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Sent: 10 March 2026 15:05
To: LDP <LDP@valeofglamorgan.gov.uk>
Subject: Response to RDLDP

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Please see below my responses to the RLDP for the Vale of Glamorgan.

Conservation/Green Wedge - land between Llantwit Major and Llanmaes Ste ID 436 Proposal Number DNP (6)

In order to preserve the conservation status of Llanmaes as a small rural village community with agriculture as its mainstay, there must be no risk of coalescence with Llantwit Major. Llanmaes has a distinct identity meaning that, the setting up of this Green Wedge is essential.

Llanmaes is a small , but thriving community accessed from Sigingstone, St Mary Church, St Athan, Eglwys Brewis, and indeed Llantwit Major by a network of narrow unclassified lanes. These are enjoyed by walkers, horse riders, cyclists and of course shared by motor vehicles, including numerous working agricultural traffic. The proposed Green Wedge would serve to conserve this village as part of a network of small villages , which it is important to preserve, and is of particular relevance as Llanmaes will form part of a group of villages as part of the Boundary Commission's recommended changes.

Retail - Land at Bridge House Farm Site ID 379 Proposal Number SP12(2)

In 2022 LIDL submitted a planning application for a supermarket on a parcel of land which had in the past been part of Bridge House Farm. The farmhouse itself had stood vacant for a number of years until it was recently purchased and is being restored as a family home.

The application attracted a great deal of concern and objections based on the fact that this development would result in both visual and physical coalescence between Llanmaes and Llantwit Major. Its entrance would be directly off the main access lane to Llanmaes, close to the main road junction, managed by traffic lights and pedestrian crossing.

The planners at the Vale of Glamorgan recommended refusal of this application based on the fact that the site was outside the RLDP's defined strategic growth area and other associated concerns. Some councillors chose to ignore the professional assessment of the VoG planning dept. and, without presenting reasoned argument, voted to approve the application.

The application has been referred to PEDW and will be subject to a full enquiry.

The enquiry will surely offer an opportunity to consider locations other the Bridge House Farm site. For example, there is land that borders the Northern Access Road. With the infrastructure for active travel, an existing roundabout for traffic management and closeness to the growing St Athan community this would seem to be a significantly more suitable location for a new retail development.

Flood Alleviation

A flood alleviation scheme for Llanmaes has been in place and, indeed, ground works were started but then abandoned following the Covid19 pandemic. The village drainage system combines sewage and rain water run off and is overwhelmed every winter after a period of wet weather. This year a number of homes suffered sewage overflows and raw sewage flooding on the Llanmaes recreation field is an annual event. In the case of the latter, the only place for the sewage to drain is into the brook and be carried via Boverton until it reaches Llantwit beach. Welsh Water have carried out various works over the last few years, including the deployment of pumps for weeks at a time, but the underlying problem is not really addressed.

Llanmaes needs the flood alleviation scheme to be re-instated.

Hayden Pocock

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