

[REDACTED]

5 March 2026

Planning Policy Team
Vale of Glamorgan Council
Civic Offices
Holton Road
Barry
CF63 4RU

Dear Sir or Madam,

I am writing to formally object to the planning proposal for the construction of 25 new houses in the field [REDACTED]

[REDACTED] - referred to 'Land West of Maendy Rd.'
The following points are the grounds for my objection.

1. Planning Grounds for objection.

The land has previously been rejected for development. In the previous LDP it was considered unrelated to the settlement of Aberthaw 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.

Aberthaw is classified as a Minor Rural Settlement not a sustainable growth location.

The RLDP states that a 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 Aberthaw.
- 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 the Aberthaw boundary is unnecessary.

4. The proposal represents disproportionate growth.

- Adding 25 dwellings would increase the size of Aberthaw by approximately 15% in a single development.

This is not minor infill, it is a clear and outward expansion.

- Policy HG 4 requires development in rural settlements to be - small-scale and proportionate.

5. Significant highway safety concerns.

The road through Aberthaw (linking Cowbridge and Ystradowen) is already heavily trafficked including a high volume of HGVs, with poor adherence to the 20 mph speed 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 houses with 3 car parks.
- three side road junctions.
- multiple private driveways directly onto the main road.

Introducing another junction would exacerbate existing safety risks.

6. Flood Risks and infrastructure concerns.

- parts of the site fall within Flood Zone 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.

This site has been included in the Vale of Glamorgan Council's Replacement Plan and as residents we have only recently become aware of this proposal - although the plan has been in preparation for over 2 years.

This is a much valued green space, widely used by villagers and forms part of the walking route between Aberthaw and Cowbridge.

Conclusion.

I wish to ensure that development in the Vale of Glamorgan follows the principles of sustainability, proportionality and sound planning judgement. I believe the proposed development behind Maes ddi does not meet these criteria.

Given my concerns I urge the planning committee to reconsider the proposed development.

Thank you for your attention to this matter

Yours sincerely.

