

Appropriate Development



Construction of a 4 bedroom bungalow, Old Rectory Drive, St Nicholas, 2015.



Site of two new dwellings, off Chapel Lane, St Nicholas



Planning application for two new dwellings, 2015/00087/FUL and 2015/00044/FUL



Approved planning permission for barn conversion 2014/00026/FUL



Site to the west of St Nicholas for new dwelling(s)



Central site



Meyrick House is currently on the market, with building plot(s) as a listed feature

There are other plots and small sites in the village for small development in keeping with the rest of the settlement.

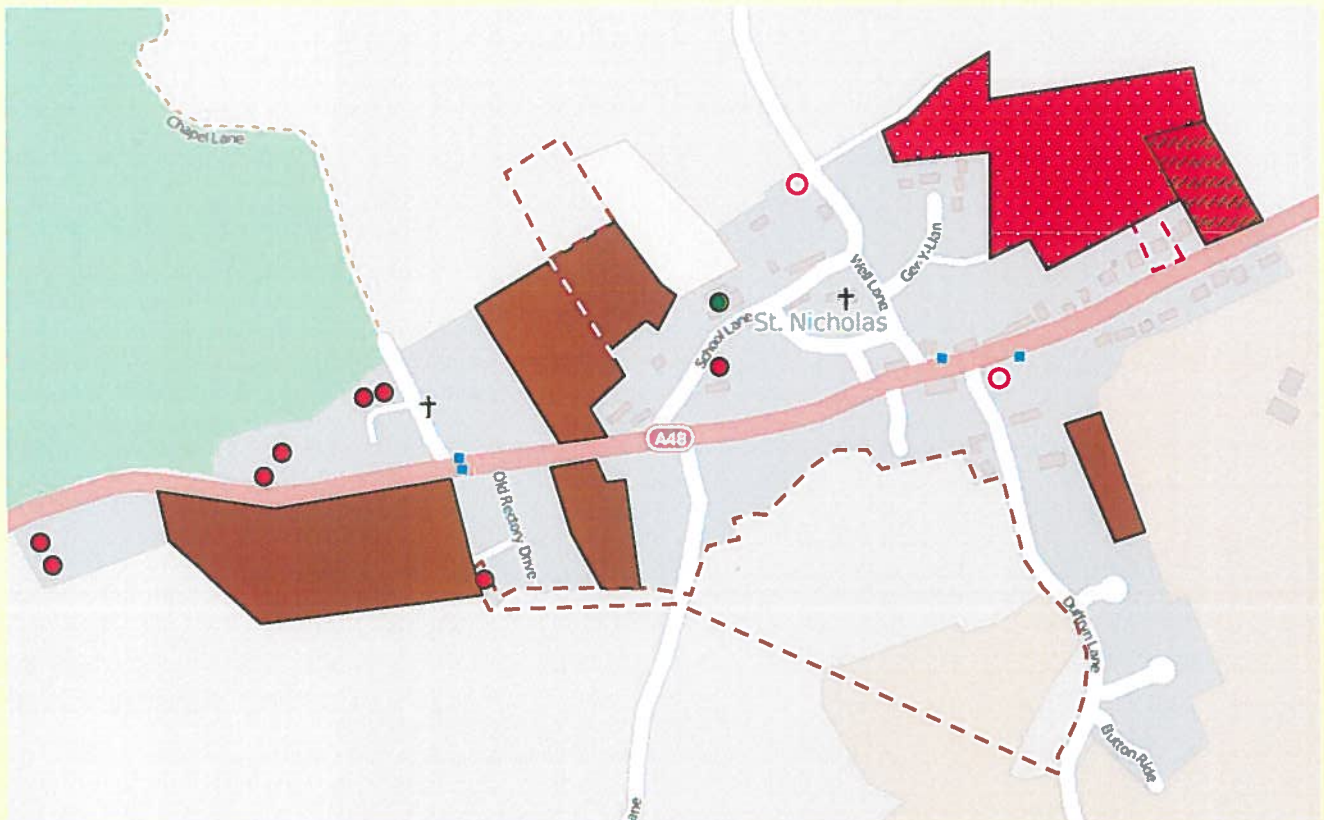
Development sites

The solid red dots are sites that are in the planning or building process. The hollow red dots are identified building plots.

The red area is the LDP Deposit allocation, and the brown areas, and areas surrounded by broken brown lines are candidate sites that did not make it to the LDP deposit. The school is marked by a green dot.

Clearly, there are smaller sites than that proposed for development east of St Nicholas, and small scale building, in character with the character of the village is ongoing. The land to the east of St Nicholas fits least with Welsh Government Planning Policies. It therefore should be the last to be considered for development - and only if it is proven that large scale development is needed and sustainable at St Nicholas.

Any development at St Nicholas needs to be scrutinised spatially, and Geographic Information System (GIS) models used to ensure dwellings are matched with amenities, facilities, and employment.



Clearly St Nicholas could deliver about 10 new dwellings in line with the character and history of the village, and few would notice.

There is a huge danger of the east/all of the Vale, being turned into dormitory, sprawling suburbia, with unsustainable dependence on the private car.

Hardy, Carole A

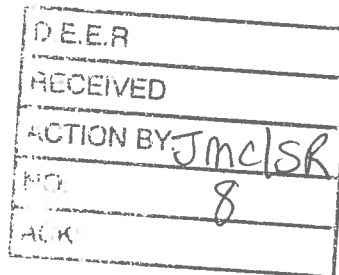
From: Conor McCloskey [REDACTED]
Sent: 02 April 2015 12:56
To: Planning & Transportation (Customer Care)
Cc: 'ceire mccloskey'
Subject: RE: Planning Application 2015/00249/FUL - Development of 79 houses on land to the east of St Nicholas

Mr Steven Rennie
 Planning Department
 The Vale of Glamorgan
 Dock Office
 Barry
 CF63 4RT

RECEIVED

- 7 APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION



Dear Mr Rennie

I would like to agree with the contents of the letter you received from Chris Dance from LPC planning and to add my own issues also.

- 1 This development will overwhelm the village
- 2 It will have a harmful impact on the character of the conservation area
- 3 The application is premature
- 4 The scale of the proposed development is hugely out of proportion
- 5 The development is destroying good agricultural land and is an urbanisation of the open countryside
- 6 It is out of character with the existing minor rural settlement
- 7 There are no services and facilities to service this development
- 8 The development will cause a lot of disruption to traffic in the village and the A48 leading to total grid lock in the school area and excessive traffic jams through the village right back through bonvilston which is already happening
- 9 The access road into the site will also cause danger for cars and cyclists entering and exiting the site

For the reasons above both myself and my wife ceire strongly object to the planning application 2015/00249/FUL

Conor and Ceire Mc Closkey
 Llan yr afon
 Well lane
 St Nicholas
 Cf5 6sg

Can you please acknowledge receipt of this letter

Conor McCloskey
 Managing Director
 CM Utilities Group
 Tel: [REDACTED]
 Mob: [REDACTED]

CM Utilities Group.

SPECIALISTS IN ALL UTILITY SERVICES

From: Chris Dance [REDACTED]
Sent: 01 April 2015 10:32
To: [REDACTED]
Cc: Conor McCloskey
Subject: Planning Application 2015/00249/FUL - Development of 79 houses on land to the east of St Nicholas

Dear Planning Team

Please find enclosed a representation Objecting to the above planning application.

I would be grateful for confirmation of receipt and confirmation that this representation has been placed on the planning file.

Thank you for your assistance

Chris Dance
Associate

LPC (Trull) Ltd
Trull
Tetbury
Gloucestershire
GL8 8SQ

Tel: [REDACTED]
Fax: [REDACTED]
Mob: [REDACTED]

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[Annual Projects Review](#) please click [here](#)

Unless expressly stated otherwise the content of this message is confidential and may be privileged. If you are not the intended recipient of this message please call the sender on the telephone number shown so that we may arrange for its return. LPC (Trull) Ltd is a company registered in England, No 03259960. Our postal address in Trull, Tetbury, Gloucestershire, GL8 8SQ, United Kingdom.

Hardy, Carole A

From: [REDACTED]
Sent: 02 April 2015 12:55
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00249/FUL
Attachments: Naz community_letter.docx

New comments have been received for application 2015/00249/FUL at site address: Land to the East of St. Nicholas from Ms Nazreen Pearce [REDACTED]

Address:
5 Button Ride ,St Nicholas ,,,,,,CF5 6ST

Comments:
Please see attached letter which express my concerns.

The following files have been uploaded:
Naz community_letter.docx

Case Officer:
Mr. Steven Rennie

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- 7 APR 2015

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D.E.E.R
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ACTION BY: Jmc/sr
NO: 7
ACK:

07 April 2015

Mr. S. Rennie
Development Control
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

RECEIVED

- 7 APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGISTRATION

Dear Mr. Rennie,

Ref: 2015/00249/FUL - Land to East of St Nicholas

I am objecting to the above planning application. Neither the site of the planning application, nor the proposals for this site appear to relate sound spatial planning practices, the Wales Spatial Plan or Planning Policy Wales (PPW) and relevant Technical Advice Notes (TAN). Further, the plan does not appear to deliver the intentions of the emerging LDP.

My concerns include:

- The Welsh Government's presumption against unsustainable development;
- The existing Development Plan;
- Emerging Planning Policy;
- The lack of supporting community infrastructure;
- The loss of finite, scarce agricultural land rated: good;
- The impact of the proposed development on the St Nicholas Conversation Area the Ely Valley and Ridge Slopes Special Landscape Area;
- The site's sustainable accessibility to places of employment, services, and facilities; and
- The objectives of spatial planning and PPW generally.

Each issue is considered in turn below.

The Decision Making Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Para 4.2.4 of PPW indicates that where: there is no adopted development plan; relevant development plan policies are considered outdated or superseded; or where there are no relevant policies, then there is a presumption in favour of proposals in accordance with the key principles and key policy objectives of sustainable development in the planning system. In doing so, proposals should seek to balance and integrate these objectives to maximise sustainable development outcomes.

It follows therefore that PPW does not support unsustainable or inappropriate development that fails to accord with the key principles and objectives it sets out.

For the reasons outlined in this letter of objection, my Client argues that the proposed development cannot be considered as being sustainable development and therefore the presumption in favour of the proposal should not apply.

Existing Development Plan

Within the Vale of Glamorgan, the Unitary Development Plan (1996-2011) forms the Development Plan. Accordingly applications should be considered against this planning framework in the first instance, unless material considerations indicate otherwise.

As indicated in the applicants Planning Statement, the application site lies outside the settlement boundary for St Nicholas as defined by the Vale of Glamorgan UDP and is therefore wholly within the countryside. Other planning policy constraints associated with the site include its location within:

- The St. Nicholas Conservation Area (partly); and
- The Ely Valley and Ridge Slopes Special Landscape Area.

There is a need to ensure that the proposed development accords with the key principles and policy objectives of sustainable development, as set out in PPW. The proposed development does not meet the criteria required to be considered as being sustainable development and therefore the presumption in favour of the proposal should not apply in this instance.

The LDP Strategy

Whilst we acknowledge that the site is a proposed allocation within the Deposit Plan, it itself has not been subject to Examination in Public. Therefore there can be no certainty that a development of this scale in such a small village will be considered as being sustainable development. Guidance is clear that the weight to be given to the emerging plan is limited until the Inspectors Report is published.

Planning Policy Wales is clear that:

“Certainty regarding the content of the plan will only be achieved when the Inspector publishes the binding report. Thus in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances (see section 4.2).”

I have significant concerns over the translation of key objectives into practice within the emerging plan. Indeed, key objectives and supportive text indicates:

- **Objective 1:** To sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all.

In achieving Objective 1, it is indicated that the LDP will seek to ensure that the role and function of the towns and villages identified in the sustainable settlement hierarchy is maintained and enhanced by ensuring that new development is of a scale appropriate to its location, supports the local economy and sustains and wherever possible improves local services and facilities.

- **Objective 2:** To ensure that development within the Vale of Glamorgan makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change.

In order to achieve this, it is indicated that new development will be located in sustainable locations that minimise the need to travel.

- **Objective 4:** To protect and enhance the Vale of Glamorgan’s historic, built, and natural environment.

The LDP will ensure that these **built environmental assets are protected, conserved and where appropriate enhanced**.

- **Objective 7:** To provide the opportunity for people in the Vale of Glamorgan to meet their housing needs.

The LDP will provide a range and choice of housing, including affordable housing, in sustainable locations **that support the needs of the local community**.

However, we do not consider that these objectives have been translated into policies within the Plan and cannot form a sound basis for decision making.

This is most obviously noted when assessing the existing population of St Nicholas. The Council's Sustainable Settlements Background Paper (2013) estimates the population of the village to be 339 residents (Appendix 1 refers). On the basis of an average household size of 2.21 (the figure quoted in 2016 within Table 5 of the Council's Population and Housing Background Paper, 2013) the entire development could lead to a new population of 221 residents. This would increase the size of the village to 560 residents, which equates to an increase of 65%.

This is a very significant increase for a village with such a poor accessibility to services and facilities. There is only a Primary School (minus a nursery) and 2 bus stops within an acceptable walking distance of the site.

Similarly, the Sustainable Settlements Background Paper also identifies that the services and facilities within St Nicholas, helps to meet ***"local needs within rural areas"*** (para. 6.6 refers).

Given that, by the applicants own assessment, there is poor accessibility by sustainable modes of transport (i.e. walking, cycling and public transport) that the level of development proposed on the wider site (i.e. the proposed allocation to the east of St Nicholas) may be considered at Examination to be a too great a quantum of development for the village.

Moreover, we note that Table 8 of the Council's Local Housing Strategy (2015-20) identifies that there is no affordable housing need within the East Vale area.

These concerns were also raised in correspondence by the Welsh Government in their response to the Revised Deposit LDP, dated 20th December 2013. The correspondence, which also argues that the proposed Plan is potentially in conflict with some of its Key Objectives, states that:

"It is unclear how the role and function of settlements has been reflected with regard to the scale of housing proposed. While the scoring matrix focuses on 'functional links' (Sustainable Settlements Appraisal 2013) the services and facilities in many of the minor rural villages themselves appear poor. Allocation in some minor rural settlement, for example, 100 units at St Nicholas and 120 units at Bonvilston appear disproportionate to current services and facilities."

Furthermore:

"While it is acknowledged that one of the aims of the plan is to support facilities in minor rural villages, it is not clear that the rationale for allocating over 940 units in such areas has been fully evidenced."

In considering meeting demand for housing as close to where that need arises the Welsh Government state that:

"...It is unclear as to what extent the LHMA has informed the spatial distribution of housing in this Deposit Plan or how the need for affordable housing has influenced the number and location of sites in this plan."

Issues relating to the spatial strategy of the emerging LDP must be considered to go to the very heart of the plan making process. This view has also been articulated in the Welsh Government response to the Revised Deposit Plan. Accordingly, without having been subject of an Examination in Public, these proposals must be

considered as being premature, particularly when they will undoubtedly lead to such an irreversible change to the character the village.

The emerging Allocation

Notwithstanding our fundamental concerns regarding the LDP strategy. As indicated above, the site and an adjacent land parcel is allocated within the Deposit Vale of Glamorgan LDP to provide 100 dwellings and 0.41ha of Public Open Space on 4.4ha of land (Policy MG2 refers). The provision of open space was intended to remedy deficiencies in the existing public open space offer in St Nicholas, particularly children's play space, although it is also noted that there is no outdoor sports provision within the Village.

Whilst the explanatory text is silent on the matter, given the pre-application response provided by the Vale of Glamorgan Council which states that access "**would be most appropriate directly off the A48**" and the way in which the allocation is drawn on the Deposit Draft LDP Proposals Map, that site access was envisaged to be provided to the east of the settlement boundary.

The submitted scheme identifies an access through 'Emmavalle'. This parcel of land was not identified as forming part of the wider allocation and therefore its use to form an access must be considered to be contrary to the emerging planning policy framework provided by the Deposit LDP. No justification has been provided by the applicant through either the pre-application process (please refer to Page 3 of the Officer's pre-application response) or through the submitted application material as to why an alternative access strategy has been proposed.

No information has been provided within the application material that quantifies the amount of public open space provided.

Whilst the Planning Statement outlines that "**the remainder of the allocated land will be able provide the shortfall in the LDP allocation**" (para. 8.1 refers), this has not been evidenced in any of the application material. Absent a comprehensive master plan for the site, it cannot be categorically proven that the policy aspirations for the site will be delivered in their entirety. This conclusion has been formed for the following reason:

- The additional land has not been included within this application and therefore there can be no certainty that the allocation will deliver in its entirety; and

Moreover, the public open space offer is meant to render the existing deficiencies, which are associated with children's play space and outdoor sports provision, as evidenced within the Council's Open Space Background Paper (2013).

Whilst no information has been provided about the quantity of public open space provided, it is noted that the Landscape Plan includes a number of swathes of land, including to the east and west of the proposed access and to the rear of the site, which can only be considered as being amenity green space and therefore will not assist in meeting existing shortfalls.

It would appear that once these areas of green space are discounted, the provision of a single LEAP and LAP would only yield approximately 0.05ha, against a policy requirement of 0.48ha. Even including the areas of land surrounding the LEAP and LAP, a total of around 0.27ha is provided, which is somewhat short of the policy aspiration.

Given that a significant aspect of the justification for the allocation of the wider site for housing was to render the deficiency of children's play space in St. Nicholas, there is a need to ensure that this scheme delivers the right quantum and form of public open space. For the reasons outlined above, and absent any information provided by the applicant, my Client believes that this is not the case. Only the delivery of a comprehensive scheme on the site, which properly articulates the policy aims of the emerging Plan can provide this certainty.

Accordingly, for the reasons outlined above, the submitted application conflicts with the emerging LDP.

The Application's Conformity to PPW's Objectives

Within the accompanying Planning Statement, the applicant contends that the Unitary Development Plan is out-of-date and therefore in accordance with TAN 1, the Local Authority will be unable to demonstrate a 5 year housing land supply from January 2016. Accordingly the applicant considers that the development benefits from the presumption in favour of sustainable development and therefore should be approved.

However, it is clear that the presumption in favour of the development would only apply if the proposals accorded with national planning policies and the key principles and policy objectives of sustainable development.

In any event we note that a shortfall of land supply does not lead to unacceptable development being made acceptable. We note that similar conclusions were presented in a number of recent Appeal decisions within Wales, including:

Land at Rockfield Road, Monmouth

In this case the land supply stood at 4.4 years (2012) and common ground between the parties that it would fall to 3.6 years in the 2013 study. The site was also located outside of the settlement boundary. Whilst the Inspector considered there were no technical or landscape constraints, the stage of the LDP (awaiting the Inspectors Report), it was considered premature in relation to the imminent (at that time) LDP which would deal with matters related to the scale of growth at Monmouth.

Land at Red Barn Farm, Abergavenny

The land supply stood at 4.4 years, however, the Inspector considered that the impact of the development on the nearby listed building and landscape would outweigh the shortfall and dismissed the appeal.

Began Road, Cardiff

Despite a significant shortfall in housing land (and recent appeal decisions granting permission) the Inspector considered that the adverse impacts on landscape, highways safety and ecology outweighed the housing shortfall and dismissed the appeal on the small site.

In the case of this application, it is considered that the development would not accord with the key principles and policy objectives of sustainable development as defined by PPW. To demonstrate this harm, the scheme is assessed against relevant sustainability objectives provided in Section 4.4 of PPW below:

- ***Promote resource-efficient and climate change resilient settlement patterns*** - the proposed development will increase the size of St Nicholas by around 65%. Given the lack of services and facilities within the village there is a real possibility that the proposed development will increase dependency on the car, promoting unsustainable travel patterns. As there is no identified affordable housing need within the East Vale area most, if not all of this development should be re-distributed to the areas where the need is greatest, which is also where there are the greatest number of services and facilities. This should result in a more sustainable pattern of development. The prematurity of this scheme does not allow for this consideration in the most appropriate forum;
- ***Locate developments so as to minimise the demand for travel, especially by private car*** – the lack of services and facilities within St Nicholas will mean that residents of the proposed development will have to access services and facilities in other areas. The majority of these trips will be made by the private car;
- ***Support the need to tackle the causes of climate change by moving towards a low carbon economy*** – the proposed development is adjacent to a village with limited services and facilities. Residents of

the proposed development will therefore have to access services and facilities within higher tier settlements. The majority of these trips will be made by the private car and therefore the development will not assist in tackling the causes of climate change.

- **Help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity** – the proposed development will have a significant harmful effect on the St Nicholas Conservation Area and locally important and listed buildings. A robust assessment of this harm has not been undertaken by the applicant.
- **Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs** – there is currently no affordable housing need within the Eastern Vale area. The majority of need is within Barry, Penarth and the Coastal areas, where there exists a greater number of services and facilities.
- **Promote access to employment, shopping, education, health, community, leisure and sport facilities and open and green space, maximising opportunities for community development and social welfare** – the application does not provide access to any employment, education, shopping, community, leisure or sports facilities. Whilst it does provide an element of public open space, there is no certainty provided by the application as to whether the public open space provided will meet the deficit of specific types of public open spaces in St Nicholas, which was a major consideration in the site's allocation in the Deposit LDP.
- **Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity** – the proposed development does not provide any improvements to accessing services and facilities, both for the existing and proposed resident population. Conversely, it could create an unsustainable pattern of development and a greater dependency on the private car. Moreover, whilst the proposed junction may work in isolation, it would clearly reduce the safety of my Clients existing access from his property and of other properties in the surrounding environs.
- **Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides** – as indicated above, the proposed development would lead to a greater dependency on the private car.

It is clear from the assessment above that the proposed development would not constitute sustainable development and therefore the presumption in favour of sustainable development that applies as a result of the time lapsed nature of the Adopted UDP and the housing land supply situation from 2016, does not apply.

The Impact on Community Infrastructure

St Nicholas Church of Wales Primary School has 126 places within the school and currently 125 pupils on roll. Whilst there is reference to a S106 contribution being provided to mitigate the impact of the proposed development on existing education facilities, the development will clearly lead to the need to expand and extend the existing school, or to alter the school's admissions policy. No information has been provided by the applicant which demonstrates whether this is achievable, or whether capacity will need to be created in an alternative location, which could, given the frequency of the bus service and the need to safeguard children of a primary age, lead to a dependency on the car for pupils to attend school.

The Impact on the St Nicholas Conservation Area

Part of the application site is located within the boundary of the St Nicholas Conservation Area. The Conservation Area was first designated in 1970 in recognition of the Villages special architectural and historic interest.

Whilst the application site is not identified as being of key importance to the Conservation Area within the St Nicholas Conservation Area Appraisal and Management Plan (2009), there still remains the statutory duty provided by Planning (Listed Buildings and Conservation) Areas Act (1990) for Local Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area when determining planning applications. In that regard, we note that aside from a very limited analysis

provided in the Design and Access Statement and an visual assessment of the impact of the development on the surrounding environs, there is no specific assessment on what effect the proposed development will have on the Conservation Area, or even an assessment of the contribution Emmaville makes to this designation. Similarly there is no assessment of the impact the proposed development will have on historic assets within the surrounding environs, including Eastlea, Milford and the 'County Treasure' of the Police Station (all are located to the south of the A48 and immediately opposite the proposed access and proposed Section 278 works) and the Three Tuns Listed Building located immediately to the south west of the application site and to the north of the A48.

It is noted that in the Council's pre-application response it was highlighted that the proposed development would ***"have the potential to significantly impact the setting of the Conservation Area and would be very visible on the approach to the village."***

On this basis the Council advised the applicant that ***"careful consideration should be given to ensuring that the proposed development would not have any adverse impact on the character of the conservation Area, through use of sensitive and suitable house design and layout."***

Moreover, in response to the proposed allocation of land to the east of St Nicholas, the Council's own Conservation Officer had concerns over the impact of the proposed allocation on the St Nicholas Conservation Area. In their consultation response, the Officer stated that:

"The site lies outside, but immediately adjacent to, the St. Nicholas Conservation Area. The St. Nicholas Conservation Area Appraisal and Management Plan identifies a significant view out of the Conservation Area across the site in a NE direction from the A48 at 'Mink Hollow' approximately along the line of the public footpath."

The proposed development, which would lead to the loss of a property and the development of highways works in the heart of the designation, would clearly lead to an adverse impact. No robust information has been submitted by the applicant to indicate otherwise.

There can be no certainty that the proposed development will have ***"no unacceptable impact on the Conservation Area"*** as claimed in Section 9 of the Design and Access Statement.

Summary

I object to the proposed development on the following grounds:

- In accordance with Section 38(6) of the Planning and Compulsory Purchase Act, applications for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise. For the Vale of Glamorgan, the UDP forms part of the Development Plan.
- National Planning Policy states that where there is a time lapsed Development Plan, as is the case in the Vale, the presumption in favour of sustainable development applies. It follows that there is a presumption against unsustainable development. The present application constitutes unsustainable development.
- Para. 4.2 of PPW outlines that certainty over the Plan will only be achieved on receipt of a binding Inspector's Report. In advance of that, Local Authorities will need to consider the evidence base and the background to policies when assessing development proposals.
- the key objectives of the emerging Vale LDP have not been properly articulated in the emerging land use planning policies, including:
 - the LDP seeks to ensure new development is of a scale appropriate to its location, but the allocation of land to the East of St Nicholas could see the population of the village grow by 65%;
 - despite seeking to minimise the need to travel, the proposed allocation is made at a settlement which only has services and facilities to meet local needs;
 - The LDP seeks to protect and enhance historic environments, yet the allocation will have a detrimental impact on the St Nicholas Conservation Area;
 - The LDP seeks to meet the housing needs of each community, yet there isn't an identified housing need in the East of the Vale.
- The application does not accord with emerging Planning Policy as:
 - The access is inappropriately located;
 - It would not provide the housing development and quantum of public open space required; and
 - The development does not remedy deficiencies in children's play space.
- A number of recent Appeals have demonstrated that a shortfall in housing land or a time lapsed Development Plan does not lead to unsustainable development being considered as being acceptable.
- The proposed development does not accord with the key principles and policy objectives provided by PPW.
- It could have unacceptable impacts on community infrastructure.
- The proposed development would have an unacceptable detrimental impact on the St Nicholas Conservation Area.

Yours Sincerely,

Nazreen Pearce

Hardy, Carole A

From: [REDACTED]
Sent: 02 April 2015 21:45
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00249/FUL
Attachments: Objection letter.docx

New comments have been received for application 2015/00249/FUL at site address: Land to the East of St. Nicholas
from Mrs Hannah Fuller [REDACTED]

Address:
4 Merrick Cottages, St Nicholas, Vale of Glamorgan, CF5 6SQ

Comments:
Document attached

The following files have been uploaded:
Objection letter.docx

Case Officer:
Mr. Steven Rennie

D.E.E.R
RECEIVED
ACTION BY: Jmc/SR.
NO: 32
ACK:

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- 7 APR 2015
ENVIRONMENTAL
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Mrs Hannah Fuller
4 Merrick Cottages
St Nicholas
CF5 6SQ

07 April 2015

Mr. S. Rennie
Development Control
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

RECEIVED

- 7 APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Dear Mr. Rennie,

Ref: 2015/00249/FUL - Land to East of St Nicholas

I am objecting to the above planning application. Neither the site of the planning application, nor the proposals for this site appear to relate sound spatial planning practices, the Wales Spatial Plan or Planning Policy Wales (PPW) and relevant Technical Advice Notes (TAN). Further, the plan does not appear to deliver the intentions of the emerging LDP.

My concerns include:

- The Welsh Government's presumption against unsustainable development;
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- The loss of finite, scarce agricultural land rated: good;
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Each issue is considered in turn below.

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It follows therefore that PPW does not support unsustainable or inappropriate development that fails to accord with the key principles and objectives it sets out.

For the reasons outlined in this letter of objection, my Client argues that the proposed development cannot be considered as being sustainable development and therefore the presumption in favour of the proposal should not apply.

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As indicated in the applicants Planning Statement, the application site lies outside the settlement boundary for St Nicholas as defined by the Vale of Glamorgan UDP and is therefore wholly within the countryside. Other planning policy constraints associated with the site include its location within:

- The St. Nicholas Conservation Area (partly); and
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There is a need to ensure that the proposed development accords with the key principles and policy objectives of sustainable development, as set out in PPW. The proposed development does not meet the criteria required to be considered as being sustainable development and therefore the presumption in favour of the proposal should not apply in this instance.

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I have significant concerns over the translation of key objectives into practice within the emerging plan. Indeed, key objectives and supportive text indicates:

- **Objective 1:** To sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all.

In achieving Objective 1, it is indicated that the LDP will seek to ensure that the role and function of the towns and villages identified in the sustainable settlement hierarchy is maintained and enhanced by ensuring that new development is of a scale appropriate to its location, supports the local economy and sustains and wherever possible improves local services and facilities.

- **Objective 2:** To ensure that development within the Vale of Glamorgan makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change.

In order to achieve this, it is indicated that new development will be located in sustainable locations that minimise the need to travel.

- **Objective 4:** To protect and enhance the Vale of Glamorgan’s historic, built, and natural environment. The LDP will ensure that these built environmental assets are protected, conserved and where appropriate enhanced.
- **Objective 7:** To provide the opportunity for people in the Vale of Glamorgan to meet their housing needs.

The LDP will provide a range and choice of housing, including affordable housing, in sustainable locations **that support the needs of the local community.**

However, we do not consider that these objectives have been translated into policies within the Plan and cannot form a sound basis for decision making.

This is most obviously noted when assessing the existing population of St Nicholas. The Council's Sustainable Settlements Background Paper (2013) estimates the population of the village to be 339 residents (Appendix 1 refers). On the basis of an average household size of 2.21 (the figure quoted in 2016 within Table 5 of the Council's Population and Housing Background Paper, 2013) the entire development could lead to a new population of 221 residents. This would increase the size of the village to 560 residents, which equates to an increase of 65%.

This is a very significant increase for a village with such a poor accessibility to services and facilities. There is only a Primary School (minus a nursery) and 2 bus stops within an acceptable walking distance of the site.

Similarly, the Sustainable Settlements Background Paper also identifies that the services and facilities within St Nicholas, helps to meet "**local needs within rural areas**" (para. 6.6 refers).

Given that, by the applicants own assessment, there is poor accessibility by sustainable modes of transport (i.e. walking, cycling and public transport) that the level of development proposed on the wider site (i.e. the proposed allocation to the east of St Nicholas) may be considered at Examination to be a too great a quantum of development for the village.

Moreover, we note that Table 8 of the Council's Local Housing Strategy (2015-20) identifies that there is no affordable housing need within the East Vale area.

These concerns were also raised in correspondence by the Welsh Government in their response to the Revised Deposit LDP, dated 20th December 2013. The correspondence, which also argues that the proposed Plan is potentially in conflict with some of its Key Objectives, states that:

"It is unclear how the role and function of settlements has been reflected with regard to the scale of housing proposed. While the scoring matrix focuses on 'functional links' (Sustainable Settlements Appraisal 2013) the services and facilities in many of the minor rural villages themselves appear poor. Allocation in some minor rural settlement, for example, 100 units at St Nicholas and 120 units at Bonvilston appear disproportionate to current services and facilities."

Furthermore:

"While it is acknowledged that one of the aims of the plan is to support facilities in minor rural villages, it is not clear that the rationale for allocating over 940 units in such areas has been fully evidenced."

In considering meeting demand for housing as close to where that need arises the Welsh Government state that:

"...It is unclear as to what extent the LHMA has informed the spatial distribution of housing in this Deposit Plan or how the need for affordable housing has influenced the number and location of sites in this plan."

Issues relating to the spatial strategy of the emerging LDP must be considered to go to the very heart of the plan making process. This view has also been articulated in the Welsh Government response to the Revised Deposit Plan. Accordingly, without having been subject of an Examination in Public, these proposals must be considered as being premature, particularly when they will undoubtedly lead to such an irreversible change to the character the village.

The emerging Allocation

Notwithstanding our fundamental concerns regarding the LDP strategy. As indicated above, the site and an adjacent land parcel is allocated within the Deposit Vale of Glamorgan LDP to provide 100 dwellings and 0.41ha of Public Open Space on 4.4ha of land (Policy MG2 refers). The provision of open space was intended to remedy deficiencies in the existing public open space offer in St Nicholas, particularly children's play space, although it is also noted that there is no outdoor sports provision within the Village.

Whilst the explanatory text is silent on the matter, given the pre-application response provided by the Vale of Glamorgan Council which states that access "**would be most appropriate directly off the A48**" and the way in which the allocation is drawn on the Deposit Draft LDP Proposals Map, that site access was envisaged to be provided to the east of the settlement boundary.

The submitted scheme identifies an access through 'Emmavalle'. This parcel of land was not identified as forming part of the wider allocation and therefore its use to form an access must be considered to be contrary to the emerging planning policy framework provided by the Deposit LDP. No justification has been provided by the applicant through either the pre-application process (please refer to Page 3 of the Officer's pre-application response) or through the submitted application material as to why an alternative access strategy has been proposed.

No information has been provided within the application material that quantifies the amount of public open space provided.

Whilst the Planning Statement outlines that "**the remainder of the allocated land will be able provide the shortfall in the LDP allocation**" (para. 8.1 refers), this has not been evidenced in any of the application material. Absent a comprehensive master plan for the site, it cannot be categorically proven that the policy aspirations for the site will be delivered in their entirety. This conclusion has been formed for the following reason:

- The additional land has not been included within this application and therefore there can be no certainty that the allocation will deliver in its entirety; and

Moreover, the public open space offer is meant to render the existing deficiencies, which are associated with children's play space and outdoor sports provision, as evidenced within the Council's Open Space Background Paper (2013).

Whilst no information has been provided about the quantity of public open space provided, it is noted that the Landscape Plan includes a number of swathes of land, including to the east and west of the proposed access and to the rear of the site, which can only be considered as being amenity green space and therefore will not assist in meeting existing shortfalls.

It would appear that once these areas of green space are discounted, the provision of a single LEAP and LAP would only yield approximately 0.05ha, against a policy requirement of 0.48ha. Even including the areas of land surrounding the LEAP and LAP, a total of around 0.27ha is provided, which is somewhat short of the policy aspiration.

Given that a significant aspect of the justification for the allocation of the wider site for housing was to render the deficiency of children's play space in St. Nicholas, there is a need to ensure that this scheme delivers the right quantum and form of public open space. For the reasons outlined above, and absent any information provided by the applicant, my Client believes that this is not the case. Only the delivery of a comprehensive scheme on the site, which properly articulates the policy aims of the emerging Plan can provide this certainty.

Accordingly, for the reasons outlined above, the submitted application conflicts with the emerging LDP.

The Application's Conformity to PPW's Objectives

Within the accompanying Planning Statement, the applicant contends that the Unitary Development Plan is out-of-date and therefore in accordance with TAN 1, the Local Authority will be unable to demonstrate a 5

year housing land supply from January 2016. Accordingly the applicant considers that the development benefits from the presumption in favour of sustainable development and therefore should be approved.

However, it is clear that the presumption in favour of the development would only apply if the proposals accorded with national planning policies and the key principles and policy objectives of sustainable development.

In any event we note that a shortfall of land supply does not lead to unacceptable development being made acceptable. We note that similar conclusions were presented in a number of recent Appeal decisions within Wales, including:

Land at Rockfield Road, Monmouth

In this case the land supply stood at 4.4 years (2012) and common ground between the parties that it would fall to 3.6 years in the 2013 study. The site was also located outside of the settlement boundary. Whilst the Inspector considered there were no technical or landscape constraints, the stage of the LDP (awaiting the Inspectors Report), it was considered premature in relation to the imminent (at that time) LDP which would deal with matters related to the scale of growth at Monmouth.

Land at Red Barn Farm, Abergavenny

The land supply stood at 4.4 years, however, the Inspector considered that the impact of the development on the nearby listed building and landscape would outweigh the shortfall and dismissed the appeal.

Began Road, Cardiff

Despite a significant shortfall in housing land (and recent appeal decisions granting permission) the Inspector considered that the adverse impacts on landscape, highways safety and ecology outweighed the housing shortfall and dismissed the appeal on the small site.

In the case of this application, it is considered that the development would not accord with the key principles and policy objectives of sustainable development as defined by PPW. To demonstrate this harm, the scheme is assessed against relevant sustainability objectives provided in Section 4.4 of PPW below:

- ***Promote resource-efficient and climate change resilient settlement patterns*** - the proposed development will increase the size of St Nicholas by around 65%. Given the lack of services and facilities within the village there is a real possibility that the proposed development will increase dependency on the car, promoting unsustainable travel patterns. As there is no identified affordable housing need within the East Vale area most, if not all of this development should be re-distributed to the areas where the need is greatest, which is also where there are the greatest number of services and facilities. This should result in a more sustainable pattern of development. The prematurity of this scheme does not allow for this consideration in the most appropriate forum;
- ***Locate developments so as to minimise the demand for travel, especially by private car*** – the lack of services and facilities within St Nicholas will mean that residents of the proposed development will have to access services and facilities in other areas. The majority of these trips will be made by the private car;
- ***Support the need to tackle the causes of climate change by moving towards a low carbon economy*** – the proposed development is adjacent to a village with limited services and facilities. Residents of the proposed development will therefore have to access services and facilities within higher tier settlements. The majority of these trips will be made by the private car and therefore the development will not assist in tackling the causes of climate change.
- ***Help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity*** – the proposed development will have a significant harmful effect on the St Nicholas Conservation Area and locally important and listed buildings. A robust assessment of this harm has not been undertaken by the applicant.

- **Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs** – there is currently no affordable housing need within the Eastern Vale area. The majority of need is within Barry, Penarth and the Coastal areas, where there exists a greater number of services and facilities.
- **Promote access to employment, shopping, education, health, community, leisure and sport facilities and open and green space, maximising opportunities for community development and social welfare** – the application does not provide access to any employment, education, shopping, community, leisure or sports facilities. Whilst it does provide an element of public open space, there is no certainty provided by the application as to whether the public open space provided will meet the deficit of specific types of public open spaces in St Nicholas, which was a major consideration in the site's allocation in the Deposit LDP.
- **Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity** – the proposed development does not provide any improvements to accessing services and facilities, both for the existing and proposed resident population. Conversely, it could create an unsustainable pattern of development and a greater dependency on the private car. Moreover, whilst the proposed junction may work in isolation, it would clearly reduce the safety of my Clients existing access from his property and of other properties in the surrounding environs.
- **Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides** – as indicated above, the proposed development would lead to a greater dependency on the private car.

It is clear from the assessment above that the proposed development would not constitute sustainable development and therefore the presumption in favour of sustainable development that applies as a result of the time lapsed nature of the Adopted UDP and the housing land supply situation from 2016, does not apply.

The Impact on Community Infrastructure

St Nicholas Church of Wales Primary School has 126 places within the school and currently 125 pupils on roll. Whilst there is reference to a S106 contribution being provided to mitigate the impact of the proposed development on existing education facilities, the development will clearly lead to the need to expand and extend the existing school, or to alter the school's admissions policy. No information has been provided by the applicant which demonstrates whether this is achievable, or whether capacity will need to be created in an alternative location, which could, given the frequency of the bus service and the need to safeguard children of a primary age, lead to a dependency on the car for pupils to attend school.

Monies will also have to be provided for other community facilities, for example there is no monies for a village hall, there is only a church hall which is shortly due to close due to lack of funds. Other than the school, and the church which is in dire need of restoration and a new roof, there are no community facilities.

The Impact on the St Nicholas Conservation Area

Part of the application site is located within the boundary of the St Nicholas Conservation Area. The Conservation Area was first designated in 1970 in recognition of the Villages special architectural and historic interest.

Whilst the application site is not identified as being of key importance to the Conservation Area within the St Nicholas Conservation Area Appraisal and Management Plan (2009), there still remains the statutory duty provided by Planning (Listed Buildings and Conservation) Areas Act (1990) for Local Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area when determining planning applications. In that regard, we note that aside from a very limited analysis provided in the Design and Access Statement and an visual assessment of the impact of the development on the surrounding environs, there is no specific assessment on what effect the proposed development will have on the Conservation Area, or even an assessment of the contribution Emmaville makes to this designation. Similarly there is no assessment of the impact the proposed development will have on historic assets within the surrounding environs, including Eastlea, Milford and the 'County Treasure' of the Police Station (all are

located to the south of the A48 and immediately opposite the proposed access and proposed Section 278 works) and the Three Tuns Listed Building located immediately to the south west of the application site and to the north of the A48.

It is noted that in the Council's pre-application response it was highlighted that the proposed development would ***"have the potential to significantly impact the setting of the Conservation Area and would be very visible on the approach to the village."***

On this basis the Council advised the applicant that ***"careful consideration should be given to ensuring that the proposed development would not have any adverse impact on the character of the conservation Area, through use of sensitive and suitable house design and layout."***

Moreover, in response to the proposed allocation of land to the east of St Nicholas, the Council's own Conservation Officer had concerns over the impact of the proposed allocation on the St Nicholas Conservation Area. In their consultation response, the Officer stated that:

"The site lies outside, but immediately adjacent to, the St. Nicholas Conservation Area. The St. Nicholas Conservation Area Appraisal and Management Plan identifies a significant view out of the Conservation Area across the site in a NE direction from the A48 at 'Mink Hollow' approximately along the line of the public footpath."

The proposed development, which would lead to the loss of a property and the development of highways works in the heart of the designation, would clearly lead to an adverse impact. No robust information has been submitted by the applicant to indicate otherwise.

There can be no certainty that the proposed development will have ***"no unacceptable impact on the Conservation Area"*** as claimed in Section 9 of the Design and Access Statement.

I would specifically request that the planning committee visit the site and walk around the adjacent village to accurately assess the detrimental impact a development on the scale and density proposed would have on the character of the village, which is the gateway to the rural Vale.

Environmental factors

The survey prepared by the proposed developer acknowledges the presence of newts and bats. There are protected species and the development will have a significant and detrimental impact upon local wildlife as well as decimating a prime piece of agricultural land.

Summary

I object to the proposed development on the following grounds:

- In accordance with Section 38(6) of the Planning and Compulsory Purchase Act, applications for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise. For the Vale of Glamorgan, the UDP forms part of the Development Plan.
- National Planning Policy states that where there is a time lapsed Development Plan, as is the case in the Vale, the presumption in favour of sustainable development applies. It follows that there is a presumption against unsustainable development. The present application constitutes unsustainable development.
- Para. 4.2 of PPW outlines that certainty over the Plan will only be achieved on receipt of a binding Inspector's Report. In advance of that, Local Authorities will need to consider the evidence base and the background to policies when assessing development proposals.

- the key objectives of the emerging Vale LDP have not been properly articulated in the emerging land use planning policies, including:
 - the LDP seeks to ensure new development is of a scale appropriate to its location, but the allocation of land to the East of St Nicholas could see the population of the village grow by 65%;
 - despite seeking to minimise the need to travel, the proposed allocation is made at a settlement which only has services and facilities to meet local needs;
 - The LDP seeks to protect and enhance historic environments, yet the allocation will have a detrimental impact on the St Nicholas Conservation Area;
 - The LDP seeks to meet the housing needs of each community, yet there isn't an identified housing need in the East of the Vale.
- The application does not accord with emerging Planning Policy as:
 - The access is inappropriately located;
 - It would not provide the housing development and quantum of public open space required; and
 - The development does not remedy deficiencies in children's play space.
- A number of recent Appeals have demonstrated that a shortfall in housing land or a time lapsed Development Plan does not lead to unsustainable development being considered as being acceptable.
- The proposed development does not accord with the key principles and policy objectives provided by PPW.
- It could have unacceptable impacts on community infrastructure.
- The proposed development would have an unacceptable detrimental impact on the St Nicholas Conservation Area.

Yours Sincerely,

Hannah Fuller

Hardy, Carole A

From: Rolant Tomos [REDACTED]
Sent: 02 April 2015 13:16
To: Planning & Transportation (Customer Care)
Subject: Objection

Mr. S. Rennie
Development Control
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Dear Mr. Rennie,

Ref: 2015/00249/FUL - Land to East of St Nicholas

D.E.E.R
RECEIVED
ACTION BY: JMC/SR
NO: 13
ACK:

RECEIVED

- 7 APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

I am objecting to the above planning application. Neither the site of the planning application, nor the proposals for this site appear to relate sound spatial planning practices, the Wales Spatial Plan or Planning Policy Wales (PPW) and relevant Technical Advice Notes (TAN). Further, the plan does not appear to deliver the intentions of the emerging LDP.

My concerns include:

- The Welsh Government's presumption against unsustainable development;
- The existing Development Plan;
- Emerging Planning Policy;
- The lack of supporting community infrastructure;
- The loss of finite, scarce agricultural land rated: good;
- The impact of the proposed development on the St Nicholas Conversation Area the Ely Valley and Ridge Slopes Special Landscape Area;
- The site's sustainable accessibility to places of employment, services, and facilities;
- and
- The objectives of spatial planning and PPW generally.

I object to the proposed development on the following grounds:

- In accordance with Section 38(6) of the Planning and Compulsory Purchase Act, applications for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise. For the Vale of Glamorgan, the UDP forms part of the Development Plan.

- National Planning Policy states that where there is a time lapsed Development Plan, as is the case in the Vale, the presumption in favour of sustainable development applies. It follows that there is a presumption against unsustainable development. The present application constitutes unsustainable development.
- Para. 4.2 of PPW outlines that certainty over the Plan will only be achieved on receipt of a binding Inspector's Report. In advance of that, Local Authorities will need to consider the evidence base and the background to policies when assessing development proposals.
- the key objectives of the emerging Vale LDP have not been properly articulated in the emerging land use planning policies, including:
 - the LDP seeks to ensure new development is of a scale appropriate to its location, but the allocation of land to the East of St Nicholas could see the population of the village grow by 65%;
 - despite seeking to minimise the need to travel, the proposed allocation is made at a settlement which only has services and facilities to meet local needs;
 - The LDP seeks to protect and enhance historic environments, yet the allocation will have a detrimental impact on the St Nicholas Conservation Area;
 - The LDP seeks to meet the housing needs of each community, yet there isn't an identified housing need in the East of the Vale.
- The application does not accord with emerging Planning Policy as:
 - The access is inappropriately located;
 - It would not provide the housing development and quantum of public open space required; and
 - The development does not remedy deficiencies in children's play space.
- A number of recent Appeals have demonstrated that a shortfall in housing land or a time lapsed Development Plan does not lead to unsustainable development being considered as being acceptable.
- The proposed development does not accord with the key principles and policy objectives provided by PPW.
- It could have unacceptable impacts on community infrastructure.
- The proposed development would have an unacceptable detrimental impact on the St Nicholas Conservation Area.

Yours Sincerely,

Rolant Tomos
 7 Dyffryn Close
 St Nicholas
 CF56SS

Hardy, Carole A

From: Hannah Raybould [REDACTED]
Sent: 02 April 2015 13:13
To: Planning & Transportation (Customer Care)
Cc: Rolant Tomos
Subject: Objection

Mr. S. Rennie
Development Control
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

D.E.E.R
RECEIVED
ACTION BY: Jmc SR
NO: 12.
ACK:

RECEIVED

- 7 APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Dear Mr. Rennie,

Ref: 2015/00249/FUL - Land to East of St Nicholas

I am objecting to the above planning application. Neither the site of the planning application, nor the proposals for this site appear to relate sound spatial planning practices, the Wales Spatial Plan or Planning Policy Wales (PPW) and relevant Technical Advice Notes (TAN). Further, the plan does not appear to deliver the intentions of the emerging LDP.

My concerns include:

- The Welsh Government's presumption against unsustainable development;
- The existing Development Plan;
- Emerging Planning Policy;
- The lack of supporting community infrastructure;
- The loss of finite, scarce agricultural land rated: good;
- The impact of the proposed development on the St Nicholas Conversation Area the Ely Valley and Ridge Slopes Special Landscape Area;
- The site's sustainable accessibility to places of employment, services, and facilities; and
- The objectives of spatial planning and PPW generally.

I object to the proposed development on the following grounds:

- In accordance with Section 38(6) of the Planning and Compulsory Purchase Act, applications for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise. For the Vale of Glamorgan, the UDP forms part of the Development Plan.

- National Planning Policy states that where there is a time lapsed Development Plan, as is the case in the Vale, the presumption in favour of sustainable development applies. It follows that there is a presumption against unsustainable development. The present application constitutes unsustainable development.
- Para. 4.2 of PPW outlines that certainty over the Plan will only be achieved on receipt of a binding Inspector's Report. In advance of that, Local Authorities will need to consider the evidence base and the background to policies when assessing development proposals.
- the key objectives of the emerging Vale LDP have not been properly articulated in the emerging land use planning policies, including:
 - the LDP seeks to ensure new development is of a scale appropriate to its location, but the allocation of land to the East of St Nicholas could see the population of the village grow by 65%;
 - despite seeking to minimise the need to travel, the proposed allocation is made at a settlement which only has services and facilities to meet local needs;
 - The LDP seeks to protect and enhance historic environments, yet the allocation will have a detrimental impact on the St Nicholas Conservation Area;
 - The LDP seeks to meet the housing needs of each community, yet there isn't an identified housing need in the East of the Vale.
- The application does not accord with emerging Planning Policy as:
 - The access is inappropriately located;
 - It would not provide the housing development and quantum of public open space required; and
 - The development does not remedy deficiencies in children's play space.
- A number of recent Appeals have demonstrated that a shortfall in housing land or a time lapsed Development Plan does not lead to unsustainable development being considered as being acceptable.
- The proposed development does not accord with the key principles and policy objectives provided by PPW.
- It could have unacceptable impacts on community infrastructure.
- The proposed development would have an unacceptable detrimental impact on the St Nicholas Conservation Area.

Yours Sincerely,

Hannah Raybould
7 Dyffryn Close
St Nicholas
CF56SS



Hardy, Carole A

From: [REDACTED]
Sent: 02 April 2015 17:22
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00249/FUL
Attachments: 01 April 2015 Ref- 2015-00249-FUL - Land to East of St Nicholas .docx

New comments have been received for application 2015/00249/FUL at site address: Land to the East of St. Nicholas
from Mr Rhodri Davies [REDACTED]

Address:
3 Duffryn Close, St Nicholas, CF5 6SS

Comments:
Please refer to attached word which illustrates objections

The following files have been uploaded:
01 April 2015 Ref- 2015-00249-FUL - Land to East of St Nicholas .docx

Case Officer:
Mr. Steven Rennie

D.E.E.R
RECEIVED
ACTION BY: Jmc/SR
NO: 22
ACK:

RECEIVED

- 7 APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

07 April 2015

Mr. S. Rennie
Development Control
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Dear Mr. Rennie,

Ref: 2015/00249/FUL - Land to East of St Nicholas

We are objecting to the above planning application. Neither the site of the planning application, nor the proposals for this site appear to relate sound spatial planning practices, the Wales Spatial Plan or Planning Policy Wales (PPW) and relevant Technical Advice Notes (TAN). Further, the plan does not appear to deliver the intentions of the emerging LDP.

Our concerns include:

- The size development increases the size of the village disproportionately and will put strain of the local services and infrastructure. This is an unprecedented increase given that the village characterised by much smaller developments and individual houses. The local school is already oversubscribed, there is no shop or pub in the village the proposals don't include any of these provisions currently.
- The proposed materials, these are not in keeping with the village. The local materials are generally stone, render, slate, thatch and brick detailing. The majority of the house types have some render but also large areas of brickwork as illustrated in the design and access statement which won't be in keeping with the village or the local vernacular.
- The Design and Access statement claims that the new house types are Arts and Crafts style and in keeping with the area. The proposed house types are generic, mock Tudor English designs entitled "Worcester", "Highgrove", "Henley", "Cambridge" and don't have any recognisable Arts and Crafts features proportions or detailing.
- The proposed new junction is on a blind spot and very close to the existing junction and pedestrian crossing to Dyffryn Lane, there is also a footpath crossing to the East which there is no provision made. The additional traffic (225 cars in phase one and a similar number in phase 2 this could be more than 450 cars) development will increase congestion and the likelihood of accidents
- The Affordable housing are 1, 2 and 3 bedroom houses and grouped in sub prime locations creating a ghetto, also there are no 4-5 bedroom affordable houses which again.

Yours Sincerely,

Mr Rhodri Davies and Mrs Sophie Teague Davies

3 Duffryn Close, St Nicholas. CF5 6SS

RECEIVED

- 7 APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Hardy, Carole A

From: [REDACTED]
Sent: 02 April 2015 17:42
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00249/FUL
Attachments: 2015-04-02 - letter - objection to development in st nicholas.pdf

New comments have been received for application 2015/00249/FUL at site address: Land to the East of St. Nicholas from Mr Philip Roberts [REDACTED]

Address:
Holly House, Duffryn Lane, St Nicholas, Cardiff,, CF5 6TA

Comments:
Please see the attached letter,

The following files have been uploaded:
2015-04-02 - letter - objection to development in st nicholas.pdf

Case Officer:
Mr. Steven Rennie

D.E.E.R
RECEIVED
ACTION BY: JMC/RSR
DATE: 26
USER:

RECEIVED
- 7 APR 2015
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Holly House
Duffryn Lane
St Nicholas
Cardiff
CF5 6TA

RECEIVED

- 7 APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Mr S Rennie
Development Control
Vale of Glamorgan Council
Dock Office, Barry Docks
Barry
CF63 4RT

April 2, 2015

Dear Mr Rennie,

Ref: 2015/00249/Ful – Agricultural Land to the East of St Nicholas

I write to formally object to the above planning application which I believe to be flawed in multiple ways and which, if granted, would have a catastrophic detrimental impact on a village which serves as a gateway to the Vale and which has grown organically, over centuries, a few dwellings at a time thereby creating a vibrant and integrated community and a rural development of largely unique properties that has been recognised as a conservation area.

I am greatly concerned that this application is trying to 'sneak in' before the suggested LDP is confirmed by the Welsh Assembly Government, particularly since a preliminary report from WAG mentioned St Nicholas by name as an example where the suggested number of properties in the LDP was inappropriate.

I understand that others have written in detail outlining the technical issues with the application in connection with the various Acts of Parliament; the existing Development Plan; the loss of 'Good' agricultural land etc. I echo their concerns and urge you to carefully and diligently investigate all of the generalised and in many cases unfounded or misleading statements that the Applicants or their paid advisors have made in their application and supporting documentation.

This application should be rejected. Not just because of the legal and complex points that others have made in their representations but also on the basis of common sense and practicality.

- This application would appear to be only the first phase of development that the Applicant has planned – roads are clearly designed to be extended and to have other dwellings added in the future. Consequently the impact on the village from the proposed development provided by the applicant under-represents the true future impact. At the very least the applicant should be asked to re-submit each and every impact assessment for the full size of their intended development, not just part of it.

- The application as it stands proposes at least a 65% increase in the population of the Village in one fell swoop. That scale of influx will have a massive impact on the culture and values of the Village.
- The amount of parking the applicant suggests that they provide is likely to be woefully inadequate for the number of dwellings in practice.
 - This is likely because the distance to shops and work (there are no facilities or sources of significant employment in the village) which will mean that the number of cars the occupants of the proposed dwellings will need will be much larger than the applicant estimates.
 - In practice this in turn will mean that all of the Visitor's parking spaces are constantly full, leading to cars parking on the A48 (this is not a clearway) and presenting a significant increase in risk to road users and pedestrians.
 - In the event that the A48 becomes a clearway then parking will either spread into the already congested centre of the village or result in vehicles parked on pavement's inside the development potentially introducing access issues for deliveries (with that number of dwellings there will be several each day) and for emergency services. In all probability it will be a combination of the two.
- It is highly questionable whether the proposed development is 'Sustainable' given the need for residents to travel everywhere by car.
 - St Nicholas has no village shop, post office, pub, health provision and no major employers. This means that every new resident will have to travel for shopping, restaurants and work.
 - Public transport is currently provided by 'First Group' and falls outside of the Cardiff bus region and consequently is expensive – currently a day ticket return into Cardiff from the Village is fractionally under the minimum wage (before tax) – someone working in Cardiff would be spending around 14% of their pre-tax income on transport to work.
 - A day ticket, while very, very much cheaper than two single tickets is not distance related and so would cost the same if a resident wished to go to Culverhouse Cross shops.
 - Permitting a development of this scale would contribute adversely to the UK commitment to reduce carbon emissions in comparison with developments on brownfield sites at, say, Ely Bridge or Culverhouse Cross.
- The density of the development is many times greater than the average current density of the Village. This in itself will have a significant and irreversible impact on the culture of the village. I understand from the analysis that others have presented in their letters of opposition to the development that the applicant has crammed so many properties into the site that the space available for Children's play areas and amenities is only 10% of that required in planning guidance (The fields alongside should be discounted as they are not for public use and/or are clearly (from the layout of roads) intended for future development). Even if the fields are included, the amenity space is only half of the required amount.
- The character and variety of the proposed dwellings are significantly different from the rest of the accommodation in the Village.
- Numerous traffic surveys have demonstrated that Culverhouse Cross junction is at or over capacity. Adding another significant increase in commuters to the mix by

permitting this development is likely to result in increased congestion and higher pollution issues in St Nicholas and along the A48. At peak hours traffic can already tail back up the Tumble and occasionally into St Nicholas itself.

In summary this application should be rejected because:

- The development is unsustainable when considered against the Welsh Government policy and guidance
- There is no supporting infrastructure for the development. Even the applicant admits that the transport infrastructure is poor.
- It goes against the existing planning policy
- It goes against the existing development plan
- It consumes productive agricultural land that even the Applicant's paid consultants have assessed as 'Good'.
- a 65% increase in population (probably more than this in reality) will irrevocably impact the culture, values and the social cohesion of the village.
- There are currently insufficient places at the village school to accommodate the children who would move into the proposed development and there is limited potential to expand the school to accommodate the increased population.

Welsh Government themselves have questioned the scale of proposed development in St Nicholas. If the Planning Committee were to disagree with the comments Welsh Government have already made and to proceed with development in St Nicholas regardless of the imminent (but unfinalised) LDP. They should only grant permission if the development is complimentary to the existing Village.

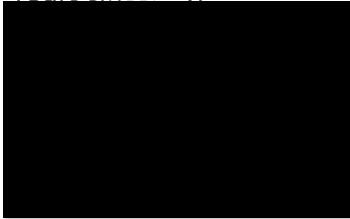
- The density should not exceed the existing density of the village.
 - This would allow for adequate car parking as well as the provision of suitably sized areas for Children to play.
 - Most importantly, in the case of social and other houses it would permit gardens to be of a suitable and sufficient size to grow fruits and vegetables as well as having lawns, patios and relaxation areas for residents.
- The mix of stone, brick, and rendered houses should be in proportion to the rest of the village. Every detached property should be unique. The mistakes of Ger-y-lan should not be repeated.

In closing, I would urge the Planning Committee to properly debate this application and, in reaching their decision, to err on the side of caution. Few people in the Village have objected to the slow growth of the Village over time. The scale and impact of this development is fundamentally wrong.

In reaching your decision, please do not lose sight of the fact that the motivation of the applicant is profit first, profit second and nothing other than profit. They do not have to live in the Village. The plans they have submitted, the generalisations in the supporting documentation, the absence of required amenity space in the plans, the timing of their application and that the application is clearly only a part of their wider plans demonstrates their morals and ethics and how little they care for the long term impact of their actions on the community.

If this letter reaches the desk of Councillors on the planning committee I recognise that as elected Councillors you have the un-enviable task of balancing long and short term requirements and conflicting needs and desires. Please take adequate time to understand our community, please be cautious, please make the decision that your conscience tells you is 'right', rather than one that might be down 'party lines' or politically expedient.

Yours sincerely,



, Carole A

From: [REDACTED]
Sent: 02 April 2015 20:57
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00249/FUL

New comments have been received for application 2015/00249/FUL at site address: Land to the East of St. Nicholas
from Mrs Julia Dewey [REDACTED]

Address:
Caia Farm, St Nicholas, CF5 6SG

Comments:
Disproportionate, unsustainable, outwith Vale planning policy, no amenities in locale, poor public transport links.
Would divert social housing allocation from areas of need. Due to the scale of the application and the lack of an
evidenced LDP this matter should be taken up at national level and not be decided by the Council committee.

Case Officer:
Mr. Steven Rennie

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ACTION BY: Jmc SR
NO: 31
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- 7 APR. 2015

ENVIRONMENTAL
AND ECONOMIC
REGISTRATION

Hardy, Carole A

From: [REDACTED]
Sent: 02 April 2015 18:12
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00249/FUL
Attachments: 2015-04-02 - letter - jak objection to development in st nicholas.pdf

New comments have been received for application 2015/00249/FUL at site address: Land to the East of St. Nicholas
from Ms Jane Anne Keane [REDACTED]

Address:
Holly House, Duffryn Lane, St Nicholas, Vale of Glamorgan, cf5 6ta

Comments:
Please see attached letter

The following files have been uploaded:
2015-04-02 - letter - jak objection to development in st nicholas.pdf

Case Officer:
Mr. Steven Rennie

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- 7 APR 2015

ENVIRONMENTAL
AND ECONOMIC
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D.E.E.R
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ACTION BY: Jmc / SR
NO: 27
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Holly House
Duffryn Lane
St Nicholas
Cardiff
CF5 6TA

Mr S Rennie
Development Control
Vale of Glamorgan Council
Dock Office, Barry Docks
Barry
CF63 4RT

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7 APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

April 2, 2015

Dear Mr Rennie,

Ref: 2015/00249/Ful – Agricultural Land to the East of St Nicholas

I wish to register my objection to the proposed development, which will have a huge impact on St Nicholas Village.

The Village has grown organically over centuries; increasing the population by more than 65% (the submitted plans only appear to be part of the development so the final number might be significantly greater) will change the character of the village.

There are numerous other issues with the application:

- There are no shops, pub, or significant employers in the village, so everyone will have to travel to shops and work making a housing development on this scale "unsustainable"
- Culverhouse Cross is already at or above capacity with tailbacks occasionally extending all the way up the Tumble into the village. This number of cars will increase congestion.
- There is insufficient car parking for residents and visitors given the distance to the shops and the need for everyone to travel to work. This will result in parking along the A48 and will increase the risk of serious accidents and adversely affect the look and feel of the conservation area,
- The area of "open space" shown in the drawings provided by Redrow Homes appears to be far smaller than what the LDP Deposit plans for St Nicholas.
- Redrow appear to be using the draft LDP (which Welsh Government have expressed concerns about, naming St Nicholas in particular) as a reason to permit the development, while ignoring inconvenient elements such as the open space requirement.
- There is no apparent (evidence based) need for "social housing" in St Nicholas. The lack of facilities and cost of public transport might mean it is a difficult, expensive and inappropriate location for social housing.
- The development would increase the settlement size by at least 65%

- The site is predominantly grade 3a agricultural land. Land to the North of the Railway Line, Rhoose and Land at Primrose Hill, Cowbridge, was found to be 3b, so the developers assertions that most land in the Vale is 3a needs to be challenged.

- The density of the development is much much greater than the rest of the village and the proposed dwellings are too similar in style. This will affect the conservation area.

St Nicholas is the gateway to the Vale – extending the village towards Cardiff is the start of this part of the Vale becoming urban in nature rather than Rural.

Yours sincerely,

J A Keane.

Hardy, Carole A

From: [REDACTED]
Sent: 03 April 2015 16:34
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00249/FUL

New comments have been received for application 2015/00249/FUL at site address: Land to the East of St. Nicholas
from Mr Oscar King-Davies [REDACTED]

Address:
Tuar Gaer, St Nicholas, CF5 6SG

Comments:
Other type details: Live in St Nicholas.
Comment: Please see attached

Case Officer:
Mr. Steven Rennie

D.E.E.R
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- 7 APR 2015

ENVIRONMENTAL
AND ECONOMIC
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Comment for planning application 2015/00249/FUL

Application Number	2015/00249/FUL
Location	Land to the East of St. Nicholas
Proposal	Development of 79 houses and associated open space vehicular and pedestrian access landscaping and infrastructure, including the demolition of Emmaville
Case Officer	Mr. Steven Rennie
Name	Mr Oscar King-Davies
Address	Tuar Gaer, St Nicholas, CF5 6SG
Type of Comment	Objection
Type	Other
Comments	Other type details: Live in St Nicholas. Comment: Please see attached
Received Date	03/4/2015 04:33:41
Attachments	03/4/2015 04:33:41

/
No attachments.

Rennie, Steven

From: Paul Williams [REDACTED]
Sent: 01 November 2015 14:46
To: Rennie, Steven
Subject: Application number 2015/00249/FUL/SR2 - land to the East of St Nicholas - Dr PE Williams objections

Mr Steven Rennie
Senior Planner
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg [REDACTED] [REDACTED]

11 Ger-y-lan
St Nicholas
CF5 6SY

Dear Mr Rennie

Application number 2015/00249/FUL/SR2 - land to the East of St Nicholas
Your ref: P/DC/SR2/2015/00249/FUL

Thank you for your letter dated 27 October 2015 regarding the above. Could you please record the following objections by me to the proposal to develop 96 houses at the above site, made with reference to the documents that have recently been made available on the VoG website:

1 Additional information Design and character appraisal

This document provides an overview of the context and character of St Nicholas village and other villages within the Vale of Glamorgan. It indicates clearly how the character of the existing houses and other amenities within the village of St Nicholas is completely different to the building proposed.

A The style and the density of the building proposed is completely out of proportion to everything else that surrounds it, indicating clearly that the proposed development of 96 houses on this small area vandalises the character of the village. It seeks to destroy the character of one of the best examples of traditional Vale of Glamorgan villages.

2 Design and access statement

The proposed destruction of Emmaville to provide access onto the A48 will create an unsightly gap. This document states that 'Prior to the review of the conservation boundary in 2009 the southern field of the application site together with the Ger-y-Llan development were included within the boundary of the Conservation Area but were subsequently excluded because the boundary review found that the field made no positive contribution to the special character of the conservation area and the modern development at Ger-y-Llan had no particular merit with little architectural or historic interest.' I disagree with the statement for the reason that the field does indeed make a very positive contribution to the special character of the conservation area.

A Abutting this development to the conservation area will result in the rural character of the conservation area being destroyed by this disproportionate mass of modern housing placed immediately next to it, rather than the existing green field.

This document states that 'Planning Policy Wales (para 4.9.1) advises that land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development and either previously developed land or land in lower

agricultural grades is unavailable. There is an overriding need for the development to meet on going housing requirements.'

B It is utterly untrue that there is an overriding need for the development to meet ongoing housing requirements. Please see my previous statements, based on Welsh government policy, that state clearly that there is no demand for housing in St Nicholas. I have previously made representations on the requirement for housing in the Vale of Glamorgan both in the context of this application and in the context of the LDP / UDP. I refer to the arguments and numbers that I have previously presented, that show clearly that there is no need for this development.

This document states that 'Vehicular and pedestrian access will be provided directly off the A48. .. The proposed access consists of a new priority T junction with the A48 to be located through the land occupied by the building named Emmaville which will be demolished. The new junction will introduce a right turn ghost island facility onto the A48 which will protect right turning traffic.'

C I and others have already argued that the creation of such access to this massive development at this point will create an accident black spot as (heavy) traffic already does not observe the 30 mph speed limit at this site.

This document states that 'The development will provide 96 houses of which 40% comprise affordable housing.'

D I have already argued in many previous submissions on this application and on the LDP / UDP application that there is according to the Welsh government's own figures absolutely no demand for affordable housing in St Nicholas.

3 Landscape and visual appraisal

This document seems to make out that there may be limited views of the proposed development and that that may not impact significantly on the nature and character of the village.

A After leaving the city of Cardiff and Culverhouse Cross travelling west, and immediately after entering the open countryside of the Eastern part of the Vale of Glamorgan, the first feature that the public will encounter is the existence of this large development. Rather than coming upon a village with the historic character of St Nicholas, they will encounter this entirely disproportionate development. This aspect has been ignored in this document.

4 Transport statement

Table to whether shows the walking time between the proposed development and some key amenities. The bus stops are 3 to 4 minutes' walk away whereas the nearest shops and are over 32-34 minutes' walk away.

A It is this obvious that for anyone to be able to live independently in this development, they will require a car in order to be able to transport shopping etc. It is thus inappropriate that there is such a high proportion of affordable housing proposed in this development, as all residents would have to have their own cars in order to be able to function at this location.

The document states that 'Whilst the retail parks at Culverhouse Cross are considered to be reasonable walk from the site, they are achievable distances on a bicycle. Furthermore, the site and Culverhouse Cross are connected via the frequent X2 bus service'

B I think it would be very dangerous to expect residents to cycle up the long, steep Tumble Hill whilst carrying bags of shopping or other articles from the retail parks at Culverhouse Cross. The X2 bus service is not frequent, occurring roughly every hour.

The document states that 'future residents could comfortably walk to a number of key local amenities, including the primary school, bus stops and Culverhouse Cross'

C The authors of this report have a strange notion of comfort, as they clearly think that a 32 - 34 minute walk in the rain in the winter, carrying back shopping up a steep hill is comfortable!

The document states that 'Figure 4 demonstrates that future residents could comfortably cycle to other local villages as well as key shopping and employment opportunities in northwest Cardiff. This offers future residents the opportunity to travel sustainably from the outset and reduce dependence on the private car.' It also states that 'The development will provide 183 resident spaces and 2 visitor spaces, which accords with the emerging VoG SPG Parking Standards'

D There are no dedicated cycle lanes in this area, and as a resident who drives daily to work at the University Hospital of Wales, I am acutely aware of the dangerous route that the A48 constitutes for cyclists, along its entire length. The notion that future residents could cycle to do their shopping and to go to work is frankly fanciful. The delusional nature of this notion is borne out by the provision of parking spaces for the above number of cars.

E The traffic on the A48 is already over capacity at the morning and evening rush hours. Evidence for this was presented at the public local enquiry into the trunking of the A48 some years ago. As the annual rate of traffic growth is about 5% per annum, the addition of nearly 200 cars to the A48 each morning (few people will cycle because of the danger involved and the utter impracticality of this) would severely exacerbate the already very congested A48.

I would be most grateful if you acknowledge receipt of this communication.

Yours faithfully
Dr Paul Williams

TK/26 March 2015

**PLANNING APPLICATION 2015/00249 & 2015/00283 BY REDROW HOMES
(SOUTH WALES) LIMITED**

Letter of Objection by Timothy Knowles dated 26 March 2015

Appendix D - Photographs - St Nicholas

1. Ger-y-Llan



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ACTION BY: <i>mq/sr</i>
NO: <i>13</i>
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2. Ger-y- Llan



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3. School Lane East facing South



4.

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4. School Lane East - North East corner - junction with Well Lane



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5. South of Church



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6. West of Church



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30 MAR 2015

7. School Lane North facing East



RECEIVED

30 MAR 2015

RECEIVED

30 MAR 2015

Mr. Cliff Lewis,
Village Farmhouse,
St. Nicholas.
Cardiff.
CF5 6SG.
Email:- [REDACTED]

27th March 2015.

Planning Application by Redrow Homes (South Wales) Limited - Land to the East of St Nicholas

I wish to object to the planning application dated 6 March 2015 submitted on behalf of Redrow Homes (South Wales) Limited ("Redrow") under your references 2015/00249/FUL and 2015/00283/CAC ("the Application").

References in this letter to "the LDP" relate to Deposit Local Development Plan of the Vale of Glamorgan Council ("the Council") dated November 2013. References to "Policy MD *" relate to the draft policies of the Council as set out in the LDP.

The grounds of my objection are as follows:

1. Application is premature. The LDP is currently being processed by the Council in accordance with statutory procedures. Numerous representations and objections to the proposals in the LDP, both generally and specifically relating to land to the East of St Nicholas which is the subject of the Application ("the Site"), have been submitted by members of the public. These representations and objections, many of which identify alleged errors, inaccuracies and unsound or unsustainable conclusions in the LDP, have not yet received due consideration by the Council and have not yet been examined and considered by the Inspector to be appointed by the Welsh Government to consider the LDP ("the Inspector").

Although the Site forms part of allocated site number MG 2 - 43 ("MG 2 - 43") in the LDP, powerful representations have been made to the Council in support of the contention that MG 2 - 43 should be deleted from the LDP. Whatever alleged legal loopholes Redrow is seeking to exploit by submitting the Application at this time, it would be an outrageous abuse of due process for planning permission to be granted for the Site in advance of proper consideration of the representations by the Council and the Inspector prior to eventual adoption of the LDP (as revised). Vale of Glamorgan 2

It has been confirmed by the Council in a pre-application response to Harmers Limited dated 5 February 2014 under reference P/DC/SR2/2013/0200/PRE that no deficiency now exists in the Council's five year housing land supply. Thus, there is no justification for bringing forward the Site based on its inclusion as part of an allocated site in advance of formal adoption of the LDP, as revised following completion of all due processes.

The Application is premature and should not be considered or approved on the basis that the Site forms part of MG 2 - 43.

Nevertheless, in case the Council does not accept this contention and as the Application relies in certain respects on details in the LDP, I will refer to some of those matters below without prejudice to the overriding contention that the Application is premature and should be refused.

2. Contrary to adopted Unitary Development Plan. Prior to the adoption of the LDP (as revised), the Application should be considered in the context of the adopted Unitary Development Plan 1996-2011 ("the UDP"). The proposals in the Application are in breach of policies in the UDP, including the following:

a. Dwellings in the Countryside (HOUS 3). The policy is that "The erection of new dwellings in the countryside will be restricted to those that can be justified in the interests of agriculture and forestry." The Application proposes to turn agricultural land into a housing development which has no benefit to agriculture or forestry. On the contrary, it removes valuable agricultural land.

b. Development in the Countryside (ENV 1). The Site is situated in open countryside. The proposed development does not meet any of the four exceptions to the policy that development in the countryside will not be permitted.

c. Agricultural Land (ENV 2). The policy provides that "The best and most versatile agricultural land (grades 1, 2 & 3A) will be protected from irreversible development, save where overriding need can be demonstrated." The land comprising the Site is officially designated as grade 2 although it is claimed by Redrow that the correct designation is grade 3A. Even if Redrow is correct, the adopted policy requires protection of the land. There is no current overriding need for the development.

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d. Conservation in the Countryside (ENV 10). The policy provides that "Measures to maintain and improve the countryside, its features and resources will be favoured, particularly in ... areas subject to development pressure ...". The residents of St Nicholas have chosen to live in a rural community and, particularly the residents of Ger-y-Llan and Well Lane, enjoy the benefit of an outlook over green fields. If the proposed development proceeds, that outlook will be irreversibly changed to an urban scene of relatively dense housing. Notwithstanding the proposed landscaping, substantial wildlife habitat will be lost. The proposal does not maintain or improve the countryside and is contrary to ENV 10.

3 The Site lies outside the defined settlement boundary of St Nicholas in a Special Landscape Area. **There is no overriding justification or material consideration to outweigh the in principle policy presumption against development of the Site. The development of this rural area and landscape would be contrary to the adopted policies of the Council as identified above.**

3. Scale of proposed development. The Application relates to 79 new houses but covers only part of MG 2 - 43. It anticipates future development in the remaining two fields comprising MG 2 - 43 (Planning Statement - paragraph 3.1). This would eventually increase the total development to about 100 houses, as proposed in the LDP. Whether the full development became 79 or 100 houses, the scale would be substantially out of proportion to the size of the existing village of St Nicholas, much of which is in a Conservation Area.

The core village of St Nicholas has 144 houses of which 77 are on the north side of the A48 which runs through the centre of the village and 67 houses on the south side. Of the 144 houses, 105 houses are in the post-2009 Conservation Area, 32 houses were in the pre-2009 Conservation Area but excluded in 2009 and 7 houses are located between the Conservation Area and the commencement of the 30 mph speed limit at the western end of the village.

A development of 79 houses would increase the size of the core village by 55% and the north side by 103%. A total development of 100 houses would increase the size of the core village by 69% and the north side by 130%. This represents a massive scale of development for a small rural settlement.

In its representations to the Council on the LDP, the Welsh Assembly Government ("WAG") stated "Allocations in some minor rural settlements, for example, 100 units at St Nicholas and 120 units at Bonvilston appear disproportionate to current services and facilities." (paragraph B.1(d) of the Annex to the letter dated 20 December 2013 under the Council's reference P/POL/AMW/LDP3).

The scale of the proposed development, with or without the future addition of 21 houses, is wholly disproportionate to the size of the current village.

4. Urbanisation of open countryside. Paragraph 4.10.1 of *Planning Policy Wales* dated July 2014 ("PPW") states "...considerable weight should be given to protecting [agricultural land of grades 1, 2 and 3A] from development because of its special importance. Land in [these grades] should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable...". There is no overriding need for housing development, particularly affordable housing, in St Nicholas or the East Vale (designated in Figure 1.1 of the *Local Housing Market Assessment 2013*) ("the LHMA") as confirmed in Table 6.13 of the LHMA. Any need for housing elsewhere in the Vale of Glamorgan could be provided on brownfield land (eg Llandow) or land of lower agricultural grade. The proposed site allocation on grade 2 (or grade 3A) agricultural land **conflicts with paragraph 4.10.1 of PPW.**

4 Paragraph 4.7.8 of PPW recognises that minor extensions in the countryside to existing settlements may be acceptable. An increase of 69% in the number of houses in St Nicholas cannot be described as a "minor extension". The proposed development **conflicts with paragraph 4.7.8 of PPW.**

5. Out of character with the existing minor rural settlement. St Nicholas is a minor rural settlement in the Vale of Glamorgan which has developed gradually over many centuries.

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The post-2009 Conservation Area occupies approximately 43.8 acres (17.7 hectares). The 105 houses constitute a density of 5.9 houses per hectare. The pre-2009 Conservation Area occupies approximately 76.6 acres (31.0 hectares). The 137 houses constitute a density of 4.4 houses per hectare. Ger-y-Llan, which is adjacent to the Site, has 13 houses in an area of 3.4 acres (1.4 hectares) constituting a density of 9.3 houses per hectare.

The proposed development of 79 houses on 3.65 hectares (including the land allocated for open space) would constitute a density of 21.6 houses per hectare. Such development would not be of an appropriate scale and density for its location and it would not make a positive contribution to the local environment **contrary to paragraph 7.5 of the LDP**. Such development would not be "...of a scale appropriate to its location." **contrary to paragraph 4.5 of the Deposit LDP**.

The site is adjacent to, and any development would impact directly on, six remaining houses (following the proposed demolition of Emmaville) on the north side of the A48, eight houses on the east and north sides of Ger-y-Llan and one house in Well Lane. The proposed main access to the Site would have a very serious impact on the adjacent properties known as Kingfauns and Green Meadow. The proposed use of the private unadopted road which links the Site to Ger-y-Llan and services 11, 12 & 14 Ger-y-Llan ("the Estate Road") for pedestrian and cycle access to the Site would have a major adverse impact on those properties. The proposed development would have a serious adverse impact for all these properties on the existing residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance **contrary to paragraph 7 of Policy MD 2 and paragraph 4 of Policy MD 3**.

The properties on the north side of the A48 form part of the Conservation Area of St Nicholas. Most of the directly affected houses occupy plots substantially larger than the proposed dense development of 21.6 houses per hectare which includes access, roads and other common facilities. Similarly, the adjacent houses in Ger-y-Llan and Well Lane have a substantially lower density. **The proposed development is contrary to paragraph 2 of Policy MD 2**.

The Site is located at the eastern approach to St Nicholas on the north side of the A48. Instead of seeing an established conservation village on entry from the east, travellers would be greeted by a substantial and dense urban development entirely out of character with the existing village and Conservation Area. The proposed development does not respond appropriately to the local context and character of neighbouring buildings in terms of type, form, scale, mix and density **contrary to paragraph 2 of Policy MD 3**.

5 Paragraph 4.7.8 of PPW states "All new development should respect the character of the surrounding area and should be of appropriate scale and design." For reasons described in this item and in item 3 above and item 6 below, the proposed development at the entrance to the Conservation Area of St Nicholas **does not comply with paragraph 4.7.8 of PPW**.

In summary, the proposed development of the Site would be contrary to paragraphs 2 and 7 of Policy MD 2, paragraphs 2 and 4 of Policy MD 3 and paragraph 4.7.8 of PPW. St Nicholas does not have the capacity to accommodate this proposed development without its having an unacceptable effect on its character **contrary to paragraph 5.44 of the LDP**.

6. Contrary to Policy MD 6 – Development within Minor Rural Settlements. The relative scale and density of the proposed development substantially **conflicts with Policy MD 6**. It would not have a distinct visual relationship with the existing settlement (contrary to paragraph 1); it would not be of a scale and character that is sympathetic to and respects its immediate setting and wider surroundings (contrary to paragraph 2); it would have an unacceptable impact on the character and appearance of the [existing] settlement (contrary to paragraph 3); it would represent a visual intrusion into the countryside (contrary to paragraph 4); and it would not be consistent with Policies MD 2 and MD 3 (contrary to paragraph 8).

The proposed development would not reinforce the role and functions of the settlement or maintain its character and attractiveness **contrary to paragraph 7.28 of the LDP**. A relatively dense development of 79 houses at 21.6 houses per hectare would not be of an appropriate scale that is sympathetic to and respect the existing character of the village and the range of services and facilities that are available **contrary to paragraph 7.29 of the LDP**. A development on the scale proposed would not represent a small scale extension to the settlement also **contrary to paragraph 7.29 of the LDP**. Such a development would be unrelated to the existing properties and settlement and would represent an incongruous and large scale extension of the built form into the open countryside **contrary to paragraph 7.30 of the LDP**. The allocated site is green field and any development would result in the loss of open space which currently contributes at its entrance to the character and setting of the Conservation Area village **contrary to paragraph 7.31 of the LDP**.

7. Services and facilities. St Nicholas has a church, chapel, primary school, church hall, post box and a half-hourly bus service (substantially less frequent in the evening and on Sunday - not properly reflected in paragraph 2.17 of the Transport Statement) to Cardiff and Cowbridge (and beyond). The bus service is infrequent and expensive. It is unlikely to be used for most journeys to Culverhouse Cross or Bonvilston.

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6. St Nicholas does not have a post office, shop, doctor's surgery, nursery, public house, restaurant, leisure centre or library. The absence of these facilities will inevitably result in the need for the residents of the new houses to make frequent short car journeys to shops 1.5 miles away at Culverhouse Cross or to a shop, public house or restaurant over two miles away at Bonvilston. The nearest doctors' surgeries are in Ely (2.2 miles) and Cowbridge (7 miles). The nearest post office is in Wilson Road, Ely (2.8 miles). It is unrealistic to expect these journeys to be made by walking or cycling by the vast majority of the residents, particularly the elderly. The return journey from Culverhouse Cross involves climbing the long steep hill known as The Tumble.

The absence of these frequently used services in the village and the consequent necessity to make frequent short car journeys is **contrary to Objective 3 and to the objective expressed in paragraph 7.12 of the LDP.**

8. Affordable housing. The Application includes provision for 5 low cost houses and 22 social housing units. The area objectives (paragraph 5.22 of the LDP) include the provision in Minor Rural Settlements of "... affordable rural housing to meet local need." While the need for affordable housing in the Vale of Glamorgan, particularly in urban areas with adequate local services, is not questioned, the net local need for affordable housing in St Nicholas and the East Vale does not exist, as confirmed by Table 6.13 of the LHMA. It is also reflected in the lowest priority area attributed to the East Vale in paragraph 5.47 of the LDP.

As stated at item 7 above, there is an absence in St Nicholas of those services (particularly a shop, post office and doctor's surgery) which would be frequently required by residents of affordable houses. Even with subsidised prices, it is probable that a new 'affordable house' in St Nicholas would cost as much as or more than a similar property in the west side of Cardiff (say, Culverhouse Cross or Ely) or in the Key and Service Centre Settlements in the Vale of Glamorgan (identified in paragraph 5.14 of the LDP) where essential local services are available nearby. Consequently, the cost of living in St Nicholas would be greater due to transport costs and far less convenient for residents of those houses.

The main location with a need for affordable housing is Barry followed by Coastal and Penarth (Figure 1.1 and Table 6.13 of the LHMA). The distance from St Nicholas to the nearest settlements in any of these locations exceeds five miles and most parts substantially exceed this distance. If affordable houses are built in St Nicholas, where there is no need, residents of the Vale requiring such houses will have to move away from their current locations which have all relevant local services as well as their families and established friends. There is no direct bus service from St Nicholas to Barry, Coastal or Penarth. In order to maintain essential and desirable links with their families and communities, these residents (if they possess cars) will need to make frequent car journeys **contrary to Objective 3 and to the objective expressed in paragraph 7.12 of the LDP.**

The proposed provision of 27 affordable houses **does not meet the criteria set out in paragraphs 1 and 5 of Policy MD 11.** The proposed development does not possess or have good access to a wide range of services and facilities **contrary to paragraph 7.53 of the LDP.**

7. Planning history. It is claimed at paragraph 2 of the Planning Statement that there is no planning history for the Site. This is incorrect. Two planning applications for the construction of houses on part of the Site were refused by the Council. The first application for the construction of ten houses was refused on 10 January 1989 although the Council's reference is unknown. The second application to build six houses was refused on 22 May 1991 under reference 1988/01152/OUT. The grounds for refusal of permission for the construction of six or ten houses apply to a far greater extent for the proposed construction of 79 houses.

10. Village road capacity. The centre of the village (north of the A48) is often heavily congested with parked vehicles, particularly in the roads around the church immediately before the weekday opening and closure of the school. Similar congestion occurs when there is a wedding or funeral at the church. The roads in the north side of St Nicholas are wholly unsuitable for any of the additional traffic which would be generated by the proposed development.

There is no pavement on the roads around the church. It is particularly unsuitable and dangerous for young children and any disabled person on the roads to the north and east of the church. There is no room for a wheelchair on the road to the north where vehicles are usually parked leaving barely enough room for other vehicles to squeeze through.

Photograph 2 in the Transport Statement shows the east side of School Lane to be traffic free. (Photographs illustrating the congestion of parking in St Nicholas, particularly in the north side of School Lane including the north east corner, are Shown in attached file).

Traffic travelling in either direction along School Lane has to negotiate a blind bend at the junction with Well Lane in the north east corner of School Lane. This is particularly dangerous when vehicles are parked on the bend as is frequently the case. The exit from Ger-y-Llan is also blind and dangerous as vehicles travelling south on School Lane pick up speed.

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11. Main access to Site. The location of the proposed access to the Site is inside the Conservation Area and some distance to the west of that proposed in MG 2 - 43. Paragraph 4.7 of the Transport Statement estimates that 32 vehicles will exit the Site in the peak morning period. Paragraph 4.10 asserts that there will be no queue of vehicles entering or exiting the Site during this period. This estimate and this assertion are questioned. The 79 houses with an estimated average of two vehicles per house would amount to 158 vehicles excluding visitors and service vehicles. A substantially greater proportion than 20.2% of the vehicles is likely to exit the Site in the peak morning period, without taking account of visitors and service vehicles.

8. Paragraphs 3.10 to 3.13 of the Transport Statement set out proposals for changes to the highway layout near the access to the Site. The A48 from Culverhouse Cross is derestricted for 1.1 miles as far as the eastern end of the village then has a 30 mph speed limit through St Nicholas commencing only 100 metres from the access to the Site. Figure 9 and Appendix F of the Transport Statement do not indicate any proposal to extend the 30 mph limit further east. Whether or not there is any extension, traffic from the east frequently enters St Nicholas outside peak periods at speeds much greater than 30 mph. Traffic leaving the Site to turn west towards Cowbridge would experience difficulty and danger due to the traffic flow in both directions.

At peak periods, it would be difficult for the significant number of vehicles leaving the proposed development to enter the traffic flow in either direction, thus causing a tailback within the Site.

Experience of leaving School Lane (eastern exit) to travel in either direction at peak periods demonstrates the extent of the problem even though it is substantially mitigated by being in the centre of the restricted speed zone and having the intermittent benefit and protection of the traffic lights turning red at the adjacent junction with Duffryn Lane. This forces through traffic to stop and provides the opportunity for vehicles from School Lane to enter the traffic flows. These mitigating factors would not apply to traffic exiting the Site.

Considerable additional problems affecting traffic flow on the A48 will arise during the construction period lasting at least two years.

12. Pedestrian and cycle access to Site. Section 7 of the Design and Access Statement together with the Site Plans provide for a pedestrian and cycle access to the Site via Ger-y-Llan and the Estate Road. While Ger-y-Llan is an adopted road, the Estate Road is unadopted. The owners of the properties known as 11, 12 & 14 Ger-y-Llan ("the Three Properties") require the Estate Road for access to the Three Properties and have an obligation to pay a fair and reasonable share of the costs of maintenance and repair of the Estate Road. No approach has been made by or on behalf of Redrow to the owners of the Three Properties concerning the proposed use of the Estate Road.

The use of Ger-y-Llan and the Estate Road by the residents of 79 properties for pedestrian and cycle access to the Site is inappropriate. Such use would have a considerable impact on the amenity of the residents of Ger-y-Llan, particularly the residents of the Three Properties.

There is also a risk that the Estate Road will be used by residents of and visitors to the Site for unauthorised parking. The tarmac section of the Estate Road is not wide enough for parking without causing considerable difficulty to the residents of the Three Properties in entering and leaving those properties.

As described at item 10 above and illustrated in Appendix D, the proposed pedestrian and cycle route to the centre of the village and, particularly, to the school is unsuitable and very dangerous for young children.

13. Highways and traffic congestion. Section 4 of the Transport Statement seeks to demonstrate that the proposed development will have little impact on traffic travelling on the A48. This is disputed for reasons set out at item 11 above. Of greater impact will be the cumulative effect of this proposed development together with other developments proposed in the LDP near Cowbridge (including Ystradowen and Colwinston) and between Cowbridge and Culverhouse Cross (including Bonvilston). In addition to these proposed developments, there are other significant proposed changes which will increase the traffic on the A48 and at the Tesco junction and Culverhouse Cross roundabout.

The Application relies on the inclusion of the Site as part of an allocated site in the LDP. It is contended that this allocation, in combination with the other allocations referred to above, has been made without due consideration and regard by the Council to the cumulative effect on traffic on the A48. In particular, it is contended that, in formulating the LDP and determining site allocations at St Nicholas and Bonvilston, the Council has very seriously misinformed itself concerning the capacity of the A48. This capacity has been calculated at three points between Cowbridge and Culverhouse Cross, all of which are in the national 60 mph speed limit. No account has been taken of the 40 mph speed limit from West Bonvilston to West St Nicholas; the 30 mph speed limit through St Nicholas; and the inevitable delays at the traffic lights at Sycamore Cross and Duffryn Lane as well as at other uncontrolled junctions.

Full details of this contention have been set out at items 9 & 10 of my Representation Number 1 dated 10 December 2013 submitted under the LDP process and in Amended Representation Number 3 dated 2 December 2013, both under

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the Council's ID 1784. Copies of these representations are attached at Appendices A & B, respectively. These appendices form part of this letter of objection to the Application.

14. Sustainable Settlements Appraisal and Site Assessments. Paragraphs 6.13 to 6.21 (with Appendix B) of the Planning Statement seek to rely on the results, so far as they apply to the Site, of the three stages of the Sustainable Settlements Appraisal and Site Assessments carried out by the Council in the preparation of the LDP. These three stages resulted in the inclusion of the allocated site MG 2 - 43.

It is contended that there were serious errors, defects and inappropriate scoring at all stages of the Appraisal and Assessments leading to the wrongful and unsupported inclusion of MG 2 - 43 in the LDP.

Full details of this contention have been set out at items 13 to 15 of my Representation No. 1 dated 10 December 2013 submitted during the LDP process under the Council's ID 1784. A copy of these representations is attached at Appendix C. This appendix forms part of this letter of objection to the Application.

10.

15. Wrongful inclusion of the Site in the LDP. It is contended that, in view of serious inaccuracies, misinformation and errors by the Council (as described at items 13 & 14 above) in the preparation of the LDP directly affecting the inclusion of the Site as part of MG 2 - 43, the Application cannot rely on such inclusion until my representations and those of other members of the public have been fully and properly considered by the Council and the Inspector prior to adoption of the LDP (as revised).

For the many reasons set out above, I object to the Application and request the Council to refuse planning permission in response to the Application and to refuse any other planning application relating to all or part of MG 2 - 43 prior to the formal adoption of the LDP (as revised).

Yours sincerely
Cliff Lewis

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ACTION BY: <i>MG/BR</i>
NO: <i>13</i>
ACK:

Your refs. 2015/00249/FUL & 2015/00283/CAC

29 March 2015

Mr Steven Rennie
Planning Department
The Vale of Glamorgan Council
Dock Office
Barry
CF63 4RT

Dear Mr Rennie,

Planning Application by Redrow Homes (South Wales) Limited - Land to the East of St Nicholas

I wish to object to the planning application dated 6 March 2015 submitted on behalf of Redrow Homes (South Wales) Limited ("Redrow") under your references 2015/00249/FUL and 2015/00283/CAC ("the Application").

References in this letter to "the LDP" relate to Deposit Local Development Plan of the Vale of Glamorgan Council ("the Council") dated November 2013. References to "Policy MD *" relate to the draft policies of the Council as set out in the LDP.

The grounds of my objection are as follows:

1. Application is premature.

The LDP is currently being processed by the Council in accordance with statutory procedures. Numerous representations and objections to the proposals in the LDP, both generally and specifically relating to land to the East of St Nicholas which is the subject of the Application ("the Site"), have been submitted by members of the public. These representations and objections, many of which identify alleged errors, inaccuracies and unsound or unsustainable conclusions in the LDP, have not yet received due consideration by the Council and have not yet been examined and considered by the Inspector to be appointed by the Welsh Government to consider the LDP ("the Inspector").

Although the Site forms part of allocated site number MG 2 - 43 ("MG 2 - 43") in the LDP, powerful representations have been made to the Council in support of the contention that MG 2 - 43 should be deleted from the LDP. Whatever alleged legal loopholes Redrow is seeking to exploit by submitting the Application at this time, it would be an outrageous abuse of due process for planning permission to be granted for the Site in advance of proper consideration of the constitutional objections by the Council and the Inspector prior to eventual adoption of the LDP (as revised).

It has been confirmed by the Council in a pre-application response to Harmers Limited dated 5 February 2014 under reference P/DC/SR2/2013/0200/PRE that no deficiency now exists in the Council's five year housing land supply. Thus, there is no justification for bringing forward the Site based on its inclusion as part of an allocated

site in advance of formal adoption of the LDP, as revised following completion of all due processes.

The Application is premature and should not be considered or approved on the basis that the Site forms part of MG 2 - 43.

2. Contrary to adopted Unitary Development Plan.

Prior to the adoption of the LDP (as revised), the Application should be considered in the context of the adopted Unitary Development Plan 1996-2011 ("the UDP"). The proposals in the Application are in breach of policies in the UDP, including the following:

a. **Dwellings in the Countryside (HOUS 3).** The policy is that "The erection of new dwellings in the countryside will be restricted to those that can be justified in the interests of agriculture and forestry." The Application proposes to turn agricultural land into a housing development which has no benefit to agriculture or forestry. On the contrary, it removes valuable agricultural land.

b. **Development in the Countryside (ENV 1).** The Site is situated in open countryside. The proposed development does not meet any of the four exceptions to the policy that development in the countryside will not be permitted.

c. **Agricultural Land (ENV 2).** The policy provides that "The best and most versatile agricultural land (grades 1, 2 & 3A) will be protected from irreversible development, save where overriding need can be demonstrated." The land comprising the Site is officially designated as grade 2 although it is claimed by Redrow that the correct designation is grade 3A. Even if Redrow is correct, the adopted policy requires protection of the land. There is no current overriding need for the development.

d. **Conservation in the Countryside (ENV 10).** The policy provides that "Measures to maintain and improve the countryside, its features and resources will be favoured, particularly in ... areas subject to development pressure ...". The residents of St Nicholas have chosen to live in a rural community and, particularly the residents of Ger-y-Llan and Well Lane, enjoy the benefit of an outlook over green fields. If the proposed development proceeds, that outlook will be irreversibly changed to an urban scene of relatively dense housing. Notwithstanding the proposed landscaping, substantial wildlife habitat will be lost. The proposal does not maintain or improve the countryside and is contrary to ENV 10.

The Site lies outside the defined settlement boundary of St Nicholas in a Special Landscape Area. **There is no overriding justification or material consideration to outweigh the in principle policy presumption against development of the Site. The development of this rural area and landscape would be contrary to the adopted policies of the Council as identified above.**

3. Scale of proposed development.

The Application relates to 79 new houses but covers only part of MG 2 - 43. It anticipates future development in the remaining two fields comprising MG 2 - 43

(Planning Statement - paragraph 3.1). This would eventually increase the total development to about 100 houses, as proposed in the LDP. **Whether the full development became 79 or 100 houses, the scale would be substantially out of proportion to the size of the existing village of St Nicholas, much of which is in a Conservation Area.**

The core village of St Nicholas has 144 houses of which 77 are on the north side of the A48 which runs through the centre of the village and 67 houses on the south side. Of the 144 houses, 105 houses are in the post-2009 Conservation Area, 32 houses were in the pre-2009 Conservation Area but excluded in 2009 and 7 houses are located between the Conservation Area and the commencement of the 30 mph speed limit at the western end of the village.

A development of 79 houses would increase the size of the core village by 55% and the north side by 103%. A total development of 100 houses would increase the size of the core village by 69% and the north side by 130%. **This represents a massive scale of development for a small rural settlement.**

In its representations to the Council on the LDP, the **Welsh Assembly Government ("WAG")** stated **"Allocations in some minor rural settlements, for example, 100 units at St Nicholas and 120 units at Bonvilston appear disproportionate to current services and facilities."** (paragraph B.1(d) of the Annex to the letter dated 20 December 2013 under the Council's reference P/POL/AMW/LDP3).

The scale of the proposed development, with or without the future addition of 21 houses, is wholly disproportionate to the size of the current village.

4. Urbanisation of open countryside.

Paragraph 4.10.1 of *Planning Policy Wales* dated July 2014 ("PPW") states "...considerable weight should be given to protecting [agricultural land of grades 1, 2 and 3A] from development because of its special importance. Land in [these grades] should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable...".

There is no overriding need for housing development, particularly affordable housing, in St Nicholas or the East Vale (designated in Figure 1.1 of the *Local Housing Market Assessment 2013*) ("the LHMA") as confirmed in Table 6.13 of the LHMA. The proposed site allocation on grade 2 (or grade 3A) agricultural land **conflicts with paragraph 4.10.1 of PPW.**

Paragraph 4.7.8 of PPW recognises that minor extensions in the countryside to existing settlements may be acceptable. An increase of 69% in the number of houses in St Nicholas cannot be described as a "minor extension". The proposed development **conflicts with paragraph 4.7.8 of PPW.**

5. Out of character with the existing minor rural settlement.

St Nicholas is a minor rural settlement in the Vale of Glamorgan which has developed gradually over many centuries.

The post-2009 Conservation Area occupies approximately 43.8 acres (17.7 hectares). The 105 houses constitute a density of 5.9 houses per hectare. The pre-2009 Conservation Area occupies approximately 76.6 acres (31.0 hectares). The 137 houses constitute a density of 4.4 houses per hectare. Ger-y-Llan, which is adjacent to the Site, has 13 houses in an area of 3.4 acres (1.4 hectares) constituting a density of 9.3 houses per hectare.

The proposed development of 79 houses on 3.65 hectares (including the land allocated for open space) would constitute a density of 21.6 houses per hectare. Such development would not be of an appropriate scale and density for its location and it would not make a positive contribution to the local environment **contrary to paragraph 7.5 of the LDP.**

Such development would not be "...of a scale appropriate to its location." **contrary to paragraph 4.5 of the Deposit LDP.**

The site is adjacent to, and any development would impact directly on, six remaining houses (following the proposed demolition of Emmaville) on the north side of the A48, eight houses on the east and north sides of Ger-y-Llan and one house in Well Lane. The proposed main access to the Site would have a very serious impact on the adjacent properties known as Kingfauns and Green Meadow. The proposed use of the private unadopted road which links the Site to Ger-y-Llan and services 11, 12 & 14 Ger-y-Llan ("the Estate Road") for pedestrian and cycle access to the Site would have a major adverse impact on those properties. The proposed development would have a serious adverse impact for all these properties on the existing residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance **contrary to paragraph 7 of Policy MD 2 and paragraph 4 of Policy MD 3.**

The properties on the north side of the A48 form part of the Conservation Area of St Nicholas. Most of the directly affected houses occupy plots substantially larger than the proposed dense development of 21.6 houses per hectare which includes access, roads and other common facilities. Similarly, the adjacent houses in Ger-y-Llan and Well Lane have a substantially lower density. **The proposed development is contrary to paragraph 2 of Policy MD 2.**

The Site is located at the eastern approach to St Nicholas on the north side of the A48. Instead of seeing an established conservation village on entry from the east, travellers would be greeted by a substantial and dense urban development entirely out of character with the existing village and Conservation Area. The proposed development does not respond appropriately to the local context and character of neighbouring buildings in terms of type, form, scale, mix and density **contrary to paragraph 2 of Policy MD 3.**

Paragraph 4.7.8 of PPW states "All new development should respect the character of the surrounding area and should be of appropriate scale and design." For reasons described in this item and in item 3 above and item 6 below, the proposed development at the entrance to the Conservation Area of St Nicholas **does not comply with paragraph 4.7.8 of PPW.**

In summary, the proposed development of the Site would be contrary to paragraphs 2 and 7 of Policy MD 2, paragraphs 2 and 4 of Policy MD 3 and paragraph 4.7.8 of PPW. St Nicholas does not have the capacity to accommodate this proposed development without its having an unacceptable effect on its character **contrary to paragraph 5.44 of the LDP.**

6. Contrary to Policy MD 6 – Development within Minor Rural Settlements.

The relative scale and density of the proposed development substantially **conflicts with Policy MD 6.** It would not have a distinct visual relationship with the existing settlement (contrary to paragraph 1); it would not be of a scale and character that is sympathetic to and respects its immediate setting and wider surroundings (contrary to paragraph 2); it would have an unacceptable impact on the character and appearance of the [existing] settlement (contrary to paragraph 3); it would represent a visual intrusion into the countryside (contrary to paragraph 4); and it would not be consistent with Policies MD 2 and MD 3 (contrary to paragraph 8).

The proposed development would not reinforce the role and functions of the settlement or maintain its character and attractiveness **contrary to paragraph 7.28 of the LDP.** A relatively dense development of 79 houses at 21.6 houses per hectare would not be of an appropriate scale that is sympathetic to and respect the existing character of the village and the range of services and facilities that are available **contrary to paragraph 7.29 of the LDP.**

A development on the scale proposed would not represent a small scale extension to the settlement also **contrary to paragraph 7.29 of the LDP.** Such a development would be unrelated to the existing properties and settlement and would represent an incongruous and large scale extension of the built form into the open countryside **contrary to paragraph 7.30 of the LDP.** The allocated site is green field and any development would result in the loss of open space which currently contributes at its entrance to the character and setting of the Conservation Area village **contrary to paragraph 7.31 of the LDP.**

7. Services and facilities.

St Nicholas has a church, chapel, primary school, church hall, post box and a half-hourly bus service (substantially less frequent in the evening and on Sunday - not properly reflected in paragraph 2.17 of the Transport Statement) to Cardiff and Cowbridge (and beyond). The bus service is infrequent and expensive.

St Nicholas does not have a post office, shop, doctor's surgery, nursery, public house, restaurant, leisure centre or library. The absence of these facilities will inevitably result in the need for the residents of the new houses to make frequent short car journeys to shops 1.5 miles away at Culverhouse Cross or to a shop, public

house or restaurant over two miles away at Bonvilston. The nearest doctors' surgeries are in Ely (2.2 miles) and Cowbridge (7 miles). The nearest post office is in Wilson Road, Ely (2.8 miles). It is unrealistic to expect these journeys to be made by walking or cycling by the vast majority of the residents, particularly the elderly. The return journey from Culverhouse Cross involves climbing the long steep hill known as The Tumble.

The absence of these frequently used services in the village and the consequent necessity to make frequent short car journeys is **contrary to Objective 3 and to the objective expressed in paragraph 7.12 of the LDP.**

8. Affordable housing.

The Application includes provision for 5 low cost houses and 22 social housing units. The area objectives (paragraph 5.22 of the LDP) include the provision in Minor Rural Settlements of "... affordable rural housing to meet local need." While the need for affordable housing in the Vale of Glamorgan, particularly in urban areas with adequate local services, is not questioned, the net local need for affordable housing in St Nicholas and the East Vale does not exist, as confirmed by Table 6.13 of the LHMA. It is also reflected in the lowest priority area attributed to the East Vale in paragraph 5.47 of the LDP.

The proposed provision of 27 affordable houses **does not meet the criteria set out in paragraphs 1 and 5 of Policy MD 11.** The proposed development does not possess or have good access to a wide range of services and facilities **contrary to paragraph 7.53 of the LDP.**

9. Planning history.

It is claimed at paragraph 2 of the Planning Statement that there is no planning history for the Site. This is incorrect. Two planning applications for the construction of houses on part of the Site were refused by the Council. The first application for the construction of ten houses was refused on 10 January 1989 although the Council's reference is unknown. The second application to build six houses was refused on 22 May 1991 under reference 1988/01152/OUT. The grounds for refusal of permission for the construction of six or ten houses apply to a far greater extent for the proposed construction of 79 houses.

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Traffic travelling in either direction along School Lane has to negotiate a blind bend at the junction with Well Lane in the north east corner of School Lane. This is particularly dangerous when vehicles are parked on the bend as is frequently the case. The exit from Ger-y-Llan is also blind and dangerous as vehicles travelling south on School Lane pick up speed.

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At peak periods, it would be difficult for the significant number of vehicles leaving the proposed development to enter the traffic flow in either direction, thus causing a tailback within the Site.

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The use of Ger-y-Llan and the Estate Road by the residents of 79 properties for pedestrian and cycle access to the Site is inappropriate.

Such use would have a considerable impact on the amenity of the residents of Ger-y-Llan, particularly the residents of the Three Properties.

There is also a risk that the Estate Road will be used by residents of and visitors to the Site for unauthorised parking. The tarmac section of the Estate Road is not wide enough for parking without causing considerable difficulty to the residents of the Three Properties in entering and leaving those properties.

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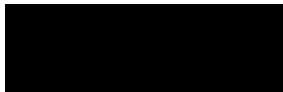
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In particular, it is contended that, in formulating the LDP and determining site allocations at St Nicholas and Bonvilston, the Council has very seriously misinformed itself concerning the capacity of the A48. This capacity has been calculated at three points between Cowbridge and Culverhouse Cross, all of which are in the national 60 mph speed limit. No account has been taken of the 40 mph speed limit from West

Bonvilston to West St Nicholas; the 30 mph speed limit through St Nicholas; and the inevitable delays at the traffic lights at Sycamore Cross and Duffryn Lane as well as at other uncontrolled junctions.

For the many reasons set out above, I object to the Application and request the Council to refuse planning permission in response to the Application and to refuse any other planning application relating to all or part of MG 2 - 43 prior to the formal adoption of the LDP (as revised).

Yours sincerely



Andrew Jones,
7, Ger-y-Llan,
St. Nicholas

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Your refs. 2015/00249/FUL & 2015/00283/CAC

29 March 2015

Mr Steven Rennie
Planning Department
The Vale of Glamorgan Council
Dock Office
Barry
CF63 4RT

Dear Mr Rennie,

Planning Application by Redrow Homes (South Wales) Limited - Land to the East of St Nicholas

I wish to object to the planning application dated 6 March 2015 submitted on behalf of Redrow Homes (South Wales) Limited ("Redrow") under your references 2015/00249/FUL and 2015/00283/CAC ("the Application").

References in this letter to "the LDP" relate to Deposit Local Development Plan of the Vale of Glamorgan Council ("the Council") dated November 2013. References to "Policy MD *" relate to the draft policies of the Council as set out in the LDP.

The grounds of my objection are as follows:

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The LDP is currently being processed by the Council in accordance with statutory procedures. Numerous representations and objections to the proposals in the LDP, both generally and specifically relating to land to the East of St Nicholas which is the subject of the Application ("the Site"), have been submitted by members of the public. These representations and objections, many of which identify alleged errors, inaccuracies and unsound or unsustainable conclusions in the LDP, have not yet received due consideration by the Council and have not yet been examined and considered by the Inspector to be appointed by the Welsh Government to consider the LDP ("the Inspector").

Although the Site forms part of allocated site number MG 2 - 43 ("MG 2 - 43") in the LDP, powerful representations have been made to the Council in support of the contention that MG 2 - 43 should be deleted from the LDP. Whatever alleged legal loopholes Redrow is seeking to exploit by submitting the Application at this time, it would be an outrageous abuse of due process for planning permission to be granted for the Site in advance of proper consideration of the constitutional objections by the Council and the Inspector prior to eventual adoption of the LDP (as revised).

It has been confirmed by the Council in a pre-application response to Harmers Limited dated 5 February 2014 under reference P/DC/SR2/2013/0200/PRE that no deficiency now exists in the Council's five year housing land supply. Thus, there is no justification for bringing forward the Site based on its inclusion as part of an allocated

site in advance of formal adoption of the LDP, as revised following completion of all due processes.

The Application is premature and should not be considered or approved on the basis that the Site forms part of MG 2 - 43.

2. Contrary to adopted Unitary Development Plan.

Prior to the adoption of the LDP (as revised), the Application should be considered in the context of the adopted Unitary Development Plan 1996-2011 ("the UDP"). The proposals in the Application are in breach of policies in the UDP, including the following:

a. **Dwellings in the Countryside (HOUS 3).** The policy is that "The erection of new dwellings in the countryside will be restricted to those that can be justified in the interests of agriculture and forestry." The Application proposes to turn agricultural land into a housing development which has no benefit to agriculture or forestry. On the contrary, it removes valuable agricultural land.

b. **Development in the Countryside (ENV 1).** The Site is situated in open countryside. The proposed development does not meet any of the four exceptions to the policy that development in the countryside will not be permitted.

c. **Agricultural Land (ENV 2).** The policy provides that "The best and most versatile agricultural land (grades 1, 2 & 3A) will be protected from irreversible development, save where overriding need can be demonstrated." The land comprising the Site is officially designated as grade 2 although it is claimed by Redrow that the correct designation is grade 3A. Even if Redrow is correct, the adopted policy requires protection of the land. There is no current overriding need for the development.

d. **Conservation in the Countryside (ENV 10).** The policy provides that "Measures to maintain and improve the countryside, its features and resources will be favoured, particularly in ... areas subject to development pressure ...". The residents of St Nicholas have chosen to live in a rural community and, particularly the residents of Ger-y-Llan and Well Lane, enjoy the benefit of an outlook over green fields. If the proposed development proceeds, that outlook will be irreversibly changed to an urban scene of relatively dense housing. Notwithstanding the proposed landscaping, substantial wildlife habitat will be lost. The proposal does not maintain or improve the countryside and is contrary to ENV 10.

The Site lies outside the defined settlement boundary of St Nicholas in a Special Landscape Area. **There is no overriding justification or material consideration to outweigh the in principle policy presumption against development of the Site. The development of this rural area and landscape would be contrary to the adopted policies of the Council as identified above.**

3. Scale of proposed development.

The Application relates to 79 new houses but covers only part of MG 2 - 43. It anticipates future development in the remaining two fields comprising MG 2 - 43

(Planning Statement - paragraph 3.1). This would eventually increase the total development to about 100 houses, as proposed in the LDP. **Whether the full development became 79 or 100 houses, the scale would be substantially out of proportion to the size of the existing village of St Nicholas, much of which is in a Conservation Area.**

The core village of St Nicholas has 144 houses of which 77 are on the north side of the A48 which runs through the centre of the village and 67 houses on the south side. Of the 144 houses, 105 houses are in the post-2009 Conservation Area, 32 houses were in the pre-2009 Conservation Area but excluded in 2009 and 7 houses are located between the Conservation Area and the commencement of the 30 mph speed limit at the western end of the village.

A development of 79 houses would increase the size of the core village by 55% and the north side by 103%. A total development of 100 houses would increase the size of the core village by 69% and the north side by 130%. **This represents a massive scale of development for a small rural settlement.**

In its representations to the Council on the LDP, the **Welsh Assembly Government ("WAG")** stated **"Allocations in some minor rural settlements, for example, 100 units at St Nicholas and 120 units at Bonvilston appear disproportionate to current services and facilities."** (paragraph B.1(d) of the Annex to the letter dated 20 December 2013 under the Council's reference P/POL/AMW/LDP3).

The scale of the proposed development, with or without the future addition of 21 houses, is wholly disproportionate to the size of the current village.

4. Urbanisation of open countryside.

Paragraph 4.10.1 of *Planning Policy Wales* dated July 2014 ("PPW") states "...considerable weight should be given to protecting [agricultural land of grades 1, 2 and 3A] from development because of its special importance. Land in [these grades] should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable...".

There is no overriding need for housing development, particularly affordable housing, in St Nicholas or the East Vale (designated in Figure 1.1 of the *Local Housing Market Assessment 2013*) ("the LHMA") as confirmed in Table 6.13 of the LHMA. The proposed site allocation on grade 2 (or grade 3A) agricultural land **conflicts with paragraph 4.10.1 of PPW.**

Paragraph 4.7.8 of PPW recognises that minor extensions in the countryside to existing settlements may be acceptable. An increase of 69% in the number of houses in St Nicholas cannot be described as a "minor extension". The proposed development **conflicts with paragraph 4.7.8 of PPW.**

5. Out of character with the existing minor rural settlement.

St Nicholas is a minor rural settlement in the Vale of Glamorgan which has developed gradually over many centuries.

The post-2009 Conservation Area occupies approximately 43.8 acres (17.7 hectares). The 105 houses constitute a density of 5.9 houses per hectare. The pre-2009 Conservation Area occupies approximately 76.6 acres (31.0 hectares). The 137 houses constitute a density of 4.4 houses per hectare. Ger-y-Llan, which is adjacent to the Site, has 13 houses in an area of 3.4 acres (1.4 hectares) constituting a density of 9.3 houses per hectare.

The proposed development of 79 houses on 3.65 hectares (including the land allocated for open space) would constitute a density of 21.6 houses per hectare. Such development would not be of an appropriate scale and density for its location and it would not make a positive contribution to the local environment **contrary to paragraph 7.5 of the LDP.**

Such development would not be "...of a scale appropriate to its location." **contrary to paragraph 4.5 of the Deposit LDP.**

The site is adjacent to, and any development would impact directly on, six remaining houses (following the proposed demolition of Emmaville) on the north side of the A48, eight houses on the east and north sides of Ger-y-Llan and one house in Well Lane. The proposed main access to the Site would have a very serious impact on the adjacent properties known as Kingfauns and Green Meadow. The proposed use of the private unadopted road which links the Site to Ger-y-Llan and services 11, 12 & 14 Ger-y-Llan ("the Estate Road") for pedestrian and cycle access to the Site would have a major adverse impact on those properties. The proposed development would have a serious adverse impact for all these properties on the existing residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance **contrary to paragraph 7 of Policy MD 2 and paragraph 4 of Policy MD 3.**

The properties on the north side of the A48 form part of the Conservation Area of St Nicholas. Most of the directly affected houses occupy plots substantially larger than the proposed dense development of 21.6 houses per hectare which includes access, roads and other common facilities. Similarly, the adjacent houses in Ger-y-Llan and Well Lane have a substantially lower density. **The proposed development is contrary to paragraph 2 of Policy MD 2.**

The Site is located at the eastern approach to St Nicholas on the north side of the A48. Instead of seeing an established conservation village on entry from the east, travellers would be greeted by a substantial and dense urban development entirely out of character with the existing village and Conservation Area. The proposed development does not respond appropriately to the local context and character of neighbouring buildings in terms of type, form, scale, mix and density **contrary to paragraph 2 of Policy MD 3.**

Paragraph 4.7.8 of PPW states "All new development should respect the character of the surrounding area and should be of appropriate scale and design." For reasons described in this item and in item 3 above and item 6 below, the proposed development at the entrance to the Conservation Area of St Nicholas **does not comply with paragraph 4.7.8 of PPW.**

In summary, the proposed development of the Site would be contrary to paragraphs 2 and 7 of Policy MD 2, paragraphs 2 and 4 of Policy MD 3 and paragraph 4.7.8 of PPW. St Nicholas does not have the capacity to accommodate this proposed development without its having an unacceptable effect on its character **contrary to paragraph 5.44 of the LDP.**

6. Contrary to Policy MD 6 – Development within Minor Rural Settlements.

The relative scale and density of the proposed development substantially **conflicts with Policy MD 6.** It would not have a distinct visual relationship with the existing settlement (contrary to paragraph 1); it would not be of a scale and character that is sympathetic to and respects its immediate setting and wider surroundings (contrary to paragraph 2); it would have an unacceptable impact on the character and appearance of the [existing] settlement (contrary to paragraph 3); it would represent a visual intrusion into the countryside (contrary to paragraph 4); and it would not be consistent with Policies MD 2 and MD 3 (contrary to paragraph 8).

The proposed development would not reinforce the role and functions of the settlement or maintain its character and attractiveness **contrary to paragraph 7.28 of the LDP.** A relatively dense development of 79 houses at 21.6 houses per hectare would not be of an appropriate scale that is sympathetic to and respect the existing character of the village and the range of services and facilities that are available **contrary to paragraph 7.29 of the LDP.**

A development on the scale proposed would not represent a small scale extension to the settlement also **contrary to paragraph 7.29 of the LDP.** Such a development would be unrelated to the existing properties and settlement and would represent an incongruous and large scale extension of the built form into the open countryside **contrary to paragraph 7.30 of the LDP.** The allocated site is green field and any development would result in the loss of open space which currently contributes at its entrance to the character and setting of the Conservation Area village **contrary to paragraph 7.31 of the LDP.**

7. Services and facilities.

St Nicholas has a church, chapel, primary school, church hall, post box and a half-hourly bus service (substantially less frequent in the evening and on Sunday - not properly reflected in paragraph 2.17 of the Transport Statement) to Cardiff and Cowbridge (and beyond). The bus service is infrequent and expensive.

St Nicholas does not have a post office, shop, doctor's surgery, nursery, public house, restaurant, leisure centre or library. The absence of these facilities will inevitably result in the need for the residents of the new houses to make frequent short car journeys to shops 1.5 miles away at Culverhouse Cross or to a shop, public

house or restaurant over two miles away at Bonvilston. The nearest doctors' surgeries are in Ely (2.2 miles) and Cowbridge (7 miles). The nearest post office is in Wilson Road, Ely (2.8 miles). It is unrealistic to expect these journeys to be made by walking or cycling by the vast majority of the residents, particularly the elderly. The return journey from Culverhouse Cross involves climbing the long steep hill known as The Tumble.

The absence of these frequently used services in the village and the consequent necessity to make frequent short car journeys is **contrary to Objective 3 and to the objective expressed in paragraph 7.12 of the LDP.**

8. Affordable housing.

The Application includes provision for 5 low cost houses and 22 social housing units. The area objectives (paragraph 5.22 of the LDP) include the provision in Minor Rural Settlements of "... affordable rural housing to meet local need." While the need for affordable housing in the Vale of Glamorgan, particularly in urban areas with adequate local services, is not questioned, the net local need for affordable housing in St Nicholas and the East Vale does not exist, as confirmed by Table 6.13 of the LHMA. It is also reflected in the lowest priority area attributed to the East Vale in paragraph 5.47 of the LDP.

The proposed provision of 27 affordable houses **does not meet the criteria set out in paragraphs 1 and 5 of Policy MD 11.** The proposed development does not possess or have good access to a wide range of services and facilities **contrary to paragraph 7.53 of the LDP.**

9. Planning history.

It is claimed at paragraph 2 of the Planning Statement that there is no planning history for the Site. This is incorrect. Two planning applications for the construction of houses on part of the Site were refused by the Council. The first application for the construction of ten houses was refused on 10 January 1989 although the Council's reference is unknown. The second application to build six houses was refused on 22 May 1991 under reference 1988/01152/OUT. The grounds for refusal of permission for the construction of six or ten houses apply to a far greater extent for the proposed construction of 79 houses.

10. Village road capacity.

The centre of the village (north of the A48) is often heavily congested with parked vehicles, particularly in the roads around the church immediately before the weekday opening and closure of the school. Similar congestion occurs when there is a wedding or funeral at the church. The roads in the north side of St Nicholas are wholly unsuitable for any of the additional traffic which would be generated by the proposed development.

There is no pavement on the roads around the church. It is particularly unsuitable and dangerous for young children and any disabled person on the roads to the north and east of the church. There is no room for a wheelchair on the road to the north

where vehicles are usually parked leaving barely enough room for other vehicles to squeeze through.

Traffic travelling in either direction along School Lane has to negotiate a blind bend at the junction with Well Lane in the north east corner of School Lane. This is particularly dangerous when vehicles are parked on the bend as is frequently the case. The exit from Ger-y-Llan is also blind and dangerous as vehicles travelling south on School Lane pick up speed.

11. Main access to Site.

The location of the proposed access to the Site is inside the Conservation Area and some distance to the west of that proposed in MG 2 - 43. Paragraph 4.7 of the Transport Statement estimates that 32 vehicles will exit the Site in the peak morning period. Paragraph 4.10 asserts that there will be no queue of vehicles entering or exiting the Site during this period. This estimate and this assertion are questioned. The 79 houses with an estimated average of two vehicles per house would amount to 158 vehicles excluding visitors and service vehicles. A substantially greater proportion than 20.2% of the vehicles is likely to exit the Site in the peak morning period, without taking account of visitors and service vehicles.

Paragraphs 3.10 to 3.13 of the Transport Statement set out proposals for changes to the highway layout near the access to the Site. The A48 from Culverhouse Cross is derestricted for 1.1 miles as far as the eastern end of the village then has a 30 mph speed limit through St Nicholas commencing only 100 metres from the access to the Site. Figure 9 and Appendix F of the Transport Statement do not indicate any proposal to extend the 30 mph limit further east.

Whether or not there is any extension, traffic from the east frequently enters St Nicholas outside peak periods at speeds much greater than 30 mph. Traffic leaving the Site to turn west towards Cowbridge would experience difficulty and danger due to the traffic flow in both directions.

At peak periods, it would be difficult for the significant number of vehicles leaving the proposed development to enter the traffic flow in either direction, thus causing a tailback within the Site.

Experience of leaving School Lane (eastern exit) to travel in either direction at peak periods demonstrates the extent of the problem even though it is substantially mitigated by being in the centre of the restricted speed zone and having the intermittent benefit and protection of the traffic lights turning red at the adjacent junction with Duffryn Lane. This forces through traffic to stop and provides the opportunity for vehicles from School Lane to enter the traffic flows. These mitigating factors would not apply to traffic exiting the Site.

Considerable additional problems affecting traffic flow on the A48 will arise during the construction period lasting at least two years.

12. Pedestrian and cycle access to Site.

Section 7 of the Design and Access Statement together with the Site Plans provide for a pedestrian and cycle access to the Site via Ger-y-Llan and the Estate Road. While Ger-y-Llan is an adopted road, the Estate Road is unadopted.

The owners of the properties known as 11, 12 & 14 Ger-y-Llan ("the Three Properties") require the Estate Road for access to the Three Properties and have an obligation to pay a fair and reasonable share of the costs of maintenance and repair of the Estate Road. No approach has been made by or on behalf of Redrow to the owners of the Three Properties concerning the proposed use of the Estate Road.

The use of Ger-y-Llan and the Estate Road by the residents of 79 properties for pedestrian and cycle access to the Site is inappropriate.

Such use would have a considerable impact on the amenity of the residents of Ger-y-Llan, particularly the residents of the Three Properties.

There is also a risk that the Estate Road will be used by residents of and visitors to the Site for unauthorised parking. The tarmac section of the Estate Road is not wide enough for parking without causing considerable difficulty to the residents of the Three Properties in entering and leaving those properties.

As described at item 10 above and illustrated in Appendix D, the proposed pedestrian and cycle route to the centre of the village and, particularly, to the school is unsuitable and very dangerous for young children.

13. Highways and traffic congestion.

Section 4 of the Transport Statement seeks to demonstrate that the proposed development will have little impact on traffic travelling on the A48.

This is disputed for reasons set out at item 11 above. Of greater impact will be the cumulative effect of this proposed development together with other developments proposed in the LDP near Cowbridge (including Ystradowen and Colwinston) and between Cowbridge and Culverhouse Cross (including Bonvilston). In addition to these proposed developments, there are other significant proposed changes which will increase the traffic on the A48 and at the Tesco junction and Culverhouse Cross roundabout.

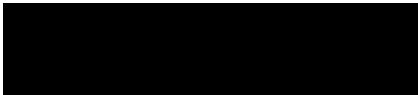
The Application relies on the inclusion of the Site as part of an allocated site in the LDP. It is contended that this allocation, in combination with the other allocations referred to above, has been made without due consideration and regard by the Council to the cumulative effect on traffic on the A48.

In particular, it is contended that, in formulating the LDP and determining site allocations at St Nicholas and Bonvilston, the Council has very seriously misinformed itself concerning the capacity of the A48. This capacity has been calculated at three points between Cowbridge and Culverhouse Cross, all of which are in the national 60 mph speed limit. No account has been taken of the 40 mph speed limit from West

Bonvilston to West St Nicholas; the 30 mph speed limit through St Nicholas; and the inevitable delays at the traffic lights at Sycamore Cross and Duffryn Lane as well as at other uncontrolled junctions.

For the many reasons set out above, I object to the Application and request the Council to refuse planning permission in response to the Application and to refuse any other planning application relating to all or part of MG 2 - 43 prior to the formal adoption of the LDP (as revised).

Yours sincerely



Susan Cook-Jones,
7, Ger-y-Llan,
St. Nicholas

RECEIVED
2 APR 2015
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Bowen, Dawn

From: [REDACTED]
Sent: 31 March 2015 22:04
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00249/FUL
Attachments: OBJECTION LETTER Andrew Jones.docx

New comments have been received for application 2015/00249/FUL at site address: Land to the East of St. Nicholas
from Mr Andrew Jones [REDACTED]

Address:
7 Ger Y Llan, CF56SY

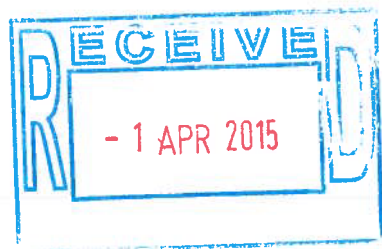
Comments:
See attachment

The following files have been uploaded:
OBJECTION LETTER Andrew Jones.docx

Case Officer:
Mr. Steven Rennie

[REDACTED]
29 March

D.E.F.
RECEIVED
ACTION BY: JMC - SR
NO: 15
ACK:



Your refs. 2015/00249/FUL & 2015/00283/CAC

29 March 2015

Mr Steven Rennie
Planning Department
The Vale of Glamorgan Council
Dock Office
Barry
CF63 4RT

Dear Mr Rennie,

Planning Application by Redrow Homes (South Wales) Limited - Land to the East of St Nicholas

I wish to object to the planning application dated 6 March 2015 submitted on behalf of Redrow Homes (South Wales) Limited ("Redrow") under your references 2015/00249/FUL and 2015/00283/CAC ("the Application").

References in this letter to "the LDP" relate to Deposit Local Development Plan of the Vale of Glamorgan Council ("the Council") dated November 2013. References to "Policy MD *" relate to the draft policies of the Council as set out in the LDP.

The grounds of my objection are as follows:

1. Application is premature.

The LDP is currently being processed by the Council in accordance with statutory procedures. Numerous representations and objections to the proposals in the LDP, both generally and specifically relating to land to the East of St Nicholas which is the subject of the Application ("the Site"), have been submitted by members of the public. These representations and objections, many of which identify alleged errors, inaccuracies and unsound or unsustainable conclusions in the LDP, have not yet received due consideration by the Council and have not yet been examined and considered by the Inspector to be appointed by the Welsh Government to consider the LDP ("the Inspector").

Although the Site forms part of allocated site number MG 2 - 43 ("MG 2 - 43") in the LDP, powerful representations have been made to the Council in support of the contention that MG 2 - 43 should be deleted from the LDP. Whatever alleged legal loopholes Redrow is seeking to exploit by submitting the Application at this time, it would be an outrageous abuse of due process for planning permission to be granted for the Site in advance of proper consideration of the constitutional objections by the Council and the Inspector prior to eventual adoption of the LDP (as revised).

It has been confirmed by the Council in a pre-application response to Harmers Limited dated 5 February 2014 under reference P/DC/SR2/2013/0200/PRE that no deficiency now exists in the Council's five year housing land supply. Thus, there is no justification for bringing forward the Site based on its inclusion as part of an allocated

site in advance of formal adoption of the LDP, as revised following completion of all due processes.

The Application is premature and should not be considered or approved on the basis that the Site forms part of MG 2 - 43.

2. Contrary to adopted Unitary Development Plan.

Prior to the adoption of the LDP (as revised), the Application should be considered in the context of the adopted Unitary Development Plan 1996-2011 ("the UDP"). The proposals in the Application are in breach of policies in the UDP, including the following:

a. **Dwellings in the Countryside (HOUS 3).** The policy is that "The erection of new dwellings in the countryside will be restricted to those that can be justified in the interests of agriculture and forestry." The Application proposes to turn agricultural land into a housing development which has no benefit to agriculture or forestry. On the contrary, it removes valuable agricultural land.

b. **Development in the Countryside (ENV 1).** The Site is situated in open countryside. The proposed development does not meet any of the four exceptions to the policy that development in the countryside will not be permitted.

c. **Agricultural Land (ENV 2).** The policy provides that "The best and most versatile agricultural land (grades 1, 2 & 3A) will be protected from irreversible development, save where overriding need can be demonstrated." The land comprising the Site is officially designated as grade 2 although it is claimed by Redrow that the correct designation is grade 3A. Even if Redrow is correct, the adopted policy requires protection of the land. There is no current overriding need for the development.

d. **Conservation in the Countryside (ENV 10).** The policy provides that "Measures to maintain and improve the countryside, its features and resources will be favoured, particularly in ... areas subject to development pressure ...". The residents of St Nicholas have chosen to live in a rural community and, particularly the residents of Ger-y-Llan and Well Lane, enjoy the benefit of an outlook over green fields. If the proposed development proceeds, that outlook will be irreversibly changed to an urban scene of relatively dense housing. Notwithstanding the proposed landscaping, substantial wildlife habitat will be lost. The proposal does not maintain or improve the countryside and is contrary to ENV 10.

The Site lies outside the defined settlement boundary of St Nicholas in a Special Landscape Area. **There is no overriding justification or material consideration to outweigh the in principle policy presumption against development of the Site. The development of this rural area and landscape would be contrary to the adopted policies of the Council as identified above.**

3. Scale of proposed development.

The Application relates to 79 new houses but covers only part of MG 2 - 43. It anticipates future development in the remaining two fields comprising MG 2 - 43

(Planning Statement - paragraph 3.1). This would eventually increase the total development to about 100 houses, as proposed in the LDP. **Whether the full development became 79 or 100 houses, the scale would be substantially out of proportion to the size of the existing village of St Nicholas, much of which is in a Conservation Area.**

The core village of St Nicholas has 144 houses of which 77 are on the north side of the A48 which runs through the centre of the village and 67 houses on the south side. Of the 144 houses, 105 houses are in the post-2009 Conservation Area, 32 houses were in the pre-2009 Conservation Area but excluded in 2009 and 7 houses are located between the Conservation Area and the commencement of the 30 mph speed limit at the western end of the village.

A development of 79 houses would increase the size of the core village by 55% and the north side by 103%. A total development of 100 houses would increase the size of the core village by 69% and the north side by 130%. **This represents a massive scale of development for a small rural settlement.**

In its representations to the Council on the LDP, **the Welsh Assembly Government ("WAG") stated "Allocations in some minor rural settlements, for example, 100 units at St Nicholas and 120 units at Bonvilston appear disproportionate to current services and facilities."** (paragraph B.1(d) of the Annex to the letter dated 20 December 2013 under the Council's reference P/POL/AMW/LDP3).

The scale of the proposed development, with or without the future addition of 21 houses, is wholly disproportionate to the size of the current village.

4. Urbanisation of open countryside.

Paragraph 4.10.1 of *Planning Policy Wales* dated July 2014 ("PPW") states "...considerable weight should be given to protecting [agricultural land of grades 1, 2 and 3A] from development because of its special importance. Land in [these grades] should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable...".

There is no overriding need for housing development, particularly affordable housing, in St Nicholas or the East Vale (designated in Figure 1.1 of the *Local Housing Market Assessment 2013*) ("the LHMA") as confirmed in Table 6.13 of the LHMA. The proposed site allocation on grade 2 (or grade 3A) agricultural land **conflicts with paragraph 4.10.1 of PPW.**

Paragraph 4.7.8 of PPW recognises that minor extensions in the countryside to existing settlements may be acceptable. An increase of 69% in the number of houses in St Nicholas cannot be described as a "minor extension". The proposed development **conflicts with paragraph 4.7.8 of PPW.**

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The post-2009 Conservation Area occupies approximately 43.8 acres (17.7 hectares). The 105 houses constitute a density of 5.9 houses per hectare. The pre-2009 Conservation Area occupies approximately 76.6 acres (31.0 hectares). The 137 houses constitute a density of 4.4 houses per hectare. Ger-y-Llan, which is adjacent to the Site, has 13 houses in an area of 3.4 acres (1.4 hectares) constituting a density of 9.3 houses per hectare.

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9. Planning history.

It is claimed at paragraph 2 of the Planning Statement that there is no planning history for the Site. This is incorrect. Two planning applications for the construction of houses on part of the Site were refused by the Council. The first application for the construction of ten houses was refused on 10 January 1989 although the Council's reference is unknown. The second application to build six houses was refused on 22 May 1991 under reference 1988/01152/OUT. The grounds for refusal of permission for the construction of six or ten houses apply to a far greater extent for the proposed construction of 79 houses.

10. Village road capacity.

The centre of the village (north of the A48) is often heavily congested with parked vehicles, particularly in the roads around the church immediately before the weekday opening and closure of the school. Similar congestion occurs when there is a wedding or funeral at the church. The roads in the north side of St Nicholas are wholly unsuitable for any of the additional traffic which would be generated by the proposed development.

There is no pavement on the roads around the church. It is particularly unsuitable and dangerous for young children and any disabled person on the roads to the north and east of the church. There is no room for a wheelchair on the road to the north

where vehicles are usually parked leaving barely enough room for other vehicles to squeeze through.

Traffic travelling in either direction along School Lane has to negotiate a blind bend at the junction with Well Lane in the north east corner of School Lane. This is particularly dangerous when vehicles are parked on the bend as is frequently the case. The exit from Ger-y-Llan is also blind and dangerous as vehicles travelling south on School Lane pick up speed.

11. Main access to Site.

The location of the proposed access to the Site is inside the Conservation Area and some distance to the west of that proposed in MG 2 - 43. Paragraph 4.7 of the Transport Statement estimates that 32 vehicles will exit the Site in the peak morning period. Paragraph 4.10 asserts that there will be no queue of vehicles entering or exiting the Site during this period. This estimate and this assertion are questioned. The 79 houses with an estimated average of two vehicles per house would amount to 158 vehicles excluding visitors and service vehicles. A substantially greater proportion than 20.2% of the vehicles is likely to exit the Site in the peak morning period, without taking account of visitors and service vehicles.

Paragraphs 3.10 to 3.13 of the Transport Statement set out proposals for changes to the highway layout near the access to the Site. The A48 from Culverhouse Cross is derestricted for 1.1 miles as far as the eastern end of the village then has a 30 mph speed limit through St Nicholas commencing only 100 metres from the access to the Site. Figure 9 and Appendix F of the Transport Statement do not indicate any proposal to extend the 30 mph limit further east.

Whether or not there is any extension, traffic from the east frequently enters St Nicholas outside peak periods at speeds much greater than 30 mph. Traffic leaving the Site to turn west towards Cowbridge would experience difficulty and danger due to the traffic flow in both directions.

At peak periods, it would be difficult for the significant number of vehicles leaving the proposed development to enter the traffic flow in either direction, thus causing a tailback within the Site.

Experience of leaving School Lane (eastern exit) to travel in either direction at peak periods demonstrates the extent of the problem even though it is substantially mitigated by being in the centre of the restricted speed zone and having the intermittent benefit and protection of the traffic lights turning red at the adjacent junction with Duffryn Lane. This forces through traffic to stop and provides the opportunity for vehicles from School Lane to enter the traffic flows. These mitigating factors would not apply to traffic exiting the Site.

Considerable additional problems affecting traffic flow on the A48 will arise during the construction period lasting at least two years.

12. Pedestrian and cycle access to Site.

Section 7 of the Design and Access Statement together with the Site Plans provide for a pedestrian and cycle access to the Site via Ger-y-Llan and the Estate Road. While Ger-y-Llan is an adopted road, the Estate Road is unadopted.

The owners of the properties known as 11, 12 & 14 Ger-y-Llan ("the Three Properties") require the Estate Road for access to the Three Properties and have an obligation to pay a fair and reasonable share of the costs of maintenance and repair of the Estate Road. No approach has been made by or on behalf of Redrow to the owners of the Three Properties concerning the proposed use of the Estate Road.

The use of Ger-y-Llan and the Estate Road by the residents of 79 properties for pedestrian and cycle access to the Site is inappropriate.

Such use would have a considerable impact on the amenity of the residents of Ger-y-Llan, particularly the residents of the Three Properties.

There is also a risk that the Estate Road will be used by residents of and visitors to the Site for unauthorised parking. The tarmac section of the Estate Road is not wide enough for parking without causing considerable difficulty to the residents of the Three Properties in entering and leaving those properties.

As described at item 10 above and illustrated in Appendix D, the proposed pedestrian and cycle route to the centre of the village and, particularly, to the school is unsuitable and very dangerous for young children.

13. Highways and traffic congestion.

Section 4 of the Transport Statement seeks to demonstrate that the proposed development will have little impact on traffic travelling on the A48.

This is disputed for reasons set out at item 11 above. Of greater impact will be the cumulative effect of this proposed development together with other developments proposed in the LDP near Cowbridge (including Ystradowen and Colwinston) and between Cowbridge and Culverhouse Cross (including Bonvilston). In addition to these proposed developments, there are other significant proposed changes which will increase the traffic on the A48 and at the Tesco junction and Culverhouse Cross roundabout.

The Application relies on the inclusion of the Site as part of an allocated site in the LDP. It is contended that this allocation, in combination with the other allocations referred to above, has been made without due consideration and regard by the Council to the cumulative effect on traffic on the A48.

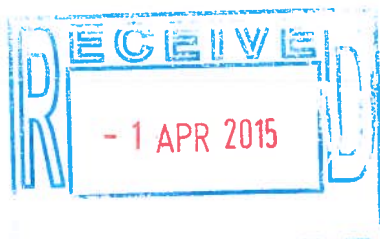
In particular, it is contended that, in formulating the LDP and determining site allocations at St Nicholas and Bonvilston, the Council has very seriously misinformed itself concerning the capacity of the A48. This capacity has been calculated at three points between Cowbridge and Culverhouse Cross, all of which are in the national 60 mph speed limit. No account has been taken of the 40 mph speed limit from West

Bonvilston to West St Nicholas; the 30 mph speed limit through St Nicholas; and the inevitable delays at the traffic lights at Sycamore Cross and Duffryn Lane as well as at other uncontrolled junctions.

For the many reasons set out above, I object to the Application and request the Council to refuse planning permission in response to the Application and to refuse any other planning application relating to all or part of MG 2 - 43 prior to the formal adoption of the LDP (as revised).

Yours sincerely

Andrew Jones,
7, Ger-y-Llan,
St. Nicholas



D.E.E.R
RECEIVED
ACTION BY: JMC-SR
15

11 Ger-y-llan
St Nicholas
Vale of Glamorgan
CF5 6SY

Copy

28 March 2015

Mr Steven Rennie
Planning Department
The Vale of Glamorgan Council
Dock Office
Barry CF63 4RT

Dear Mr Rennie

**Planning Application by Redrow Homes: Land to the East of St Nicholas: LDP Site MG2 [43]
6 March 2015: Your refs: 2015/00249/FUL & 2015/00283/CAC**

I wish to object to the above planning application for development of 79 houses on land to the east of St Nicholas for many reasons which I give below:

- 1 This application is out of order** The Deposit Local Development Plan (LDP) is currently being processed by the Vale of Glamorgan Council (VOGC). I have previously registered my objections to this, as have numerous other residents of St Nicholas, on the basis of a large number of errors and wrong conclusions made by the authors of the LDP. These objections and the consideration that should be given to them have not yet been through the required due process yet. They have not to my knowledge been considered by the Inspector that should be appointed by the Welsh government to examine them. The land to the east of St Nicholas that is the subject of this planning application forms part of the allocated site number MG2-43 which should be deleted from the LDP on numerous grounds as set forth in my objections to the LDP. **Redrow is deliberately sneaking in this planning application in the middle of a constitutional process specifically designed to enable all citizens to have their voice and opinion heard to try and prevent such flawed developments.** For the planning officers of the VOGC to give permission for this planning application to go ahead would make a mockery of the planning process in that the constitutional objections would be ignored before due consideration by the Inspector. This application is totally out of order by virtue of being lodged during a period when consideration of the LDP is still ongoing. To grant permission for this application to go ahead would constitute an abuse of the planning procedure that would indicate to any party with a vested interest in future how to overthrow the judgement and undermine the professionalism of planning officers, by subverting the very planning process itself. The VOGC has already confirmed that it currently has no shortfall in the 5-year supply of land for housing, such that there is no justification to consider this application at this time, before the formal adoption of the LDP after the Inspector's report. **The application is premature and should not be considered as the site forms part of MG2-43 which should be deleted from the LDP, as suggested by many persons, whose objections ought constitutionally to be under consideration at present. This should disallow this application from being considered further, as allowing it to proceed would willfully consign constitutional objections to dismissal by planning officers or the VOGC, rather than by the Inspector.**

2 **The proposals in this application are contrary to or in breach of the policies in the most recent Unitary Development Plan (UDP). With reference to the current documents referred to by the LDP:**

- A. The document **01 - Deposit plan written statement November 2013** states on pages 25 & 26 under 'Vision and Objectives' that objective 4 is to protect and enhance the Vale of Glamorgan's historic, built, and natural environment. Objective 10 is to ensure that development within the Vale of Glamorgan uses land effectively and efficiently and to promote the sustainable use and management of natural resources. **This planning application is not consistent with either of these objectives. The proposed site is currently prime agricultural land in open countryside. This is graded as grade 2 land, not grade 3A as Redrow claim it to be. It is not an in-fill area of land. The village of St Nicholas would be completely distorted by such a massive development. This would represent a major incursion of building into open countryside. This planning application would have a major detrimental impact on the existing character and local environment of the minor rural settlement of St Nicholas, which has grown organically over many centuries. This planning application completely contravenes objective 4. Such objections to development on this scale have already been pointed out to the VOGC by the Welsh government in its response to the initial LDP.**
- B. The document **01 - Deposit plan written statement November 2013** states on pages 55 – 59 under 'Policy MG1 – Housing supply in the Vale of Glamorgan that there is a housing land requirement of 9,950 new dwellings during the plan period. It goes on to say, *inter alia*, that this will be met through the use of small sites including infill and with priority given to brown field and committed sites. **The land to the East of St Nicholas is neither in-fill nor brown field site and so these proposals do not comply with policy MG1.**
- C. The document **01 - Deposit plan written statement November 2013** states on page 94 under 'Policy MD1 – Location of new development that 'development will be favoured where it has no unacceptable impact on the countryside. The planning application by Redrow has a major impact on the countryside. **The proposals to develop the land to the East of St Nicholas directly contravenes policy MD1.**
- D. The document **01 - Deposit plan written statement November 2013** states on pages 95–97 under 'Policy MD2 – Place making that proposals should ' Respond appropriately to the local context and character of neighborhood buildings in terms of type, form, scale, mix and density. This planning application is for 79 houses on 3.65 hectares of land, a density of 21.6 houses per hectare. This grossly exceeds the adjacent Conservation Area which has a density of less than 6 houses per hectare. **This is an urban degree of density that is completely out of context with the existing village and Conservation Area – one that would permanently ruin its character and amenity. This planning application directly contravenes policy MD2 (paragraphs 7.5 of the LDP and 4.5 of the Deposit LDP).** It is wrongly claimed at paragraph 2 of the Planning Statement that there is no planning history for the Site. Two planning applications for house construction on part of the Site were refused by VOGC on 10 January 1989 for the construction of 10 houses and on 22 May 1991 for the construction of 6 houses (ref 1988/01152/OUT). **The grounds for refusing permission for the construction of 6 or 10 houses apply even more to the proposed construction of 79 houses.**

In its representations to VOGC on the LDP, the Welsh Assembly Government stated that 'Allocations in some minor rural settlements, for example, 100 units at St Nicholas

and 120 units at Bonvilston appear disproportionate to current services and facilities.’ (paragraph B.1(d) of the Annex to the letter of 20 December 2013, VOGC reference P/POL/AMW/LDP3). The scale of developed in this application is wholly disproportionate to the size of the current village.

- E. The document 01 - Deposit plan written statement November 2013 states on page 102 under ‘Policy MD6 – Development within minor rural settlements that new developments in minor rural settlements will be permitted where ‘the proposal would not represent a visual intrusion into countryside or the loss of important open spaces that contribute to local amenity, character or distinctiveness’. **This planning application constitutes a de facto visual intrusion into countryside, and the distinct character and amenity of the rural view of St Nicholas after emerging from the urban environments of Cardiff and Culverhouse Cross. Proposals to develop the land to the East of St Nicholas thus directly contravene policy MD6.**
- F. The document 01 - Deposit plan written statement November 2013 states on page 106 under ‘Policy MD9 – Historic Environment that development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically within Conservation Areas, development proposals must preserve or enhance the character or appearance of the area. **The area of land to the East of St Nicholas borders the Conservation envelope of the village, and was not included in the UDP as land for development. This planning application is the contrary to the UDP. It neither preserves nor enhances the character or the appearance of the area, and so directly contravenes policy MD9.**
- G. The document 10 – LDP Affordable Housing Background paper shows on Table 2, page 5 the distribution of Affordable Housing Requirement in the Vale:

a. Sub Area	Need Requirement				
	1. Need	Supply	Total	% of net shortfall	Supply (% of need)
b. Barry	1,018	466	552	59.9%	45.8%
c. Penarth	236	109	153	16.6%	41.6%
d. Rural	45	10	35	3.8%	22.3%
e. East Vale	-3	4	-7	0	-
f. Coastal 236	54	182	19.7%		22.9%
g. Total	1,558	643	915	100%	41.3%

The (**emboldened row in the**) Table shows (and paragraph 3.7 above it in document 10 states) that there is no shortage of affordable housing identified in the Eastern Vale. **Proposals to develop the land to the East of St Nicholas thus cannot be justified by a putative need for affordable housing, for no such housing is required in the Eastern Vale. The lack of local services such as a shop, post office, public house, doctor’s surgery etc and infrequent bus services make the construction of affordable housing at this site even more illogical.**

- H. The document 11 – LDP Affordable Housing Viability Study shows on Table 3.3 and 3.4 on page 21-22 the cost of residential and industrial land values regionally.

Table 3.3 Residential land values regionally

WALES			
REGION	Small Sites (sites for less than five houses)	Bulk Land (sites in excess of two hectares)	Sites for flats or maisonnettes
	£s per hectare	£s per hectare	£s per hectare
Cardiff	2,750,000	2,750,000	2,600,000
Carmarthen	900,000	900,000	850,000
Merthyr Tydfil	1,100,000	1,000,000	1,000,000
Bridgend	1,550,000	1,550,000	1,550,000
Swansea	1,400,000	1,400,000	1,800,000
Llandudno	1,000,000	850,000	1,000,000
Newport	1,900,000	1,900,000	1,400,000
Wrexham	1,000,000	850,000	1,000,000

Table 3.4 Industrial land values in Wales

WALES			
	From £s per ha	To £s per ha	Typical £s per ha
Cardiff	210,000	315,000	270,000
Carmarthen	160,000	210,000	190,000
Merthyr Tydfil	135,000	200,000	160,000
Taff Ely	125,000	205,000	140,000
Swansea	190,000	245,000	235,000
Colwyn Bay/Llandudno	200,000	300,000	250,000
Newport	180,000	250,000	225,000
Deeside	200,000	300,000	250,000

They show that the cost of Industrial land is about 1/6th to 1/10th that of residential land. The cost of the plot of land upon which a house is built is for most houses the major part of the cost. Thus houses will be much cheaper if built on industrial land. This proportional better value (more sq ft of living space per £ spent) will apply particularly to affordable housing. Thus the economics argues strongly in favour of not developing prime-land sites such as the land to the East of St Nicholas, but developing sites in the Vale such as Llandow Trading estate. Any housing need in the Vale of Glamorgan could be provided on brownfield land such as Llandow or land of lower agricultural grade. The proposed site allocation on grade 2 (or 3A) agricultural land **conflicts with paragraph 4.10.1 of July 2014 'Planning policy for Wales'**.

- I. The document 20 – LDP findings of the Site Assessment Background paper shows on Table 5 (page 47), which shows the sustainability scores for allocated sites, that the site for which planning permission is sought scores a ' - ' on 'To use land effectively and efficiently', 'To protect and enhance the built environment and natural environment' and 'To reduce the need to travel and enable the use of more sustainable modes of transport'. **Proposals to develop the land to the East of St Nicholas by the VOGC's own assessment thus represents failure in these major conservation and green objectives.**
- J. The document 21 – LDP Green Wedge Background paper states on page 9 that each of the existing green wedges and any proposals for new green wedges are assessed against the following objectives:
 - a. To prevent urban coalescence between and within settlements;
 - b. To ensure that development does not prejudice the open nature of the land;
 - c. To protect undeveloped land from speculative development and
 - d. To maintain the setting of built up areas

The land for which planning permission is sought should become part of the green wedge to prevent the coalescence of Culverhouse/Cardiff and the Eastern Vale by extending the existing green wedge that lies north of Wenvoe westwards. We should be increasingly protecting and extending such green wedge areas rather than developing those agricultural areas that adjoin existing green wedges. **Proposals to develop the land to the East of St Nicholas make such coalescence between Culverhouse Cross and the Eastern Vale at some stage in the future more likely.**

- K. The document **31 – LDP Population & Housing Projections Background paper** shows in Table 1 (page 10) the main components of population change used in the Welsh Government **2006-2030** based predictions for the Vale of Glamorgan. The no of births per year exceed the no of deaths by between 2 and 250 per year. However there is net migration of population into the Vale of Glamorgan of **815** per year. **It is this projected inward migration of 815 per year that creates the bulk of the projected housing demand.**

Table 10 (page 23) shows the main components of population change used in the Welsh Government **2008-2032** based predictions for the Vale of Glamorgan. The no of births per year exceed the no of deaths by between 44 and 350 per year. However there is net migration of population in to the Vale of Glamorgan is now significantly lower than the 2006 estimate, at **547** per year. **Thus in the 2 years from 2006 to 2008, the projected inward migration has been reassessed and reduced from 815 to 547 per year.**

Table 29 (page 42) shows the main components of population change used in the Welsh Government **2011-2036** based predictions for the Vale of Glamorgan. The no of births per year exceed the no of deaths by between 241 and -209 per year. However there is net migration of population in to the Vale of Glamorgan is now again significantly lower than previous estimates at **217** per year. **Thus in the years 2006 to 2008 to 2011, the projected inward migration has been reassessed and downsized from 815 to 547 to 217 per year.**

In view of this level of downsizing of estimates, and likely continuing very slow economic growth for many years ahead due to global economic reasons (the continuing rise of China, India, SE Asia) and domestic ones (National debt and weak economic performance) we are very unlikely of requiring levels of extra housing in the Vale of Glamorgan beyond those already achieved operative for the next 5 years. **This planning application is for the building of houses for which there is no current need. Any justification for permitting this development on the basis of housing need flies in the face of the Welsh Government's own projections.**

- 3** **This proposed development would have major consequences on A48 traffic.** St Nicholas does not have many essential facilities such as a shop, post office, doctor's surgery, public house etc and as a consequence any housing development would entail frequent short car journeys by residents, given the very limited public transport facilities. **This is contrary to Objective 3 and to the objective expressed in paragraph 7.12 of the LDP.** The centre of the village is frequently packed with parked cars, particularly at school times and this already presents great danger to children and adults. The roads are very narrow and lack pavements - indeed it is frequent that cars have to reverse in order to pass in opposite directions. The exits from the north side of the village on to the A48 are blind and difficult to negotiate. Joining the A48, particularly when turning to the West is difficult at the best of times and extremely difficult during the prolonged morning and evening rush hours. The proposed

development of 79 houses would the ingress and egress of up to 150 cars daily. These would present a very significant hazard to the voluminous traffic traversing St Nicholas, especially for cars turning to the right either onto the A48 or exiting the A48. The capacity of the A48 has been calculated wrongly by estimating it at the points between Cowbridge and Culverhouse cross that have a (deregulated) 60 mph speed limit. The traffic flow slows considerably through St Nicholas (which has a 30 mph speed limit). The A48 is already at overcapacity through St Nicholas. **I object to this planning application as the addition of a substantial number of cars entering and leaving the A48 at St Nicholas would cause substantial further disruption, delay and possible danger in a situation that is already very close to gridlock.**

- 4 **Delay by the VOGC in responding to the Welsh Government** The Welsh Government's response to the VOGC Revised deposit LDP in their letter of 20 December 2013 (refs: QA980858 & P/POL/AMW/LDP3) states that:

The current consultation on the Draft Planning Bill makes reference to end dates of development plans, after which it is proposed they no longer remain extant. This would apply to the Vale of Glamorgan's Unitary Development Plan (UDP) which expired in 2011. This could result in the authority having no extant development plan in place to make decisions before adoption of the LDP. It is therefore imperative that LDP preparation moves forward as swiftly as possible incurring no further delay. We would wish to avoid a situation where your local authority is in a vulnerable position for an extended period of time. The matter of whether a plan is considered 'sound' will be for the appointed Planning Inspector to determine. I have considered the Deposit LDP in accordance with the consistency/coherence tests, and principally in accordance with whether satisfactory regard has been given to national planning policy (test C2). **The Welsh Government's representations are separated into 4 categories which are supported with more detail in the attached annex.**

The annex states:

d) Spatial Strategy -Policy MG 2

It is unclear how the role and function of settlements has been reflected with regard to the scale of housing proposed. While the scoring matrix focuses on 'functional links' (Sustainable Settlements Appraisal 2013) the services and facilities in many of the minor rural villages themselves appear poor. Allocations in some minor rural settlements, for example, 100 units at St Nicholas and 120 units at Bonvilston appear disproportionate to current services and facilities. The proposed level of housing provision has increased in totality within Minor Rural Villages from 787 units in the first Deposit Plan to 946 units. Further clarification is needed to explain whether provision matches need in the appropriate locations and how the proposed allocations align with the objectives of the plan. For example, scale of growth and commuting patterns. We consider that the proposed spatial distribution could potentially encourage reliance on the car and compound infrastructure problems in rural locations. **While it is acknowledged that one of the aims of the plan is to support facilities in minor rural villages, it is not clear that the rationale for allocating over 940 units in such areas has been fully evidenced.** The level of housing provision in Barry has reduced significantly from 3052 units from the previous Deposit Plan to 2360 units. **The current spatial distribution is potentially in conflict with Key Objectives 2 and 3 of the LDP. It may be necessary to allocate additional housing sites in the Key and Service Centre Settlements.**

The Welsh Government is clearly opposed to developments on this sort of scale and urges the VOGC to deal expeditiously with the stalled LDP, urging (my bold italics) that:

It is therefore *imperative* that LDP preparation moves forward *as swiftly as possible incurring no further delay*. We would wish to avoid a situation where your local authority is in a vulnerable position for an extended period of time. *The matter of whether a plan is considered 'sound' will be for the appointed Planning Inspector to determine.*

There has been a 15-month delay between the Welsh Government's letter and now, and the VOGC has not yet published its responses to the many representations made. Approval of this application in advance of the completion of due process on the LDP would make nonsense of all the work of members of the public in participating in the statutory consultation. Their representations should and must be properly considered by VOGC and the Inspector before any application relating to MG2 43 is approved by VOGC. I object to this planning application as permitting it would act in contempt of due process.

At packed public meetings in St Nicholas on 19 March 2012 & 2 December 2013, plans to allocate land to the East of St Nicholas for housing development were unanimously opposed, and on 22 March 2015 there was unanimous opposition at a packed public meeting to the current planning application.

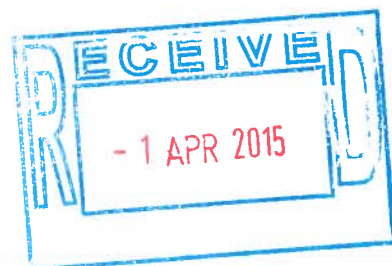
This planning application conflicts with many policies as indicated above and has multiple basic flaws. It is out of order and in breach of UDP policies. This planning application cannot rely on inclusion of the site as part of MG 2 [43] until my objections and those of others to the site's inclusion in the LDP have been properly considered by the VOGC and the Inspector prior to adoption of a revised LDP, as is the clear wish of the Welsh Government.

For the above reasons, I object to this planning application and request the Council to refuse planning permission for this application and any other that made relate to all or part of MG 2 [43] until the formal adoption of the revised LDP following the Planning Inspector's decision on the soundness of the revised LDP.

Yours sincerely

Dr Paul Williams

D.E.E.R
RECEIVED
ACTION BY: Jmc - SR
NO: 11
ACK:



Bowen, Dawn

From: Paul Williams [REDACTED]
Sent: 31 March 2015 17:25
To: Planning & Transportation (Customer Care)
Subject: Objection to Planning Application: 2015/00249/FUL
Attachments: 2015 03 28 - Paul Williams letter of objection.docx

Dear Sir/Madam

I attach my objection to the above planning application.
Could you please acknowledge receipt of my e-mail?

Thanks in advance
Dr Paul Williams

D.E.E.R
RECEIVED
ACTION BY: JMC-SR
NO: 11
ACK:



11 Ger-y-llan
St Nicholas
Vale of Glamorgan
CF5 6SY

Copy

28 March 2015

Mr Steven Rennie
Planning Department
The Vale of Glamorgan Council
Dock Office
Barry CF63 4RT

Dear Mr Rennie

**Planning Application by Redrow Homes: Land to the East of St Nicholas: LDP Site MG2 [43]
6 March 2015: Your refs: 2015/00249/FUL & 2015/00283/CAC**

I wish to object to the above planning application for development of 79 houses on land to the east of St Nicholas for many reasons which I give below:

- 1 This application is out of order** The Deposit Local Development Plan (LDP) is currently being processed by the Vale of Glamorgan Council (VOGC). I have previously registered my objections to this, as have numerous other residents of St Nicholas, on the basis of a large number of errors and wrong conclusions made by the authors of the LDP. These objections and the consideration that should be given to them have not yet been through the required due process yet. They have not to my knowledge been considered by the Inspector that should be appointed by the Welsh government to examine them. The land to the east of St Nicholas that is the subject of this planning application forms part of the allocated site number MG2-43 which should be deleted from the LDP on numerous grounds as set forth in my objections to the LDP. **Redrow is deliberately sneaking in this planning application in the middle of a constitutional process specifically designed to enable all citizens to have their voice and opinion heard to try and prevent such flawed developments.** For the planning officers of the VOGC to give permission for this planning application to go ahead would make a mockery of the planning process in that the constitutional objections would be ignored before due consideration by the Inspector. This application is totally out of order by virtue of being lodged during a period when consideration of the LDP is still ongoing. To grant permission for this application to go ahead would constitute an abuse of the planning procedure that would indicate to any party with a vested interest in future how to overthrow the judgement and undermine the professionalism of planning officers, by subverting the very planning process itself. The VOGC has already confirmed that it currently has no shortfall in the 5-year supply of land for housing, such that there is no justification to consider this application at this time, before the formal adoption of the LDP after the Inspector's report. **The application is premature and should not be considered as the site forms part of MG2-43 which should be deleted from the LDP, as suggested by many persons, whose objections ought constitutionally to be under consideration at present. This should disallow this application from being considered further, as allowing it to proceed would willfully consign constitutional objections to dismissal by planning officers or the VOGC, rather than by the Inspector.**

RECEIVED

05 MAY 2015

ENVIRONMENTAL
AND ECONOMIC
PLANNING

- 2 **The proposals in this application are contrary to or in breach of the policies in the most recent Unitary Development Plan (UDP). With reference to the current documents referred to by the LDP:**
- A. **The document 01 - Deposit plan written statement November 2013 states on pages 25 & 26 under 'Vision and Objectives' that objective 4 is to protect and enhance the Vale of Glamorgan's historic, built, and natural environment. Objective 10 is to ensure that development within the Vale of Glamorgan uses land effectively and efficiently and to promote the sustainable use and management of natural resources. This planning application is not consistent with either of these objectives. The proposed site is currently prime agricultural land in open countryside. This is graded as grade 2 land, not grade 3A as Redrow claim it to be. It is not an in-fill area of land. The village of St Nicholas would be completely distorted by such a massive development. This would represent a major incursion of building into open countryside. This planning application would have a major detrimental impact on the existing character and local environment of the minor rural settlement of St Nicholas, which has grown organically over many centuries. This planning application completely contravenes objective 4. Such objections to development on this scale have already been pointed out to the VOGC by the Welsh government in its response to the initial LDP.**
- B. **The document 01 - Deposit plan written statement November 2013 states on pages 55 – 59 under 'Policy MG1 – Housing supply in the Vale of Glamorgan that there is a housing land requirement of 9,950 new dwellings during the plan period. It goes on to say, *inter alia*, that this will be met through the use of small sites including infill and with priority given to brown field and committed sites. The land to the East of St Nicholas is neither in-fill nor brown field site and so these proposals do not comply with policy MG1.**
- C. **The document 01 - Deposit plan written statement November 2013 states on page 94 under 'Policy MD1 – Location of new development that 'development will be favoured where it has no unacceptable impact on the countryside. The planning application by Redrow has a major impact on the countryside. The proposals to develop the land to the East of St Nicholas directly contravenes policy MD1.**
- D. **The document 01 - Deposit plan written statement November 2013 states on pages 95–97 under 'Policy MD2 – Place making that proposals should ' Respond appropriately to the local context and character of neighborhood buildings in terms of type, form, scale, mix and density. This planning application is for 79 houses on 3.65 hectares of land, a density of 21.6 houses per hectare. This grossly exceeds the adjacent Conservation Area which has a density of less than 6 houses per hectare. This is an urban degree of density that is completely out of context with the existing village and Conservation Area – one that would permanently ruin its character and amenity. This planning application directly contravenes policy MD2 (paragraphs 7.5 of the LDP and 4.5 of the Deposit LDP). It is wrongly claimed at paragraph 2 of the Planning Statement that there is no planning history for the Site. Two planning applications for house construction on part of the Site were refused by VOGC on 10 January 1989 for the construction of 10 houses and on 22 May 1991 for the construction of 6 houses (ref 1988/01152/OUT). The grounds for refusing permission for the construction of 6 or 10 houses apply even more to the proposed construction of 79 houses.**

In its representations to VOGC on the LDP, the Welsh Assembly Government stated that 'Allocations in some minor rural settlements, for example, 100 units at St Nicholas

and 120 units at Bonvilston appear disproportionate to current services and facilities.’ (paragraph B.1(d) of the Annex to the letter of 20 December 2013, VOGC reference P/POL/AMW/LDP3). The scale of developed in this application is wholly disproportionate to the size of the current village.

- E. The document **01 - Deposit plan written statement November 2013** states on page 102 under ‘Policy MD6 – Development within minor rural settlements that new developments in minor rural settlements will be permitted where ‘the proposal would not represent a visual intrusion into countryside or the loss of important open spaces that contribute to local amenity, character or distinctiveness’. **This planning application constitutes a de facto visual intrusion into countryside, and the distinct character and amenity of the rural view of St Nicholas after emerging from the urban environments of Cardiff and Culverhouse Cross. Proposals to develop the land to the East of St Nicholas thus directly contravene policy MD6.**
- F. The document **01 - Deposit plan written statement November 2013** states on page 106 under ‘Policy MD9 – Historic Environment that development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically within Conservation Areas, development proposals must preserve or enhance the character or appearance of the area. **The area of land to the East of St Nicholas borders the Conservation envelope of the village, and was not included in the UDP as land for development. This planning application is the contrary to the UDP. It neither preserves nor enhances the character or the appearance of the area, and so directly contravenes policy MD9.**
- G. The document **10 – LDP Affordable Housing Background paper** shows on Table 2, page 5 the distribution of Affordable Housing Requirement in the Vale:

a. Sub Area	Need Requirement				
	1. Need	Supply	Total	% of net shortfall	Supply (% of need)
b. Barry	1,018	466	552	59.9%	45.8%
c. Penarth	236	109	153	16.6%	41.6%
d. Rural	45	10	35	3.8%	22.3%
e. East Vale	-3	4	-7	0	-
f. Coastal 236	54	182	19.7%		22.9%
g. Total	1,558	643	915	100%	41.3%

The (**emboldened row in the**) Table shows (and paragraph 3.7 above it in document 10 states) that there is no shortage of affordable housing identified in the Eastern Vale. **Proposals to develop the land to the East of St Nicholas thus cannot be justified by a putative need for affordable housing, for no such housing is required in the Eastern Vale. The lack of local services such as a shop, post office, public house, doctor’s surgery etc and infrequent bus services make the construction of affordable housing at this site even more illogical.**

- H. The document **11 – LDP Affordable Housing Viability Study** shows on Table 3.3 and 3.4 on page 21-22 the cost of residential and industrial land values regionally.

Table 3.3 Residential land values regionally

WALES			
REGION	Small Sites (sites for less than five houses)	Bulk Land (sites in excess of two hectares)	Sites for flats or maisonettes
	£s per hectare	£s per hectare	£s per hectare
Cardiff	2,750,000	2,750,000	2,600,000
Carmarthen	900,000	900,000	850,000
Merthyr Tydfil	1,100,000	1,000,000	1,000,000
Bridgend	1,550,000	1,550,000	1,550,000
Swansea	1,400,000	1,400,000	1,800,000
Llandudno	1,000,000	850,000	1,000,000
Newport	1,900,000	1,900,000	1,400,000
Wrexham	1,000,000	850,000	1,000,000

Table 3.4 Industrial land values in Wales

WALES			
	From £s per ha	To £s per ha	Typical £s per ha
Cardiff	210,000	315,000	270,000
Carmarthen	160,000	210,000	190,000
Merthyr Tydfil	135,000	200,000	160,000
Taff Ely	125,000	205,000	140,000
Swansea	190,000	245,000	235,000
Colwyn Bay/Llandudno	200,000	300,000	250,000
Newport	180,000	250,000	225,000
Deeside	200,000	300,000	250,000

They show that the cost of Industrial land is about 1/6th to 1/10th that of residential land. The cost of the plot of land upon which a house is built is for most houses the major part of the cost. Thus houses will be much cheaper if built on industrial land. This proportional better value (more sq ft of living space per £ spent) will apply particularly to affordable housing. Thus the economics argues strongly in favour of not developing prime-land sites such as the land to the East of St Nicholas, but developing sites in the Vale such as Llandow Trading estate. Any housing need in the Vale of Glamorgan could be provided on brownfield land such as Llandow or land of lower agricultural grade. The proposed site allocation on grade 2 (or 3A) agricultural land **conflicts with paragraph 4.10.1 of July 2014 'Planning policy for Wales'**.

- I. The document 20 – LDP findings of the Site Assessment Background paper shows on Table 5 (page 47), which shows the sustainability scores for allocated sites, that the site for which planning permission is sought scores a ' - ' on 'To use land effectively and efficiently', 'To protect and enhance the built environment and natural environment' and 'To reduce the need to travel and enable the use of more sustainable modes of transport'. **Proposals to develop the land to the East of St Nicholas by the VOGC's own assessment thus represents failure in these major conservation and green objectives.**
- J. The document 21 – LDP Green Wedge Background paper states on page 9 that each of the existing green wedges and any proposals for new green wedges are assessed against the following objectives:
 - a. To prevent urban coalescence between and within settlements;
 - b. To ensure that development does not prejudice the open nature of the land;
 - c. To protect undeveloped land from speculative development and
 - d. To maintain the setting of built up areas

The land for which planning permission is sought should become part of the green wedge to prevent the coalescence of Culverhouse/Cardiff and the Eastern Vale by extending the existing green wedge that lies north of Wenvoe westwards. We should be increasingly protecting and extending such green wedge areas rather than developing those agricultural areas that adjoin existing green wedges. **Proposals to develop the land to the East of St Nicholas make such coalescence between Culverhouse Cross and the Eastern Vale at some stage in the future more likely.**

- K. The document **31 – LDP Population & Housing Projections Background paper** shows in Table 1 (page 10) the main components of population change used in the Welsh Government **2006-2030** based predictions for the Vale of Glamorgan. The no of births per year exceed the no of deaths by between 2 and 250 per year. However there is net migration of population into the Vale of Glamorgan of **815** per year. **It is this projected inward migration of 815 per year that creates the bulk of the projected housing demand.**

Table 10 (page 23) shows the main components of population change used in the Welsh Government **2008-2032** based predictions for the Vale of Glamorgan. The no of births per year exceed the no of deaths by between 44 and 350 per year. However there is net migration of population in to the Vale of Glamorgan is now significantly lower than the 2006 estimate, at **547** per year. **Thus in the 2 years from 2006 to 2008, the projected inward migration has been reassessed and reduced from 815 to 547 per year.**

Table 29 (page 42) shows the main components of population change used in the Welsh Government **2011-2036** based predictions for the Vale of Glamorgan. The no of births per year exceed the no of deaths by between 241 and -209 per year. However there is net migration of population in to the Vale of Glamorgan is now again significantly lower than previous estimates at **217** per year. **Thus in the years 2006 to 2008 to 2011, the projected inward migration has been reassessed and downsized from 815 to 547 to 217 per year.**

In view of this level of downsizing of estimates, and likely continuing very slow economic growth for many years ahead due to global economic reasons (the continuing rise of China, India, SE Asia) and domestic ones (National debt and weak economic performance) we are very unlikely of requiring levels of extra housing in the Vale of Glamorgan beyond those already achieved operative for the next 5 years. **This planning application is for the building of houses for which there is no current need. Any justification for permitting this development on the basis of housing need flies in the face of the Welsh Government's own projections.**

- 3 **This proposed development would have major consequences on A48 traffic.** St Nicholas does not have many essential facilities such as a shop, post office, doctor's surgery, public house etc and as a consequence any housing development would entail frequent short car journeys by residents, given the very limited public transport facilities. **This is contrary to Objective 3 and to the objective expressed in paragraph 7.12 of the LDP.** The centre of the village is frequently packed with parked cars, particularly at school times and this already presents great danger to children and adults. The roads are very narrow and lack pavements - indeed it is frequent that cars have to reverse in order to pass in opposite directions. The exits from the north side of the village on to the A48 are blind and difficult to negotiate. Joining the A48, particularly when turning to the West is difficult at the best of times and extremely difficult during the prolonged morning and evening rush hours. The proposed