

Dear Sir/Madam.

24 February 2026

St ATHAN DEVELOPMENT PLANS - HG1 KS4 LAND AT CHURCH FARM.

I write object to another food shop or supermarket as part of this new development. The village is adequately served by three food shops. Londis, Co-op and Lifestyle which includes the Post Office. Another food shop will be most harmful to well established businesses. Lidl are coming to Llanmaes and this will be detrimental enough to St Athan village food retailers. Yet another food shop at the Church Farm development will be unwelcome competition which would probably lead to the existing food shops becoming unsustainable with a loss of livelihoods and job losses. Following the last budget, small to medium retail enterprise locally and across the UK is struggling to survive due to the national insurance rate increases and rises in business taxes, especially hospitality. These small businesses need room to breathe, give them some air and the headroom to keep trading. Londis has been there for some 70 years.

Please scrap plans for another food shop and allow existing struggling businesses to enjoy a much needed trading boost from a housing expansion. Please consider a change of intended use, a good sized DIY store would be far more beneficial as currently nothing exists in the mid vale, the nearest being B&Q in Cardiff Culverhouse or Bridgend. This would draw customers from St Athan, Boverton, Llantwit, Cowbridge, Rhoose, Barry and more rural areas. As a resident of 67 years, I assure you this would be most welcome, especially for the 1000 plus new residents of the two new housing developments keen on improving their new homes. Perhaps B&Q would be interested in a satellite store between their two main retail units. I trust you will agree, this makes perfect sense !

A point to consider. The old RAF married quarters along Eglwys Brewis road, the old RAF east camp officers quarters, the married quarters we know as Lego Land and the new Parc Ferm Wen development, I would guess, all together total around 1000 houses and there is **no shop** and I've never heard any demand for one ! There was a Spar on the corner near the new roundabout on Cowbridge Rd but that was demolished years ago.

Another sensible option to consider is a garage for automotive repairs and MOT station. The last village garage was demolished and cleared to make way for the Co-op. If villagers need anything doing to our

cars we have to travel to Llantwit or Barry. With potentially another 1000 plus car owners moving into the two new developments, this would be another welcome facility in the village and is worthy of serious consideration as it would be far more beneficial than an unnecessary food shop.

Furthermore, there is much concern from the residents of Gilestone road over the proposed access point and Turley have stated that the access was chosen due to the layby on the road providing the widest point for HGV access. I would point out that the junction where Gileston road meets the B4265 at the monument was re-aligned a few years ago. This was done to prevent long articulated HGV's heading to Aston Martin from turning right into the village off the main road.

I would therefore suggest a serious re-consideration to the phase one access point and consider the first access point be created off the main B4265 by the Four Cross petrol station. A farm lane exists that could be widened and designated as HGV access for building supplies and later made into a second permanent access point with slip roads or a roundabout. This would solve the problem of safety concerns and HGV chaos on Gilestone road and long HGV's on the main road being unable to turn right into St Athan. Again, a sensible and practical solution.

HG1 KS5 LAND WEST OF St ATHAN.

No objection to this development and delighted to see land safeguarded for a potential new train station/halt with parking. Having studied the plans, the intended land reserved for a station/halt is a perfect location and would be a godsend to St Athan. I'm old enough to remember the old Gilestone station being very busy with military personnel when RAF St Athan was in its heyday with some 2000 plus serving and civilian personnel. The St Athan population alone has now exceeded that so it's time to build a new rail facility.

Of course derelict buildings being cleared but I know of at least two military type FW3/22 pillboxes with a third on the road side near the airfield entrance gates. These were constructed in WW2 for the defence of the RAF airfield south side and I believe may be listed buildings. In any case, these should be preserved as historical features of interest with educational sign board attached or erected alongside. The southernmost one in the field appears to be of poured concrete construction and in visibly sound condition.

I did submit my concerns on the on-line portal but it was word limited and I wanted to expand on the matter.

I thank you and all the decision makers for your kind consideration.

Kind Regards.

Tim Brown.

St Athan resident.