

Vale of Glamorgan RLDP Site ID 456 Land West of St Athan COMMENT 11 03 2026

While I support the appropriate construction of new affordable homes and social housing in the context of the Vale of Glamorgan's local development plan, the proposed Land West of St Athan development is entirely disproportionate in scale and density, creating an urban form that would completely overwhelm St Athan and destroy the traditional semi-rural village character of the historic settlement. The volume of proposed dwellings far exceeds the available employment in the local area and the vast majority of an incoming population would commute outwards by car to their existing jobs, creating increased traffic congestion and air pollution associated with adverse health outcomes and climate change.

The proposed development would destroy greenfield farmland, natural ecosystems, wildlife habitats, biodiversity and the rural appearance of the Vale of Glamorgan. It would cause environmental degradation and accelerate climate change. It would increase noise pollution and light pollution (including an Artificial Light at Night impact on the resident bat population). It would have a detrimental impact on heritage conservation and the setting of listed buildings and County Treasures in the local area. It would have a negative visual impact for existing residents and visitors to the Vale of Glamorgan. It would cause increased pressure on public services infrastructure: doctors, dentists, pharmacists, schools, libraries and public transport. It would cause increased strain on inadequate sewage/water supply capacity and other utilities.

Placemaking is increasingly important in planning new housing estates but placemaking is important to existing communities as well as new developments. A key objective of any proposed new housing development should be to have no adverse impact on the existing community and residents. This proposed development as currently designed would have significant detrimental consequences for the population of St Athan.

If the construction of a new housing estate at Land West of St Athan is unavoidable, the development should have as little negative impact as possible on the existing St Athan community and residents by being a self-contained cul-de-sac accessed only from the B4265, with no vehicular access to or from Llantwit Road, to minimise the impact of additional traffic in the village. Llantwit Road is an established residential area that includes the historic community of Higher End with listed buildings and County Treasures. Most of Llantwit Road is a narrow highway with no footway, concealed entrances, reduced visibility and extensive on-road resident parking. It is used by pedestrians, dog-walkers, cyclists and horse-riders living on the road and from the wider St Athan village community. Llantwit Road residents include older people who want to remain active by walking and children who use the road as a walking route to school or to a bus stop.

The proposed development on Land to the West of St Athan already follows a cul-de-sac design, with entry and exit only from the B4265 and no vehicular access from the estate onto existing residential roads. The proposal also recommends closing Llantwit Road to through traffic at its western end. Both of these mitigations are supported.

There should be no vehicular access point on Llantwit Road for any residential development on the Land West of St Athan site and Llantwit Road should be blocked to through traffic at its western end.