Trehill Farmhouse

St Nicholas

Cardiff

CF5 6SJ

Mr Steven Rennie

Senior Planning Officer

Vale of Glamorgan Council

Planning & Transportation Department

Dock Office

Barry Docks

Barry

CF63 4RT

30th March 2015

Dear Sir,

Planning Application 2015/00249/FUL – Land East of St Nicholas

Development of 79 houses and associated open space vehicular

and pedestrian access landscaping and infrastructure,

including the demolition of Emmaville

I wish to object to the above Planning application on a number of reasons as it has a huge impact on the village of St Nicholas. My objection covers the following Points:

1. Designated Conservation area
2. Dismantling of Emmaville in Conservation area
3. Agriculture land that should not be built on
4. Mostly outside the settlement boundary in open countryside
5. Access to main road
6. Impact on the small existing village
	1. totally changing the character,
	2. lack of facilities to support 79 new houses
	3. not integrated and therefore unsustainable
7. Fit with the Wales Spatial Plan and Planning Policy Wales.
8. No apparent need for social housing
9. Limited open space as portrayed on application
10. Premature to grant permission with revised Local Develop Plan to be available shortly

Obviously the biggest issue is the impact on current village life, and I am concerned that details of such a large planning application was not sent to all residents in St Nicholas including myself. The proposal will create a new and separate village.

The application is for a large expansion outside an existing village within a Special Landscape area and the proposal is mainly on agricultural land. This will totally change the village and surrounding areas.

It does not fit in with the Wales Spatial Plan and Policy Planning Wales.

There are no new facilities on the proposal which makes the development unsustainable alongside existing village.

There is no apparent need for “social housing” in St Nicholas.

Therefore the Vale of Glamorgan Council should turn down this application on current Policies in terms of:

* Development in Open Countryside
* Protection of the Countryside and particularly in a Conservation Area
* Special Landscape area
* Wales Spatial Plan

A number of accidents have occurred recently on the A48 and the proposed access through Emmaville will create more problems. Emmaville should not be dismantled as it is in a Conservation area.

The Council must therefore listen to the existing villagers who have meet at a public meeting and objected to this development.

Yours faithfully,

Wendy Jones.