

From: Participate Vale [REDACTED]
Sent: 23 February 2026 21:06
To: Davies, Gareth J [REDACTED]; Democratic
[REDACTED]
Subject: E-Petition submission

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Title

Mr

Your full name *

Simon Dillon

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Petition Title

Oppose Unsustainable Greenfield Expansion Outside Aberthin's Settlement Boundary

Petition Summary - What you would like us to do

A parcel of land in the village of Aberthin, located directly behind Maes Lloi, has been proposed for a housing development of 25 dwellings, with at least 50% designated as affordable housing. This site has been included in the Vale of Glamorgan Council's Replacement Local Development Plan (RLDP). Residents have only recently become aware of this proposal, despite the plan being in preparation for over two years, and we now have until 11 March to submit objections. We are seeking the support of local residents and the many people from across the Vale who regularly use this valued green space. This petition is intentionally objective and non-emotive, focusing on planning considerations and the wider impact on the community. The field is widely used by dog walkers, runners, and families, and forms part of the well-used off-road route linking Aberthin to Cowbridge. Key Planning Grounds for Objection 1. The site has previously been rejected for development • In the previous LDP, the land was dismissed because it was considered unrelated to the settlement of Aberthin and would constitute sporadic development in the countryside. • This was a clear spatial judgement based on location. • The site remains outside the established settlement boundary. • Nothing has changed in the physical relationship between the land and the village. • Allocation under

Policy HG4 does not alter this fundamental reality. 2. The RLDP directs growth to strategic and sustainable locations • Aberthin is classified as a Minor Rural Settlement, not a sustainable growth location. • The RLDP states that development should be focused on the Strategic Growth Area and Service Centres. 3. Cowbridge is already delivering substantial planned growth • Cowbridge, a designated Service Centre, has hundreds of homes either under construction or allocated. • Infrastructure, services, and sustainable transport are concentrated there—not in Aberthin. • The Clare Gardens development alone will deliver 405 homes, including 133 affordable units and 57 first-time-buyer properties. • Given this scale of delivery, greenfield expansion outside Aberthin’s boundary is unnecessary. 4. The proposal represents disproportionate growth • Adding 25 dwellings would increase the size of Aberthin by approximately 15% in a single development. • This is not minor infill; it is a clear outward expansion. • Policy HG4 requires development in rural settlements to be small-scale and proportionate. 5. Significant highway safety concerns The road through Aberthin (linking Cowbridge and Ystradowen) is already heavily trafficked, including a high volume of HGVs, with poor compliance to the 20mph limit. The proposed access point would sit less than 20 metres north of the last house in the village. This stretch of road has a history of incidents due to: • A sharp bend over a bridge • Two public house car parks • Three side-road junctions • Multiple private driveways directly onto the main road Introducing another junction would exacerbate existing safety risks. 6. Flood risk and infrastructure concerns • Parts of the site fall within Flood Zones 2 and 3, requiring a full Flood Consequence Assessment. • Access is constrained and no specific sustainable transport measures have been identified. • There is no clear infrastructure strategy to support the development. Conclusion This petition seeks to ensure that development in the Vale of Glamorgan follows the principles of sustainability, proportionality, and sound planning judgement. The proposed allocation behind Maes Lloi does not meet these criteria. We therefore ask residents and users of this valued green space to support this petition and share it widely. Thank you for caring.

Petition End Date

11/03/2026
