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QUEMERFORD

BOVERTON PARK

LLANTWIT MAJOR

VALE OF GLAMORGAN

CF61 1UE

Mr. Robert Lankshear

PLANNING DEPT

VALE OF GLAMORGAN COUNCIL

HOLTON ROAD

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| MR. ROBERT LANKSHEAR  PLANNING DEPT  VALE OF GLAMORGAN COUNCIL  HOLTON ROAD  BARRY  VALE OF GLAMORGAN  CF63 4RU | QUEMERFORD  BOVERTON PARK  LLANTWIT MAJOR  S. GLAMORGAN  CF61 1UE  01446 795958  26TH July 2016 |

DEAR MR. MR. LANKSHEAR

# REF:-. PLANNING APPLICATION: 2014/00995/FUL

I am writing to make representations against the above proposed development.

I see nothing in the new amended submission that alters my opinion, except perhaps to say the entrance is more of a hazard. Consequently, I copy my original protestation against the proposal.

I believe that there are areas of land that should remain agricultural and ‘Green Field’; indeed this is one of them. We need to preserve a band of countryside to prevent urban sprawl, otherwise Llantwit Major and Boverton will merge into Church Meadow; Picketston; Eglwys Brewis, and eventually St Athan. Indeed, it is apparent that the proportion of modern infill is beginning to dilute the historic character and appearance of the adjacent Conservation area at Boverton. I note that it has been proposed that the Conservation Area should be extended to incorporate the grassed area adjacent to Percy Smith Rd, and Harding Close. I would like to see it further extended across the B4265 to the railway line; to include the Artisan Well; Pumping House; the area of this proposed development, up to MOD St Athan West Camp entrance. I firmly believe that there are plenty of other ‘brown field’ sites, (e.g. Llandow) that would have less impact on the visual aspect of the area as a whole, and would be better suited to residential development than the proposed ‘infill’. If there is a desire to pollute this immediate area, there are large areas of open land within the old married quarters at West Camp that are truly infill.

Further, although water run-off appears to have been considered, the disastrous flooding of recent years at Boverton, and indeed immediately adjacent and to the North-West of the site, under the railway bridge, needs very careful consideration. The topography of the site, and the hard surfaces that will be introduced is bound to have an effect and exaggerate the flooding potential. To my untrained eye, it appears the sump that is being built, is at a higher elevation than the road to Eglwys Brewis and the water course Boverton Brook. Presumably, and especially in periods of high rainfall, (as we have experienced in recent winters – and has been well publicised in the News), this sump water will then seep onto the road, and then into Boverton Brook, exasperating the danger, causing 2 areas of flooding for the price of one development. In my humble opinion this development is ill thought out.

Moreover, I challenge the sense of allowing access and egress from the proposed site half way up the slip road on the B4265. My main concerns are traffic turning into the site coming from St Athan, and traffic exiting the site heading towards Llantwit Major. Both actions require crossing the B4265. This will be a major issue for traffic already on the B4265 heading towards Llantwit Major as on browing the hill adjacent to the West Camp entrance. Drivers’ attention will already have been diverted because of the access to West Camp, and the massive visual impact of the traffic lights at Boverton will further distract drivers’ attention; then to be met with further traffic turning into the proposed site. Additionally, the same distractions will be present with traffic exiting from the site. Naturally the times of increased traffic to/from the site will correspond with increased traffic already using the B4265 further compounding the potential area for severe and frequent incidents. During ‘Rush Hour’, when there is a situation where someone is late for work; there will undoubtedly be a temptation for drivers to chance their luck and try to pull out into fast moving traffic already on the B4265 during these busy periods. You note I have referred earlier to ‘incidents’ and not ‘accidents’; as I believe that when these collision events happen, (and they surely will) they could easily have been prevented by not allowing the site to be developed.

I can foresee not only vehicular incidents occurring, but also pedestrian. Although there is a well publicised and apparent light controlled crossing further up towards West Camp entrance; people will still attempt to cross over the B4265 at the point of the sites’ entrance. This is human nature; they will risk everything by using the shorter route, straight across the B4265 down to the junction at Eglwys Brewis to get to Boverton shops etc. rather than have to walk the few yards up the road to walk back down again via the old St Athan Rd. Obviously the spread of properties will include ‘affordable housing’ which means young mothers with children in pushchairs, and I fear this will be the greater proportion of pedestrians, and therefore the greater risk group. I don’t wish to appear disingenuous, but we have all witnessed it; this is the generation and demographic group more likely to be considering their Smart-phones’ applications rather than their surroundings. I urge you to consider the psychological impact of the first major incident involving a mother and child crossing the B4265 at this point.

I also note, that there are no ‘on site’ amenities to encourage children to remain on site for the purpose of play. I fear the attraction of a railway line will be too much of a temptation even if modern play-parks are included in this plan. I have further concern regarding the water run-off sump. I am unable to determine if this is to be totally covered over or in fact open water. If this is open water, then this coupled with the lack of a play-park, and the railway line, appears to be an attempt to reduce the infant population of this ill thought out proposal.

I most strongly urge the planning committee to reject this proposal.

Trusting this is all you require, I look forward to hearing from you at your convenience. May I take this opportunity to thank you for your time in dealing with this matter, and should you wish to discuss any point further, please do not hesitate to contact me.

YOURS SINCERELY.

ROY BAMFORD.