

Planning Objection – Church Farm Development, St Athan

To whom it may concern,

We are writing to formally object to the proposed development at Church Farm, St Athan. While we recognise the need for additional housing, including social housing, we believe the current proposal raises significant concerns regarding traffic, infrastructure capacity, the scale of development, and the impact on the character of the village and local environment.

Traffic and Highway Safety

The proposed access point to the development is considered by many residents to be poorly located and unsuitable for the anticipated increase in traffic. The entrance to the village from the main road already presents difficulties, and additional vehicle movements generated by a development of this scale could significantly worsen congestion and raise safety concerns for both motorists and pedestrians.

The proposed location of the supermarket is also a major concern. If positioned in a way that encourages vehicles to travel through the village to access the store, this will inevitably increase traffic levels within residential streets.

Ideally, any supermarket or retail provision should be located within the development where it can be accessed directly from the main road. This would help reduce unnecessary traffic travelling through the village and minimise congestion on local roads.

Another suggestion would be to replace the proposal for a single large supermarket with a row of smaller retail units. Smaller shops would be more in keeping with the scale and character of the village and would likely generate less destination traffic while still providing local amenities.

Parking within St Athan is already a concern, particularly around the school and village centre. The proposal does not appear to sufficiently address the additional parking demand that will result from both the housing development and the retail element.

Infrastructure Capacity

We are concerned that the existing infrastructure in St Athan is insufficient to support a development of this size.

Key concerns include:

- Limited public transport services
- Pressure on local medical facilities
- Capacity within schools
- The ability of emergency services to respond effectively with a larger population

It is our understanding that local doctors and schools have not been adequately consulted regarding the impact of the development. While it has been suggested that the primary school may be replaced, there appears to be no clear provision for additional education capacity specifically linked to this development.

Infrastructure improvements should be clearly planned and implemented **before** development of this scale proceeds.

Scale of Development

This proposal represents the largest housing development undertaken in the area to date. Such a substantial increase in housing could dramatically alter the size and character of St Athan, which is traditionally a rural village community.

We are also concerned about the cumulative impact of smaller developments being inserted between established residential areas, which collectively place increasing pressure on local services and infrastructure.

Community Facilities

With the increase in housing proposed, additional community and recreational facilities will be needed. Currently, many residents rely on larger nearby towns for these amenities. The proposal does not appear to adequately provide the additional facilities that would be necessary to support the increased population.

Flooding and Environmental Impact

Flooding risks associated with the development site have not been fully addressed and should be carefully assessed before any planning decision is made.

In addition, the area supports local wildlife, including rare bird species, and appropriate ecological assessments and protections must be demonstrated.

Fair Allocation and Local Need

While we recognise that housing is required across the Vale of Glamorgan, development should be proportionate and supported by appropriate infrastructure. There are concerns within the community that the scale of development proposed for St Athan may not fairly reflect local need when compared with other areas within the Vale.

Conclusion

For the reasons outlined above, we urge the Vale of Glamorgan Council to reconsider this proposal. Any development at Church Farm should only proceed if infrastructure, traffic management, community facilities, and environmental protections are adequately addressed in advance.

We respectfully request that these concerns are fully considered as part of the planning consultation process.

Sandra Toker

Community Councillor - Flemingston Ward
St Athan Community Council



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