



Llanmaes Community Council Response to the RLDP Deposit Plan

Llanmaes Community Council has the following comments regarding the consultation on the RLDP Deposit Plan specifically relating to proposals within our Community Area.

1. Green Wedge/Conservation DNP2 Site 6 Land between Llantwit Major and Llanmaes

Llanmaes Community Council strongly supports this allocation (originally proposed and promoted by ourselves) within the RLDP Deposit Plan. This designation protects this area of open countryside against intrusions from the urban form. It also protects against the visual and physical coalescence of the Town of Llantwit Major and the Village of Llanmaes and protects the setting of the Llanmaes Conservation Area consistent with its adopted Management Plan. Development pressure on this strip of green space is significant as evidenced by the various housing, mixed and retail proposals made to date as part of the RLDP process. Having studied the background papers on the allocation of Green Wedges throughout the Vale of Glamorgan we note that this area scores the highest of all the Green Wedges across the county, including the five existing ones, as recorded in RLDP Background Paper 27 and tested against the Welsh Government's five purposes for designation of a Green Wedge. Therefore, we are very grateful to the RLDP team for their positive evaluation of this site for this classification. We also note the adjustments made to the area covered by the Green Wedge between that originally proposed by ourselves and that in the Deposit Plan and with the exception of the tentative retail designation of the Bridge House Farm parcel we have no objections to these.

2. Retail - Land at Bridge House Farm Proposal Number SP12(2)

Llanmaes Community Council objects to this designation noting that it as a tentative designation pending a decision on a Called In Planning Application). Amongst the reasons for this objection include the resulting visual and physical coalescence of the Town of Llantwit Major and Village of Llanmaes. This site is also unsuitable for a large development on this scale as it is situated outside the RLDP's defined Strategic Growth Area. The proposed supermarket will be highly incongruous within the setting of the proposed Green Wedge although we understand the reasons for this tentative allocation pending a decision to accept or refuse the Called In Planning Application. Finally, the large store and supporting structures would be major and significant intrusions into the countryside and would be clearly detrimental to the Llanmaes Conservation Area as detailed and specified in its adopted Management Plan.

3. Housing - Land to the south of Milllands Farm Proposal Number HG1(5), Land between the Northern Access Road and Eglwys Brewis Road Site A Proposal Number HG2(2) and Land between the Northern Access Road and Eglwys Brewis Road Site B Proposal Number HG2(3)

These 3 sites for a total of close to 500 new dwellings are carry overs from the current LDP. Having made several representations over the years regarding these, two of which have outline planning permission we would merely comment that it appears that there has not yet been agreement reached on a Developer Contribution (it appears the VOG Council requested £12K per dwelling and the landowner for the two sites granted outline planning permission wanted it to be only £4K per dwelling). Finally, there has been no progress with development of these sites beyond the allocation some years ago, and the outline planning permission already noted.

4. Flood Alleviation – proposals for Flood Alleviation for Llanmaes Village

The need for a flood alleviation scheme for Llanmaes is acknowledged on several occasions in the Deposit Plan but unfortunately there are no specific proposals therein. The Community Council would firstly like to record our appreciation of the continued acknowledgement of the need for a Flood Alleviation Scheme for Llanmaes and would urge the Vale of Glamorgan Council to redouble its efforts with the Welsh Government to revive this, currently shelved, project.