

Sites- 473 and 481

I wish to object once again to any future use of this site for development, my objections are as follows;

Impact on Boverton Conservation Area

As detailed in the Conservation area Boverton Appraisal and management Plan dated March 2009, the Boverton Conservation area was designated in October 1972 by the former Vale of Glamorgan County Council in recognition of the specific architectural and historical interest of the village. The Conservation area, which includes the Sites ,473 and 481, are of significant value to the area in terms of character of the buildings, and green open space, which creates a buffer between the conservation area and the B4265. The planning authority have already refused permission to build housing on these two sites in 1978, and the grounds for refusal still stands, namely that it is considered necessary to retain the land as open space to prevent physical coalescence of Boverton and West Camp/St Athan, and thereby maintain settlement identity.

The scale of the development would be extremely intrusive in terms of the buildings and infrastructure.

Environmental impact

The area of green land provides for an important habitat for wildlife. Along the watercourse and open spaces inside the Western boundary of the site , and on the River Hoddant just metres to the West, there are otters, kingfishers, dormice, barn owls, woodpeckers and other protected species. Regardless of any mitigations that the Council may impose, and housing or retail development, and its associated infrastructure is sure to cause significant damage to the environment and these fragile populations.

Highway Implications

The development would have a major affect on the already dangerous traffic flow form the A 4265 leading to Boverton Road. This is an inadequate road network at present and cannot support the existing traffic and pedestrian flows. It is presently a dangerous route for pedestrians and children travelling to school. The boundary of the site is some 4m above the level of the road and close to other road junctions, and the inclusion of an additional road junction along this section of the road would increase the congestion impacting on the safety of the circulation.

Inappropriate use of a site within a Conservation area

The RLDP sets out a series of Objectives a number of which are not met with these sites;

Objective 1- These sites do not encourage development that reduces the need to travel by car and encourage people to participate in active travel and use sustainable transport to reduce emissions and improve air quality. The use of this site will not support increased generation of renewable and low carbon energy and reduce the need for travel by car, It will in fact do the opposite.

Objective 2- This does not ensure that ' All places offer inclusive and accessible environments for all ages that facilitate interaction with nature' It will in fact be destroying nature.

Objective 4- The use of these sites does not ensure that ' All new development will be appropriately located' and the 'character of existing communities will be protected and enhanced by developing places that respect local distinctiveness and the existing setting'. It in fact has the opposite effect.

Objective 5- States that ' Ensure that all developments make a positive contribution towards the development of a green infrastructure, protect natural habitats and soil quality, and assist in reversing the nature emergency by delivering a local net biodiversity benefit. Prioritising previously developed brownfield land for new development, directing development away for areas of nature conservation interest and safeguarding the sensitive natural environment from inappropriate development.

All of the above go directly against both sites 473 and 481.
There are opportunities for brownfield sites in Llandow and on the link road to the Aston Martin factory which is an underused expensive infrastructure.

Objective 6- 'Recognise the value of the Vales built heritage by embedding placemaking into the Planning process, to ensure that development proposals protect the Vale's historic built environment. Ensure that new developments conserve and enhance the attractive qualities of the Vales historic assets'.
Once again this objective is not recognised with the choice of these sites.

We met [REDACTED] on Friday 13 February 2026 at the Llantwit Major CF61 Centre. [REDACTED] confirmed to us that all the three sites within the Boverton Conservation area which had been put forward previously as Candidate sites will not form part of the Candidate site Stage 2 Assessment register. We were shown a copy of the latest Replacement RLDP Plan document dated December 2025 (Easy read Deposit Plan) which does not include these sites.

We are putting forward our case against these sites should they ever be considered once again in the future.