high voltage electricity supply. Often proposals for new electricity projects involve transmission reinforcements remote from the generating site, such as new overhead lines or new development at substations. If there are significant demand increases across a local distribution electricity network area then the local network distribution operator may seek reinforcements at an existing substation or a new grid supply point. In addition National Grid may undertake development works at its existing substations to meet changing patterns of generation and supply.

Gas Transmission

National Grid owns and operates the high pressure gas transmission system in England, Scotland and Wales that consists of approximately 4,300 miles of pipelines and 26 compressor stations connecting to 8 distribution networks. National Grid has a duty to develop and maintain an efficient co-ordinated and economical transmission system for the conveyance of gas and respond to requests for new gas supplies in certain circumstances.

(ordered by Representation ID No.)

Representor ID and details: 3481/DP1 National Grid, c/o Agent - Damien Holdstock

New gas transmission infrastructure developments (pipelines and associated installations) are periodically required to meet increases in demand and changes in patterns of supply. Developments to our network are as a result of specific connection requests e.g. power stations, and requests for additional capacity on our network from gas shippers. Generally network developments to provide supplies to the local gas distribution network are as a result of overall demand growth in a region rather than site specific developments.

Gas Distribution

National Grid also owns and operates approximately 82,000 miles of lower-pressure distribution gas mains in the north west of England, the west Midlands, east of England and north London - almost half of Britain's gas distribution network, delivering gas to around 11 million homes, offices and factories. National Grid does not supply gas, but provides the networks through which it flows. Reinforcements and developments of our local distribution network generally are as a result of overall demand growth in a region rather than site specific developments. A competitive market operates for the connection of new developments.

National Grid and Local Development Plan Documents

The Energy White Paper makes clear that UK energy systems will undergo a significant change over the next 20 years. To meet the goals of the white paper it will be necessary to revise and update much of the UK's energy infrastructure during this period. There will be a requirement for:

- an expansion of national infrastructure (e.g. overhead power lines, underground cables, extending substations, new gas pipelines and associated installations); and
- new forms of infrastructure (e.g. smaller scale distributed generation, gas storage sites).

Our gas and electricity infrastructure is sited across the country and many stakeholders and communities have an interest in our activities. We believe our long-term success is based on having a constructive and sustainable relationship with our stakeholders. Our transmission pipelines and overhead lines were originally routed in consultation with local planning authorities and designed to avoid major development areas but since installation much development may have taken place near our routes.

We therefore wish to be involved in the preparation, alteration and review of Development Plan Documents (DPDs) which may affect our assets including policies and plans relating to the following issues:

- any policies relating to overhead transmission lines, underground cables or gas pipeline installations;
- -site specific allocations/land use policies affecting sites crossed by overhead lines, underground cables or gas transmission pipelines;
- -land use policies/development proposed adjacent to existing high voltage electricity substation sites and gas above ground installations:
- -any policies relating to the diverting or undergrounding of overhead transmission lines;
- -other policies relating to infrastructure or utility provision:
- -policies relating to development in the countryside:
- -landscape policies; and
- -waste and mineral plans.

In addition, we also want to be consulted by developers and local authorities on planning applications, which may affect our assets and are happy to provide pre-application advice. Our aim in this is to ensure that the safe and secure transportation of electricity and gas is not compromised.

National Grid infrastructure within Vale of Glamorgan Council's administrative area

Electricity Transmission

National Grid's high voltage electricity overhead transmission lines / underground cables within Vale of Glamorgan Council's administrative area that form an essential part of the electricity transmission network in England and Wales include the following:

- -XM line 275kV route from Pyle substation in Bridgend to Whitson substation in Newport via Cowbridge substation in Glamorgan
- -ZZB line 275kV route from Aberthaw substation in Glamorgan to Upper Boat substation in Rhonda Cynon Taff via Cowbridge substation in Glamorgan
- ZZS line 275kV route from Aberthaw substation in Glamorgan to Cowbridge substation in Glamorgan
- -LL line 275kV route from Aberthaw substation in Glamorgan to the XM line in Glamorgan

The following substations are also located within the administrative area of Vale of Glamorgan Council:

(ordered by Representation ID No.)

Representor ID and details: 3481/DP1 National Grid, c/o Agent - Damien Holdstock

-Aberthaw substation - 275kV and 132kV

-Cowbridge substation - 275kV

National Grid has provided information in relation to electricity transmission assets, including maps and GIS shape files showing their broad locations, via the following internet link:

http://www.nationalgrid.com/uk/LandandDevelopment/DDC/GasElectricNW

Gas Transmission

National Grid has no gas transmission assets located within the administrative area of Vale of Glamorgan Council.

Electricity and Gas Distribution

Western Power Distribution owns and operates the local electricity distribution network in Vale of Glamorgan Council's administrative area.

Wales and West Utilities owns and operates the local gas distribution network in Vale of Glamorgan Council's administrative area.

Contact details for Western Power Distribution and Wales and West Utilities can be found on the Energy Networks website: www.energynetworks.org

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. In addition the following publications are available from the National Grid website or by contacting us at the address overleaf:

- -National Grid's commitments when undertaking works in the UK our stakeholder, community and amenity policy."
- -specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations Requirements for Third Parties; and
- A sense of place design guidelines for development near high voltage overhead lines.

Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 3483/DP1 Mr J Hewitson				
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		your comments to be consiered by 'written rep k at a hearing session of Public examination?	
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Plan is unsound an Procedural Tests - P1 - Unanswered	d does not not meet one or more test(s) of P2 - Unanswered	of soundness, please indicate which test(s) that	t it fails.
	Consistency Tests - C1 - Unanswered	C2 - Unanswered C3 - Unar	nswered C4 - Unanswered	
	Coherence and Effectiveness Tests - CE	- Unanswered CE2 - Unanswered	CE3 - Unanswered CE4 - Unanswered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragra	oh Number: <u>Proposal Map:</u>	Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your representation? No	(If "No" or "Unanswere	d" - go to 3d)	
3c - What changes would like to see made to the Deposit Plan?	New Policy: Amended Policy: Unanswered Unanswered	New Paragraph: Amended Paragra Unanswered Unanswered	aph: New Or Amended Site: Other (see Note: Unanswered Unanswered	<u>s):</u>
	Notes:			
3d - If your representation relates to a new, deleted or amende	d site, did you submit the site as a Candidat Site Name: Land at Brynhill Golf Course	e Site? Yes (If "Yes", ple	ease give the Candidate Site Name and referen Site Reference: 2407/CS1	nce if known)
3e - Please set out your representation below:				
I support the LDP decision to exclude candidate site No. 2 1. There would be negative impact on the designated spe 2. There would be a loss of open space and land previous 3. There would be inferior road/infrastructure surrounding 4. There would be public safety issues in terms of schools	cial landscape area which would raise both or Iy used for leisure purposes. The site which would lead to traffic congestic	cological and environmental concerns.		
3f - Please outline the changes you wish to see made to the Di No change.	eposit Plan to make it sound (if relevant)			
4b - If you wish to speak, please confirm which part of your rep		, ,	essary to speak at the hearing -	

(ordered by Representation ID No.)

Representor ID and details: 3486/DP1 KV & MM Glover							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Letter		r comments to be cons a hearing session of F	•	•
2a - Do you consider the LDP is Sound? Unanswered	Procedural Tests -	P1 - Unanswered	P2 - Unansw				at it fails.
	Consistency Tests - Coherence and Effective			vered C3 - Unanswe CE2 - Unanswered C		vered CE4 - Unanswere	d
3a - Which part of the Deposit Plan are you commenting on?	Policy Number: MG2(33)	<u>Paragraph</u> 		Proposal Map:	Cons	straints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	esentation? Unansw	vered (If "	'No" or "Unanswered" -	go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered Notes:		New Paragraph: Unanswered	Amended Paragraph: Unanswered	New Or Amended Sir Unanswered	te: Other (see Not Unanswered	<u>es):</u>
3d - If your representation relates to a new, deleted or amende	ed site, did you submit th Site Name:	ne site as a Candidate	Site? Unanswere	(If "Yes", please	give the Candidate Si Site Reference:		ence if known)

3e - Please set out your representation below:

Re: Deposit Local Development Plan - St. Nicholas Site MG 2(33)

We wish to register our objections to the inclusion of the above site in the Local Development Plan.

- 1. The proposed development is totally out of scale to this small village of historical and architectural significance. It is on a greenfield site of agricultural land and takes no account of the village settlement or of its Conservation status. The density of some 8.5 houses per acre including roads would increase the existing number of properties by approximately one third. Compare this with the proposed Cowbridge development of 210 houses in an area with an existing 5000-6000 population. The suggested St.Nicholas increase is not appropriate in a Conservation area.
- 2. The proposed urbanisation of open countryside gives potential for further expansion, and starts the process of erosion of the green belt separating the Vale from Cardiff. New houses should be built on brown sites where available. There are numerous sites within Barry where repair and improvement of existing properties, or the provision of new homes would enhance the local area.
- 3. The proposed development would require a major expansion of existing infrastructure water, sewage etc. at considerable cost and disruption. These services would be already available at brown sites. There are no existing facilities in the village bar the church, a small primary school and a church hall. The latter is accessed by a hazardous crossing of the A48 or by using a pedestrian crossing some distance to the east, which then necessitates a dangerous walk on a pavement little more than a metre wide in places, and bounded by a high stone wall. There is also very little parking available for those using the hall. There is no shop, post office, doctors' surgery, pharmacy, newspaper supplier, nursery: hairdresser, public house or restaurant- all facilities taken for granted in urban areas. Access to these will necessitate either frequent short car journeys, contrary to stated Council policy, or the use of the limited and costly bus service.
- 4. Access to the proposed site is problematic and possibly dangerous. Access from Ger-y-llan is stated by the Council's engineers to be not appropriate, but is nevertheless on the plan. The lanes around the village, with no pavements, are used by pedestrians, dog walkers and children riding cycles or scooters. It is congested morning and afternoon by the cars of parents taking or collecting children to/from school. The access from the nearest lane to the A48 is very narrow. Access from any new junction to the east would have its own problems. At peak times it is extremely difficult to break into the flow of traffic from the Cowbridge direction, which will inevitably increase with the proposed developments there. It is often almost impossible to turn right at busy times from properties on the north side of the road. Any new traffic lights will increase the morning hold-ups which frequently stretch back to Bonvilston.

Increased traffic from any new developments in the area will add to the existing congestion at the Tesco and Culverhouse Cross junctions. Acquisition of Duffryn House by the National Trust, and their stated target of 250000 visitors a year, will add considerably to traffic through the village at off-peak times. The excessive speed of many vehicles, including emergency services and particularly police cars, makes using the existing pedestrian crossing hazardous. If the 30mph speed zone were to be extended, there would be an even longer stretch where the limit would often be ignored.

5. The proposed site conflicts with Council policy (MG 7) for Residential Development within Minor Rural Settlements. Part of the site, the field to the north of that previously proposed for affordable housing, was

(ordered by Representation ID No.)

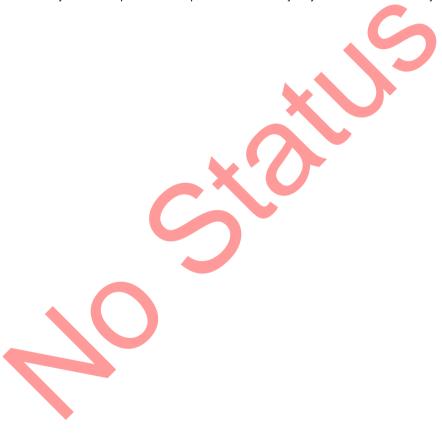
Representor ID and details: 3486/DP1 KV & MM Glover

not a Candidate Site but was added by the Council. It has no assessment; or if assessed, is not in the Candidate Document. This is against stated criteria.

We do not understand why the St. Nicholas site was not eliminated at stage 2, the detailed site assessment, if the stated criteria were properly applied. We do not understand the scores attributed at stage 3, if the stated criteria were properly applied. The conflict with the declared policy of the Vale Council, their not using their stated criteria in allocating sites, indicates that the LDP is not Sound, and that the St. Nicholas site MG 2 [33] should be deleted.

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 3490/DP1 L Cox							
Date Lodged Status Petition and No. Supporting Evidence	Additional SA SEA		Rep format:		your comments to be co	•	representations' or do
02/04/2012 M			Comment form	η you want to spear	. at a nearing session c	T Fublic examinati	wiillen
2a - Do you consider the LDP is Sound? Sound	2b - If you think that the Procedural Tests -	e Plan is unsound and P1 - Unanswered	I does not not mee P2 - Unans	()	f soundness, please inc	dicate which test(s) that it fails.
	Consistency Tests -	C1 - Unanswered	C2 - Unans	wered C3 - Unans	swered C4 - Unar	nswered	
	Coherence and Effecti	veness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unanswe	ered
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragrap</u>	h Number:	Proposal Map:	<u>Cc</u>	onstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	esentation? No	(11	f "No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? New Policy: Unanswered	Amended Policy: Unanswered	New Paragraph: Unanswered	Amended Paragra Unanswered	ph: New Or Amended Unanswered	Site: Other (see I Unanswered	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit the Site Name: Brynhill G		Site? Yes	(If "Yes", plea	ase give the Candidate Site Referen	Site Name and ref	ference if known)
3e - Please set out your representation below: I wish to show my support for the Deposit L.D.P. approve particularly encouraging. I believe it is very important that							
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	ound (if relevant)					
4b - If you wish to speak, please confirm which part of your re	oresentation vou wish to	speak to the inspecto	or about and why th	nev consider it be nece	ssarv to speak at the h	earing -	

(ordered by Representation ID No.)

Representor ID and details: 3491/DP1 P Ball				
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		ant your comments to be consiered by 'writt beak at a hearing session of Public examina	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound ar Procedural Tests - P1 - Yes	nd does not not meet one or more test(P2 - Yes	s) of soundness, please indicate which test((s) that it fails.
	Consistency Tests - C1 - Yes	C2 - Unanswered C3 - Y	es C4 - Yes	
	Coherence and Effectiveness Tests - CE	1 - Unanswered CE2 - Yes	CE3 - Yes CE4 - Unans	wered
Ba - Which part of the Deposit Plan are you commenting on?	Policy Number: Paragra	aph Number: Proposal Map:	Constraints Map	Appendices:
	MG2(34)	Ref No 34	Vick	
Bb - Do you wish to see any changes made to the Deposit Plar	as a result of your representation? Yes	(If "No" or "Unansw	ered" - go to 3d)	
Bc - What changes would like to see made to the Deposit Plan	? New Policy: Amended Policy:	New Paragraph: Amended Para	agraph: New Or Amended Site: Other (see	e Notes):
	Unanswered Yes	Unanswered Unanswered	Yes Unanswer	red
	Notes:			
3d - If your representation relates to a new, deleted or amende 3e - Please set out your representation below: 1. Scale -character- design.	Site Name: Land off St Brides Road, Wick		please give the Candidate Site Name and r Site Reference: 5.93 Hectare	•
150 houses are far too many for the village of Wick. They	would double the size and change its socia	and physical character completely.		
2. The proposal would put even greater strain on existing	roads, drainage, sewerage, power etc.			
3. Amenities - current amenities e.g. shop and school are	e inadequate for such large scale developme	ent.		
4. Transport- the Vale Council wants to reduce commuter	travel, with virtually no local employment, c	commuter travel would increase conside	erably with disruptive effect for the village.	
Environment- The proposed site is greenfield, agricultu develop.	ral and an open space providing wide views	out of the village towards the Heritage	Coast. Llandow provides ample opportuniti	ies for brownfield sites to
6. Tourism and leisure- Wick is an attractive village in be	autiful open countryside near the Heritage C	Coast.		
7. The proposed development would be too large for a ru	aral village like Wick. It would create an esta	ate on the outskirts of the village.		
8. Employment- the proposal would hardly increase oppo employment.	rtunities for local employment which is an LC	DP objective, which would mean that th	e new residents would have to commute gre	eat distances for
Greater Crested Newts (which are a protected species which may also contain Greater Crested Newts.) have been found to inhabit the pond at Win	ck Beacon. They tend to migrate at lea	ast 500 metres from the pond. Also there is	a pond in Trepit Road,
10. The Fordham Research enquiry, set up by the Vale,	found that there was no need of any extra h	nousing in Wick. Has this enquiry not be	een taken into account?	

11. The site proposed in Wick was turned down previously by the then Council on the grounds that the site has a problem with water drainage. The water runs off the field and floods Heol Fain and fields at the

side of the lane.

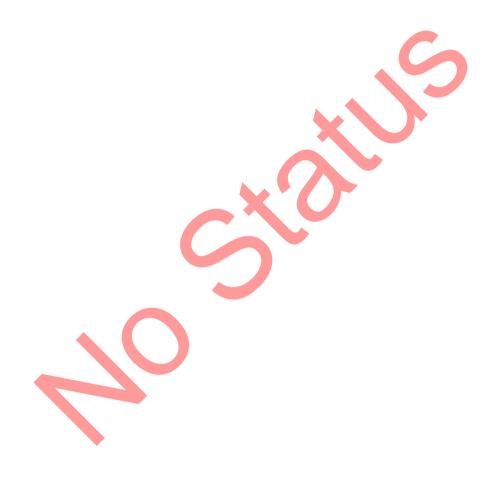
(ordered by Representation ID No.)

Representor ID and details: 3491/DP1 P Ball

3f - Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

I think that maybe a better plan would be to use brownfield sites, preferably near employment

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -



Representor ID and details: 3492/DP1 Mr G Roberts						
Date Lodged Status Petition and No. Supporting Evidence 01/04/2012 M ✓ 9	Additional SA SEA	<u>Re</u> p Efo				n representations' or do on? Do not speak at he
•	•		ot not meet one or more test	(s) of soundness, pleas	se indicate which test(s) that it fails.
	Consistency Tests - C	C1 - Yes C	2 - No C3 - N	lo C4 -	No	
	Coherence and Effective	ness Tests - CE1 - Yes	CE2 - Yes	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph Numb	er: Proposal Map:		Constraints Map	Appendices:
	SP7(1)	5.63 - Transport.				
3b - Do you wish to see any changes made to the Deposit Plan		entation? Yes	(If "No" or "Unansw	vered" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan?	· · · · · · · · · · · · · · · · · · ·	Amended Policy: New P	aragraph: Amended Par No	agraph: New Or Amer No	nded Site: Other (see I	Notes):
	Notes:					
3d - If your representation relates to a new, deleted or amende	d site, did you submit the Site Name:	site as a Candidate Site?	No (If "Yes"		idate Site Name and reference:	ference if known)
3e - Please set out your representation below: The Plan indicates in para's 5.63 and 5.64 the following The South East Wales Transport Alliance (Sewta) Highwa traffic and associated congestion. Barry Waterfront to Car safety on the A4055 through Dinas Powys. It would also h 5.64 The Regional Transport Plan (RTP) (2010) states the Council supports this scheme in principle, it is considered use of the existing transport system and highway network This is an admission that a vital part of highway infrastruct measures already largely in place e.g. the Pont-y-Werin B transportation practice usually allows for outside significar sustainable transport rebalancing, strategic road improver	diff Link Road (Dinas Powave the potential to impro at the scheme offers positi unlikely that it will come to via the enhancement of potential policy ture will not be in place duridge there is no indication at and high profile transponents are still necessary.	wys By-Pass) was viewed as we access to the wider road live outcomes and should be of fruition during the Plan pe public transport routes and puring the currency of the plan in about how the huge diver it schemes which is not the	s having dual benefits. The solution in the solution is subject to further developmentation, given the current econorovision of new facilities for whilst we share the ambitistion from the car to other form	cheme would help to al in Spur and Merrie Hari ent and evaluation with omic climate and the W walking, cycling and rai tion that Penarth becomes of transport are to be	leviate traffic congestio rier Junctions would be nin the investment progress Government's pre- I. Page 45 nes a sustainable transpe se achieved. They are fe	n and improve road difficult to overcome. ramme. Whilst the ference to make better port town apart from the ar greater than
3f - Please outline the changes you wish to see made to the Do For the Plan to be considered sound -measures to resolve Alternatively evidence should be provided to the Inspector	congestion on the A4055 indicating the assumption	5 and in particular the Coga ns behind the substantial di	version of transport mode imp	plied in the present pro	posals.	vithin the LDP timeframe.

(ordered by Representation ID No.)

Date Lodged Status Petition and No. Supporting Evidence Additional SA SEA Rep format: 01/04/2012 M ✓ 9 □ Eform	4a - do you want your comments to be consiered by 'written representations' or do you want to speak at a hearing session of Public examination? Written
2a - Do you consider the LDP is Sound? Unsound 2b - If you think that the Plan is unsound and does not not meet Procedural Tests - P1 - No P2 - No	et one or more test(s) of soundness, please indicate which test(s) that it fails.
Consistency Tests - C1 - Yes C2 - No	C3 - No C4 - No
Coherence and Effectiveness Tests - CE1 - No	CE2 - No CE3 - No CE4 - No
3a - Which part of the Deposit Plan are you commenting on? Policy Number: Paragraph Number:	Proposal Map: Constraints Map Appendices:
3b - Do you wish to see any changes made to the Deposit Plan as a result of your representation? Yes (If	lf "No" or "Unanswered" - go to 3d)
3c - What changes would like to see made to the Deposit Plan? New Policy: Amended Policy: New Paragraph:	Amended Paragraph: New Or Amended Site: Other (see Notes):
Yes No No	No No No
Notes:	
3d - If your representation relates to a new, deleted or amended site, did you submit the site as a Candidate Site? Site Name:	(If "Yes", please give the Candidate Site Name and reference if known) Site Reference:

3e - Please set out your representation below:

The LDP Strategy has failed to consider emerging proposals for a City Region.

We recognise that City Region are in a formative stage and are not adopted policy ,but consider that they are so fundamental to the context of this plan that it is in the best interest of the economy of Wales and the Vale of Glamorgan that this LDP is considered in tandem with that of Cardiff Count Council. This will mean that for instance strategic infrastructure planning will recognise t the exiting economic and spatial pressures across boundaries which are dealt with inadequately in the Vale of Glamorgan LDP.

There is ongoing work both by the Welsh Government and Cardiff CC, together with Stakeholders. Cardiff County Council indicate the following in justifying delaying their own plan:

Latest News

Consultation on strategic options and sites took place between 9th May and 10th June 2011. A report outlining the findings and implications from the exercise together with work in developing the evidence base was considered at the Council's Executive Business meeting on 3rd November 2011. It recommends that further work be undertaken to meet the tests of soundness and that the Welsh Government's approval be sought to extend the Delivery Agreement timetable by 1 year. The report's recommendations were considered by Council on 17th November 2011 and the Welsh Government agreed changes to the Delivery Agreement on 5th December 2011.

The Report to the Executive said:

City-region relationships

- 11. Four of the ten tests of soundness directly demand that Cardiff's LDP is consistent with both national policy and policies promoted by neighbouring authorities. Other tests relating to coherence and effectiveness also mean that the plan must be robust in terms of evidence, flexibility and deliverability all issues that have a wider than local implication. The current planning system in Wales does not currently deliver an effective framework to address these issues. The Council has therefore been proactive in initiating research into the city region dimension and starting a more enhanced collaborative dialogue. However, the progress made to date has brought up some significant strategic issues which are far from resolved. Further analysis and dialogue are urgently required to reach evidenced conclusions on these matters which reflect the consideration of issues on a city-region scale and reached in a way which meet the tests of soundness
- 17. Key issues requiring discussion include considering what level of growth is appropriate having regard to other authorities in the city-region delivering their own regeneration objectives as set out in adopted and progressing LDPs. Other local authorities through the vehicle of SEWSPG strongly support a level of growth far below the Welsh Government projections and the Council will need to consider whether this is the right balance. The economic development of the city-region, transportation linkages and the delivery of strategic infrastructure are also key issues for not only Cardiff, but for the city-region as a whole.

(ordered by Representation ID No.)

Representor ID and details: 3492/DP2 Mr G Roberts

The Welsh Government has set up a stakeholder Group to consider the relevance of City Regions in Wales ,following similar initiatives in England. It has produced an Interim Report –attached to this representation. The terms of reference of the group are

- Consider the evidence for supporting city regions, identifying specific areas that might be appropriate to support in Wales and their characteristics
- Establish the economic development opportunities and benefits in each city region and any potential from working together
- Identify strategic and high-level issues associated with each area in a city region context
- Suggest how the proposed city regions might best benefit from economic opportunities in the short, medium and long-term e.g. future EU funding, rail electrification
- Outline the unique selling points of each area
- Establish whether and what policy/institutional changes will be necessary to deliver an effective approach to city regions.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant)

Clearly it would not be sensible to consider this plan until the deliberations of both Cardiff and the Welsh Government are more developed

4b - If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 3493/DP1 Mr P King							
Date Lodged Status Petition and No. Supporting Evidence 02/04/2012 M 0	Additional SA SEA		Rep format: Eform			e consiered by 'written ron of Public examination	
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the			et one or more test(s) of	soundness, please	e indicate which test(s) t	hat it fails.
	Procedural Tests -	P1 - No	P2 - No				
	Consistency Tests -			C3 - No	C4 - N	·	
	Coherence and Effective	reness Tests - CE1	- Yes	CE2 - No	CE3 - No	CE4 - No	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:		Constraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repre	esentation? Yes	(1	f "No" or "Unanswered'	- go to 3d)		
3c - What changes would like to see made to the Deposit Plan		-	New Paragraph:			ded Site: Other (see No	otes):
	Yes	No	No	No	No	No	
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit th Site Name:	e site as a Candidate	Site? No	(If "Yes", plea	se give the Candid Site Refe	ate Site Name and refe rence:	rence if known)
3e - Please set out your representation below: I believe that the LDP should set out an aspiration for traf could be expected to contribute to infrastructure, including Indeed, the LDP appears to give scant regard to infrastructure.	g road improvement.			,	·	·	·
indeed, the LDF appears to give scant regard to infrastru		se, over the time scan	e of the plan. Not		eation, but scribbing	and Doctors Surg	ery raciilles.
3f - Please outline the changes you wish to see made to the D Ideally a Dinas Powys by-pass road should be the aspirat							
In addition to that, the widening, and provision of a paver	nent and street lighting, to	o Sully Road as the nu	umber of dwellings	s along its route and like	ely to use this road	to connect to Cardiff an	d beyond increases.
The improvement of traffic flow at the Merrie Harrier and E	Baron's Court road juncti	ons.					
4b - If you wish to speak, please confirm which part of your rep	presentation you wish to	speak to the inspecto	r about and why th	ney consider it be neces	sary to speak at th	e hearing -	

(ordered by Representation ID No.)

Representor ID and details: 3495/DP1 Mr M O Hagan							
Date Lodged Status Petition and No. Supporting Evidence 28/03/2012 M 0	Additional SA SEA		Rep format: Comment form		our comments to be co at a hearing session of		
2a - Do you consider the LDP is Sound? Unsound	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered						
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered						
	Coherence and Effecti	veness Tests - CE1 -	Unanswered C	E2 - Unanswered	CE3 - Unanswered	CE4 - Unanswei	red
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number: P	roposal Map:	Col	nstraints Map	Appendices:
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your repr	resentation? Yes	(If "N	No" or "Unanswered	" - go to 3d)		
3c - What changes would like to see made to the Deposit Plan	? <u>New Policy:</u> Unanswered		New Paragraph: Unanswered	Amended Paragrap Unanswered	h: New Or Amended S Unanswered	Site: Other (see N Unanswered	otes):
	Notes:						
3d - If your representation relates to a new, deleted or amende	ed site, did you submit to Site Name:	he site as a Candidate S	Site? Unanswered	(If "Yes", plea	ase give the Candidate S		erence if known)

3e - Please set out your representation below:

As a resident of St. Nicholas, I wish to object most strongly to the inclusion of land in St Nicholas (MG 2(33) as land allocated for residential development, and , as stated in paragraph 3f of the enclosed Representation Form, wish to see MG2(33) removed from the Deposit Plan.

My reasons for objecting are based on the following:

- a. The proposed level of residential development is hugely disproportionate: Your own calculations show an estimated population in St Nicholas of 336, which equates to around 140 dwellings. Similar figures for Cowbridge, for comparison, are
- 4164 and 1735 respectively. However, in the case of Cowbridge, a total of 187 new dwellings are proposed (a 10.7% increase in terms of the number of existing dwellings) compared with 50 new dwellings in St Nicholas (an increase of 35.7%). Furthermore, although the Plan presumes that the St Nicholas development would include affordable housing, your Affordable Housing Background Paper does not contain a requirement for affordable housing in St Nicholas.
- b. Your 'Sustainable Settlements Appraisal Review' identifies St Nicholas as a 'Sustainable Rural Settlement', for which the definition is as follows:
- 'A category of sustainable settlements which contain important services and facilities has been identified within the initial sustainability rankings. These settlements have scored relatively highly and although they contain a more limited range of services and facilities they help to meet local needs within rural areas and reduce the need to travel. In this respect they have an important functional role to play in sustainable rural communities.'

However, in your appraisal scoring for allocated candidate sites, the majority of scores for St Nicholas are negative rather than positive, with 8 out of 14 scores of zero in your 'Detailed Scoring of Settlements'. This is hardly surprising since all that St Nicholas has to offer in terms of services and facilities is a post box, a church and a chapel, and a public telephone.

- c. The proposal to have 50 dwellings and associated development on the allocated land would result in housing of a much greater density than currently exists in this conservation village and would simply overwhelm the village.
- d. A housing development of this scale would require major enhancement of the village infrastructure, particularly in terms of sewerage, water and the other essential utilities.
- e. The lack of basic services in St Nicholas (paragraph b above refers), such as a surgery and shopping facilities, would cause hardship to the new residents in particular to those in affordable housing.
- f. The school in St Nicholas would be unable to meet the resultant significant increased demand for places.

(ordered by Representation ID No.)

Representor ID and details: 3495/DP1 Mr M O Hagan

g. Access to the busy A48.by significant numbers of vehicles from any proposed development on the allocated land would be very difficult and would require special measures to be taken to cope the resultant increased traffic flow. This is particularly relevant in view of the forthcoming handover of the Duffryn House site to National Trust and that organization's expectation that their new site will attract 250,000 visitors per annum, the vast majority routeing via

the A48..

- h. Proposed development of the allocated land would seriously erode the architectural and historical significance of St Nicholas and would, clearly, contradict the Vale of Glamorgan Council's policy for conservation areas which states:
- A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- The Council has a duty to identify areas within the Vale of Glamorgan that have a character worthy of protection and to designate them as Conservation Areas.
- We are then required by law to formulate policies and proposals for their preservation and enhancement.
- i. The proposed development would intrude into open country and would result in a loss of agricultural land. There would be a narrowing of the green gap between Cardiff and St. Nicholas and a significant and unnecessary increase in urbanization.
- j. The scenic approach into St.Nicholas from the east would be significantly impaired. Furthermore, development of the allocated land on the scale envisaged would mean that St Nicholas would no longer be an attractive 'Gateway' to the beautiful Vale of Glamorgan and a welcoming transition from the sprawling urbanization of Cardiff.
- 3f Please outline the changes you wish to see made to the Deposit Plan to make it sound (if relevant) Removal of land in St. Nicholas (MG2(33) as land allocated for residential development.
- 4b If you wish to speak, please confirm which part of your representation you wish to speak to the inspector about and why they consider it be necessary to speak at the hearing -

Representor ID and details: 3496/DP1 Mr S Robertson								
Date Lodged Status Petition and No. Supporting Evidence	e Additional SA SEA		Rep format:	Rep format: 4a - do you want your comments to be consiered by 'v		,	•	
02/04/2012 M 🔲 0			Eform	you want to speak	peak at a hearing session of Public examination? Written			
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - No P2 - No							
	Consistency Tests -	C1 - No	C2 - No	C3 - No	C4 - No	0		
	Coherence and Effecti	veness Tests - CE1 -	- No	CE2 - No	CE3 - No	CE4 - No		
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	<u>Paragraph</u>	Number:	Proposal Map:		Constraints Map	Appendices:	
	MG23			MG23(288)- Sit of Nature Conservation				
3b - Do you wish to see any changes made to the Deposit Pla	n as a result of your rep	resentation? No	(If "No" or "Unanswered	" - go to 3d)			
3c - What changes would like to see made to the Deposit Plan	? New Policy: No		New Paragraph: No	Amended Paragram	ph: New Or Amend	ed Site: Other (see No	otes):	
	Notes:							
3d - If your representation relates to a new, deleted or amended site, did you submit the site as a Candidate Site? Yes (If "Yes", please give the Candidate Site Name and reference if known) Site Name: Land at Port Road East, Barry Site Reference: 2597/CS.1							rence if known)	
3e - Please set out your representation below:								
I am please to see that Candidate Site 2597/CS.1 "Land habitat for the wildlife in the area. The woodland is home seen in the area. There is also a small stream running do	for all sorts of wildlife in	cluding foxes, pheasan	its, <mark>he</mark> dgehogs, s	quirrels, amphibians, ar				
It is important to protect this land from development in or of global warming.	der to preserve the habi	tat for these creatures.	Also the woodlar	nd helps to contribute to	controlling CO2 leve	els in the atmosphere	and reduce the effects	
3f - Please outline the changes you wish to see made to the I	Deposit Plan to make it s	sound (if relevant)						
4b - If you wish to speak, please confirm which part of your re	presentation you wish to	speak to the inspector	r about and why t	they consider it be neces	ssary to speak at the	e hearing -		

Representor ID and details: 3496/DP2 Mr S Robertson								
Date LodgedStatusPetition and No.Supporting Evidence28/03/2012M0	Additional SA SEA		Rep format: Comment form		our comments to be cat a hearing session of	•	n representations' or do ion? Written	
2a - Do you consider the LDP is Sound? Unanswered	2b - If you think that the Plan is unsound and does not not meet one or more test(s) of soundness, please indicate which test(s) that it fails. Procedural Tests - P1 - Unanswered P2 - Unanswered							
	Consistency Tests - C1 - Unanswered C2 - Unanswered C3 - Unanswered C4 - Unanswered							
	Coherence and Effecti	veness Tests - CE1	- Unanswered	CE2 - Unanswered	CE3 - Unanswered	CE4 - Unansw	ered	
3a - Which part of the Deposit Plan are you commenting on?	Policy Number:	Paragraph	Number:	Proposal Map:	Co	onstraints Map	Appendices:	
	MG2							
3b - Do you wish to see any changes made to the Deposit Plan	as a result of your rep	esentation? No	(If	"No" or "Unanswered	" - go to 3d)			
3c - What changes would like to see made to the Deposit Plan'	? New Policy: Unanswered		New Paragraph: Unanswered					
	Notes:							
3d - If your representation relates to a new, deleted or amende	ed site, did you submit t Site Name: Brynhill G		Site? Yes	(If "Yes", plea	ase give the Candidate Site Referen	Site Name and re	ference if known)	
3e - Please set out your representation below: Good to see that Brynhill Golf course has been kept out of	f the residential settlem	ent boundary.		*				
3f - Please outline the changes you wish to see made to the D	eposit Plan to make it s	sound (if relevant)						
4b - If you wish to speak, please confirm which part of your rep	oresentation you wish to	speak to the inspector	about and why th	ey consider it be neces	ssary to speak at the h	earing -		