

Vale of Glamorgan RLDP Site ID 462 Land at Church Farm 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 Church Farm 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 Church Farm 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 Gileston Road, to minimise the impact of additional traffic in the village. Gileston Road is narrow, lined with residential properties, with vehicles accessing driveways, on-street residential parking, an existing retail foodstore, bus stop and a school safety crossing. Traffic already queues to exit Gileston Road via the junction with the B4265. Gileston Road and St Athan village cannot accommodate further traffic from a 550-property residential development and traffic associated with a new retail foodstore. All vehicular traffic should enter and leave the site via the proposed access point on the B4265 and the proposed new retail foodstore should be located at the south east corner of the development, rather than the north west. It is understood that most retail food outlets prefer to be located adjacent to a main road and not in the centre of a small residential community anyway.

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 same approach should be applied to the proposed Church Farm development site.

There should be no vehicular access point on Gileston Road for any residential or retail development on the Church Farm site.