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Sent: 11 March 2026 20:35
To: LDP [REDACTED]
Subject: Clive Road Field Development

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Planning Objection – Clive Road Field Development, St Athan

To whom it may concern,

St Athan Community Council objects to the proposed development at Clive Road Field.

The Council acknowledges the need for additional housing within the Vale of Glamorgan. However, the proposal raises significant concerns regarding the loss of valued green space, the suitability of the site for residential development, and the ability of existing infrastructure and services to accommodate further growth.

Loss of Green Space and Local Amenity

The proposed development would result in the loss of one of the last remaining areas of accessible green space within this part of the village. The field is used informally by residents for recreation, including children's play and dog walking, and contributes positively to the character and wellbeing of the local community. The loss of this space would be detrimental to local amenity and would undermine the protection and enhancement of the green infrastructure network.

Infrastructure and Services

The Community Council has significant concerns regarding the capacity of existing infrastructure to support additional development. Local residents have highlighted pressures on schools, healthcare services, transport networks, and essential utilities. In particular, there are concerns that the existing sewage network may not have sufficient capacity to accommodate the increased demand generated by the proposed development.

In the absence of clear and robust evidence demonstrating that the necessary infrastructure improvements can be delivered, the proposal risks placing additional strain on already limited services.

Traffic and Transportation

The development would likely result in a material increase in traffic on the local highway network. Local roads within St Athan already experience congestion, and public transport services in the area are limited. Without appropriate mitigation measures and improvements to sustainable transport options, the proposal could have an adverse impact on highway safety and the efficient operation of the local transport network.

Access to Services

This end of the village currently has no local shops or nearby services. Future residents would therefore be required to travel elsewhere within the village or to neighbouring settlements to access everyday amenities. As a result, the development would be likely to increase reliance on private vehicles, contrary to the principles of sustainable development.

Proximity to MOD St Athan Airfield

The site lies in close proximity to the active runway at MOD St Athan. The suitability of the site for residential development in such close proximity to operational aviation infrastructure raises concerns regarding potential noise impacts and compatibility with ongoing airfield operations. These factors should be carefully assessed when considering the appropriateness of residential development in this location.

Planning Policy Conflict

For the reasons outlined above, the Community Council considers that the proposal is contrary to key policies within the Vale of Glamorgan Local Development Plan, including:

- **Policy SP1 – Delivering the Strategy**, which seeks to ensure development takes place in sustainable locations supported by appropriate infrastructure.
- **Policy SP7 – Transportation**, which requires development to minimise adverse impacts on the highway network and promote sustainable transport.
- **Policy SP18 – Green Infrastructure**, which aims to protect and enhance the Vale's network of green spaces.
- **Policy MD2 – Design of New Development**, which requires development to respect local character, protect amenity, and provide appropriate access to services and facilities.

Conclusion

In summary, the proposed development would result in the loss of valued green space, place additional pressure on local infrastructure and services, increase reliance on private vehicles due to limited access to local facilities, and raises concerns due to its proximity to an active runway.

For these reasons, St Athan Community Council respectfully requests that the Vale of Glamorgan Council carefully considers these concerns and the identified policy conflicts when determining the application.

Sandra Toker

*Community Councillor - Flemingston Ward
St Athan Community Council*



www.stathancommunitycouncil.gov.uk