

Julie M Frederick

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03/03/2026

RDLP

Vale Of Glamorgan Council

Re: Objection to Clive Road being placed in the RDLP – Proposed Development on Open Land Adjacent to Clive Road, St Athan

Dear Sir/Madam,

I am writing to submit my formal objection to the above planning application. My concerns relate to the significant and long-term impacts this proposal would have on public open space, safety, local infrastructure, and overall community wellbeing. Residents have used this land openly and continuously for recreational purposes for decades. I urge the Council to ensure this land is not entered into the LDP for the reasons set out below.

1. Loss of Public Open Space and Informal Recreation Land

Although the land is not formally designated as a park, it has been used for decades by the community for walking, dog walking, and informal recreation. It is the only large, publicly accessible open space within walking distance for many residents.

The loss of this field would have a clear negative effect on:

- Physical and mental health
- Older residents and those without transport

- Local families and dog walkers

Planning Policy Wales (PPW) emphasises the importance of protecting open space and promoting community wellbeing. TAN 16 (Sport, Recreation and Open Space) also resists the loss of open space unless it is proven surplus to requirements. The Council must therefore demonstrate that this land is not needed by the community—something that is clearly not the case.

If replacement land is considered, it must be equivalent in size, location, accessibility, and usability, which is unlikely to be achievable.

2. Safety and Compatibility with RAF/MOD St Athan (Runway Approach)

The site lies near the approach path to the runway at RAF/MOD St Athan. This raises serious safety concerns, including:

- Aircraft noise and vibration affecting residents
- Increased risk to occupants during aircraft approach or emergency situations
- Potential constraints on MOD operations due to new housing
- Risk of bird strike if residential landscaping attracts birds
- Proximity to Public Safety Zones (PSZs)

I request that the Council obtains:

- Formal consultation with MOD St Athan
- A full aircraft noise and aviation safety assessment
- Clarification regarding the exact position of Public Safety Zones

If the MOD objects, this should carry substantial weight.

3. Highway Safety, Access, and Parking Issues

Local roads—particularly Clive Road and other connecting streets—already experience:

- Heavy on-street parking
- Narrow and restricted carriageways
- Poor visibility and turning space

Adding further traffic from new housing would:

- Increase accident risk
- Reduce emergency vehicle access
- Create congestion at peak times
- Place further strain on an already limited public transport system

It is the Council's responsibility to demonstrate that the highway network can safely accommodate the additional traffic. At present, it cannot. Active travel routes are minimally used, are purposeful for young people who have no responsibilities or disabilities, and for fair weather and so cannot be a consideration in the case to reduce congestion.

4. Strain on Local Infrastructure (Schools, Health, Services)

St Athan's population has increased 22% in just 11 years, yet local infrastructure has not expanded to meet this demand.

Current issues include:

- One small primary school with only one class per year group
- Overstretched GP and dental services
- Limited community and recreational facilities

By comparison, Cowbridge has a smaller population than St Athan, yet benefits from three primary schools and one comprehensive school.

With new developments already built—and more planned on the old athletic track and Burley Place—this proposal would worsen already critical infrastructure shortages.

Planning policy requires sustainable development, not simply achieving housing targets.

5. Lack of Alternative Green Space Provision

There are no other large, accessible green spaces within reasonable walking distance. The loss of this field would disproportionately affect:

- Elderly residents
- Children and families
- Individuals without cars

TAN 16 supports the protection of such spaces where no suitable alternatives exist.

Replacement green space elsewhere is not an acceptable substitute.

6. Biodiversity and Environmental Impact

Even informal fields support a range of wildlife. Concerns include:

- Loss of wildlife corridors and habitats
- Potential removal of hedgerows or mature trees
- Increased light, noise, and domestic disturbance
- Failure to meet biodiversity net-gain expectations

Developers must demonstrate not only no net loss but ideally a net gain in biodiversity.

7. Failure to Meet Sustainable Development Principles

Under Welsh planning law, sustainable development is central. This proposal conflicts with these principles by:

- Removing essential green space
- Encouraging car dependency
- Increasing pressure on already stretched services
- Reducing long-term community resilience

The development does not meet the requirements of a sustainable, health-promoting community.

8. Community Value / Potential Town or Village Green Status

Residents have used this land openly and continuously for recreational purposes for decades. The field would meet the criteria for:

- Town or Village Green registration
- Asset of Community Value (ACV) listing

Even if not successful, these processes highlight the land's importance and further justify refusal.

Conclusion

For the reasons outlined above—including loss of vital open space, safety risks linked to RAF/MOD operations, inadequate infrastructure, biodiversity concerns, and unsustainable development principles—I respectfully request that the Council refuses this planning application.

Thank you for considering my objection.

Yours faithfully,

Julie M Frederick

