

From: Francis Camilleri [REDACTED]

Sent: 09 February 2026 09:00

To: pac@turleys.com

Cc: [REDACTED] Planning <Planning@valeofglamorgan.gov.uk>; [REDACTED]
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Subject: Pre-Application Planning Concern – Church Farm St Athan (Gileston Road) – Request for Early Engagement and Record of Objection

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Dear Sir/Madam,

Re: St Athan Housing Development Church Farm (Gileston Road) – Objection to Retail Provision and Design Approach

I am writing as a long-term resident of St Athan to formally object to the proposed retail provision within this development and to raise serious concerns about the design approach and its impact on Gileston Road and the wider village.

I want to be clear from the outset: I am not opposed to new housing. Villages must evolve, and younger families need homes.

But development should strengthen St Athan, not change it beyond recognition. What is proposed here risks doing exactly that.

Objection to the proposed retail site on Gileston Road

The planning layout identifies a “Potential Area for Retail Development (2 Acres)” fronting Gileston Road.

This is not a modest village shop. A site of this size could easily accommodate a supermarket-style unit, with the traffic, delivery vehicles, servicing activity, and parking demand that comes with it.

Gileston Road is not a strategic road. It is part of the village itself. It already carries significant through-traffic, particularly during busy periods, and is not an appropriate location for a major retail use.

St Athan already has local convenience provision

St Athan already has several convenience stores within a short walk of the proposed site.

A supermarket-scale development here does not enhance village life. It risks drawing shoppers from outside the village, turning Gileston Road into a retail access route rather than a residential street.

My concern is simple: why place a traffic-generating commercial use in the centre of the village, rather than on the main road where access could be safer and more direct?

A better location exists on the main road network

If retail provision for the wider area is genuinely required, the sensible location is towards the Esso garage on the main road.

That is where traffic already flows, where access can be managed properly, and where vehicles from Cowbridge, Llantwit Major, Rhoose and the wider Vale could enter and exit without being diverted through narrow village streets.

If the store is intended to serve the county, it should be located where the county can reach it safely, without turning St Athan into a retail traffic corridor.

Traffic and child safety concerns

Gileston Road is already busy, particularly during school drop-off and pick-up times. Children and families regularly walk along these routes.

Introducing a supermarket access point here would permanently increase vehicle movements and delivery activity in exactly the wrong place.

Once built, these impacts cannot be reversed.

Design and village character

My objection is not only about traffic. It is also about the character of Gileston Road, which has an established village feel, including the distinctive white post-war housing that gives the street continuity and identity.

The proposed materials may be acceptable in principle, but the concern is how they will be applied at scale.

A large estate of standardised house types, repetitive frontages, and broad areas of red brick risks looking imported rather than rooted in St Athan.

As residents, we are asking, are you building homes that belong in St Athan, or homes that could be placed anywhere in the UK without change?

Protecting the village for future generations

People value St Athan because it feels like a village:

- streets and homes that are in keeping with the area
- a familiar local character
- a safe place for children and families to walk and live
- new development that fits St Athan, not a generic estate

If your proposal ignores local context, the village will lose its identity one phase at a time. Once that character is gone, it cannot be rebuilt.

What I ask Barratt David Wilson Homes to do

I respectfully request that you:

1. Recognise that existing convenience provision already serves the village and that a supermarket-scale retail unit is not needed here.
2. Remove the retail provision from its current proposed location on Gileston Road and relocate any wider retail use to the main road towards the Esso garage.
3. Place traffic safety and child safety ahead of commercial convenience.
4. Commit to stronger architectural controls so the development respects Gileston Road's established form, scale and appearance.
5. Ensure St Athan does not become a retail traffic destination for the wider county.

This is not opposition for its own sake.

It is a practical objection about scale, safety, and whether this proposal genuinely serves St Athan or simply uses the village as the most convenient place to insert a supermarket-style site.

I urge you to reconsider this element of the scheme now, before irreversible decisions are made, and to work with residents to deliver development that truly belongs here.

I have copied my local representatives regarding my concerns about the current planning situation. I feel it is important that these issues are properly considered, as they have a direct impact on the local area, residents, and the wider community. I am asking for greater scrutiny and transparency in the planning process, and I hope my local representatives can help ensure that my concerns are taken seriously and addressed appropriately.

Yours faithfully,

Francis Camilleri

A solid black rectangular box used to redact the signature of Francis Camilleri.