

2. MAWSON'S MEAD
ST NICHOLAS
VALE OF GLAMORGAN.
CFS 65X.

31 March 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

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of PPW indicates that where: there is no adopted development plan; relevant development plan policies are considered outdated or superseded; or where there are no relevant policies, then there is a presumption in favour of proposals in accordance with the key principles and key policy objectives of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.**

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ACTION BY: 822/jmc
NO: 6
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9 APR 2015
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

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 in 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 \$106 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.

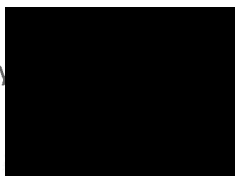
There can be no certainty that the proposed development will have ***"no unacceptable impact on the Conservation Area"*** as claimed in Section 9 of the Design and Access Statement.

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



DEREK SILLENCE.

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The Willows.
2, mawsons mead
St. Nicholas.
bardiff. CF5 6SX

31 March 2015

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Development Control
Vale of Glamorgan Council
Dock Office
Barry Docks
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CF63 4RT

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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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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.

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9 APR 2015

ENVIRONMENTAL
AND ECONOMIC
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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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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%.

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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:

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- 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.

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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 \$106 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.

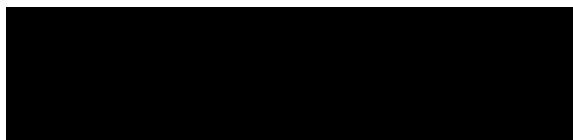
There can be no certainty that the proposed development will have ***"no unacceptable impact on the Conservation Area"*** as claimed in Section 9 of the Design and Access Statement.

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,



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Your ref.: 2015/00249/FUL

9 April 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 under your reference 2015/00249/FUL.

The grounds of my objection to the proposed development are as follows:

1. It is on agricultural land in open countryside outside the existing village of St Nicholas.
2. It is in breach of policies HOUS 3, ENV 1, ENV 2 and ENV 10 in the adopted Unitary Development Plan.
3. It conflicts with numerous proposed objectives and policies in the Deposit Local Development Plan, including paragraphs 4.5, 7.5, 7.12, 7.28 to 7.31 & 7.53 and policies MD 2, MD 3, MD 6 & MD 11
4. It conflicts with some national policies in *Planning Policy Wales* dated July 2014, including paragraphs 4.7.8 & 4.10.1.
5. Contrary to the application, it is situated on land part of which has been the subject of previous planning applications which were refused.
6. Numerous representations have been made to the Council objecting to the site allocation at St Nicholas in the Deposit Local Development Plan. The council has not yet published its responses to those objections. The planning application is premature until all processes leading to the adoption of the Local Development Plan (as amended) have been completed. In particular, the objections to the proposed site allocation should be fully considered by the Inspector to be appointed by the Welsh Government.
7. The scale is wholly disproportionate to the size of the current village, particularly the area to the North of the A48.
8. The design and density is wholly out of keeping with the existing village, a large part of which is in a Conservation Area.

RECEIVED

U APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

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ACTION BY 8K2/Jmc
NO 5'
DATE

PLANNING DEPARTMENT
RECEIVED
in accordance with
Section 16 of the Building Act, 1984
for the purpose of the Building
Regulations 2000 SUBJECT TO
THE ATTACHED CONDITIONS.

.....

For the many reasons set out above, I request the Council to refuse planning permission on this application and to refuse any other planning application relating to all or part of MG 2 - 43 prior to the formal adoption of the Local Development Plan (as revised).

Yours sincerely

A black rectangular redaction box covering the signature of G Knowles.

G Knowles (Mrs)

30
C

Your ref.: 2015/00249/FUL

9 April 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

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5. Contrary to the application, it is situated on land part of which has been the subject of previous planning applications which were refused.
6. Numerous representations have been made to the Council objecting to the site allocation at St Nicholas in the Deposit Local Development Plan. The council has not yet published its responses to those objections. The planning application is premature until all processes leading to the adoption of the Local Development Plan (as amended) have been completed. In particular, the objections to the proposed site allocation should be fully considered by the Inspector to be appointed by the Welsh Government.
7. The scale is wholly disproportionate to the size of the current village, particularly the area to the North of the A48.
8. The design and density is wholly out of keeping with the existing village, a large part of which is in a Conservation Area.

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U APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

RECEIVED
ACTION BY 8R2/JMC
NO. 5
DATE

GLAMORGAN COUNCIL
RECEIVED in accordance with
Section 19 of the Building Act, 1984
for the purpose of the Building
Regulations 2000 SUBJECT TO
THE ATTACHED CONDITIONS.
RECEIVED
DATE
SIGNATURE

9. The proposed main access is inappropriate and involves the unjustified destruction of an existing house in the Conservation Area. The access will cause considerable disruption to the residents of adjacent properties. It will be dangerous for traffic exiting the site to turn right towards Cowbridge.
10. The A48 does not have sufficient capacity at peak periods to accommodate the additional traffic generated by this development together with other proposed developments in and near Cowbridge and between Cowbridge and Culverhouse Cross as well as the proposed trunking of Five Mile Lane and the A48.
11. The proposed pedestrian and cycle access via Ger-y-Llan and a private estate road will cause considerable disturbance to the occupiers of 10, 11, 12 & 14 Ger-y-Llan and to other residents of Ger-y-Llan.
12. The narrow roads in the centre of the village have no pavements and are used for parking, particularly in School Lane to the North of the church. The use of these roads by the residents of the proposed development, particularly young children going to and from school, would be very dangerous.
13. St Nicholas has no shop, post office, doctor's surgery, nursery or public house. It is unrealistic to expect residents to walk or cycle to these facilities all of which are more than 1.5 miles away with the return journey up the steep Tumble. Frequent short car journeys would be necessary to use these facilities contrary to planning policy.
14. Some existing basic services do not have the capacity to accommodate the requirements of 79 new houses. In particular, the waste water treatment works serving St Nicholas is already at capacity, as confirmed in a letter from Welsh Water dated 30 March 2015 (Welsh Water references 8000069544 and PLA0011093). The application does not appear to make any reference to making provision for such services.
15. The requirement to build over 10,000 houses in the Vale of Glamorgan by 2026 is out of all proportion to reality. The latest estimate by the Council of need is for 5,600 houses. There are existing plans at various stages of approval and development for substantially more than 5,600 houses. If this and other new applications are approved, there will be a considerable surplus of houses by 2026.
16. The application proposes 27 affordable houses. Table 6.13 of the Local Housing Market Assessment 2013 demonstrates that there is no net demand for affordable housing in the East Vale (as defined in that Assessment).
17. The application has been made on the basis of inclusion of the site as part of allocated site MG 2 - 43 in the Deposit Local Development Plan. Powerful arguments have been submitted by members of the public as representations on the Plan to demonstrate numerous errors and misjudgements by the Council in the Sustainable Settlements Appraisal and Site Assessments so far as they relate to MG 2 - 43. The site has been wrongly included in the Plan on false premises and should be deleted from the final version following due consideration of the representations by the Council and the Inspector.

For the many reasons set out above, I request the Council to refuse planning permission on this application and to refuse any other planning application relating to all or part of MG 2 - 43 prior to the formal adoption of the Local Development Plan (as revised).

Yours sincerely

A black rectangular redaction box covering the signature of G Knowles.

G Knowles (Mrs)

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23 NOV 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

D.E.E.R
RECEIVED
ACTION BY: NORTH/SR2
NO: 2
ACK:

OLD SCHOOL HOUSE
ST. NICHOLAS
CARDIFF CF5 6SG

Mr. Steven Rennie
Operational Manager Development Management
Vale of Glamorgan Council
Dock Office,
Barry CF63 4RT.

19 November 2015

Dear Mr. Rennie,

Application No. 2015/00249/FUL/SR2

Land to the East of St. Nicholas Development of 96 houses

I wish to express my grave concern with regard to the above application having already commented on this site in my letter dated 30.3.15 when the application was for 79 dwellings.

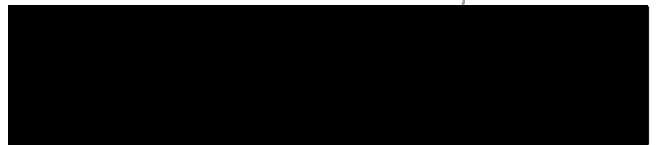
1. The impact of 79 dwellings on this small conservation area community was out of all proportion to a village of some 150 properties and the increased density of this latest application to develop 96 houses on this site is even less in keeping with the area and would result in a complete change of character.
2. The demolition of Emmaville which lies within the Conservation Area of St. Nicholas just to give access to the site which lies outside the settlement boundary is contrary to the Planning Policy in the proposed LDP which is shortly to be examined by the Assembly Government regarding its fitness for purpose. The Welsh Assembly Government has already questioned the decision of the Vale of Glamorgan Council to target the villages of Bonvilston and St. Nicholas for a large increase in their size which it found to be inappropriate.
3. The village of St. Nicholas has no facilities for shopping, no doctor's surgery, no leisure amenities such as a public house nor employment opportunities and only a very small school which is fully subscribed. The lack of facilities will necessitate the use of a car for all basic requirements.
4. The impact of additional cars using the A48 resulting from any large building projects in the St. Nicholas, Bonvilston and Cowbridge areas on an already busy road which culminates eastward in the bottleneck at Culverhouse Cross will be immense, even ignoring the additional traffic resulting from the development at the old HTV studios almost adjacent to said Culverhouse Cross.

Continued

5. In the very narrow section of the A48 through the village of St. Nicholas where visibility is poor, there are already 3 access roads within 200 yards on the north side as well as traffic lights giving access to Dyffryn Lane and the National Trust property of Dyffryn Gardens to the south.

I trust that you will give consideration to my concerns for this small village with its ancient and historic buildings which sits at the gateway to the beautiful Vale of Glamorgan, for such a development of this site could only have a detrimental effect.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Payne, Adrienne J

From: Planning & Transportation (Customer Care)
Sent: 16 November 2015 21:06
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00249/FUL
Attachments: Planning response - November 2015.docx

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

Address:
Hafod, Cowbridge Road, St Nicholas, Nr Cardiff, CF5 6SH

Comments:
Please see attached letter

The following files have been uploaded:
Planning response - November 2015.docx

Case Officer:
Mr. Steven Rennie

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17 NOV 2015

D.E.E.R
RECEIVED
ACTION BY: SR21JMC
NO: 14
ACK:

Hafod,
Cowbridge Rd.
St. Nicholas,
Nr. Cardiff
CF5 6SH

Mr Steven Rennie,
Planning Officer,
Vale of Glamorgan Council
Dock Offices,
Barry
CF63 4RT

15 October 2015

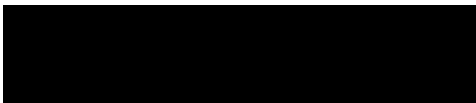
Dear Mr Rennie,

Re: P/DC/SR2/2015/00249/FUL - St. Nicholas

Further to our original response, March 2015, we wish to express our concerns with regard to the planning application. This is in reference to the actual siting of the proposed buildings. In respect of plot number 05, one of the side aspects of this building will be directly in line with our dwelling, and would appear to be one of only two houses in this position – i.e. with no garden intervening between the property and the boundaries of existing dwellings, (the other in similar circumstances appearing to be plot 79).

The building on plot 05 will be both within feet of our back boundary, and in direct line with our house, which will be extremely intrusive. Should the application be successful, we earnestly request the siting of plot 05 be re-considered, to allow a similar amount of space between the new building and our boundary fence, as with other properties.

Yours faithfully,



Mr and Mrs K and M Glover

RECEIVED

17 NOV 2015

Adrienne J

From: Planning & Transportation (Customer Care)
Sent: 16 November 2015 17:44
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 Ms mechelle collard [REDACTED]

Address:
2 Broadway Green, St Nicholas, CF5 6SR

Comments:

I am objecting to this planning application for the same reasons as previously registered. There has not been shown any need for housing specifically in St Nicholas especially when there is such a large development on the old HTV site in Culverhouse Cross. This will change the character of the village and result in increased traffic and also disruption of A48 traffic flow through the village which at peak times is already queued to Bonvilston from Culverhouse Cross. It is nonsense to suggest that local amenities are a walkable distance from St Nicholas, it would be almost impossible to carry grocery shopping up such a large hill, furthermore the cost of the bus service (X2) is prohibitive for those paying for public transport.

Case Officer:
Mr. Steven Rennie

RECEIVED
17 NOV 2015

D.E.E.R
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ACTION BY: SR2/JMC
NO: 12
ACK:

COPY BY E-MAIL - [REDACTED]

Your refs.: 2015/00249/FUL/SR2 & P/DC/SR2/2015/00249/FUL

30 December 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 refer my letters dated 26 March, 25 August and 9 November 2015 objecting to the original planning application number 2015/00249 dated 6 March 2015 ("the Original Redrow Application") submitted by or on behalf of Redrow Homes (South Wales) Limited ("Redrow") and the revised application dated November 2015 ("the Revised Redrow Application"). The many objections set out in my earlier letters remain for your consideration.

I wish to make the following additional representations, objections and comments in the light of further information which has become available:

- I. Scale of proposed development. Please refer to item 3 of my letter dated 26 March 2015 and item A of my letter dated 9 November 2015. Earlier this month, Waterstone Homes Limited ("Waterstone") submitted a revision to its planning application number 2015/00662 ("the Revised Waterstone Application") increasing the number of houses the subject of that application from 20 to 21. Thus, the aggregate number of houses proposed by the Revised Redrow Application and the Revised Waterstone application ("the Combined Applications") has increased to 117 houses. The development of these houses would increase the size of the core village by 81% and the north side by 152%.

The above increase in the size of the core village does not take account of planning application number 2015/00689 by Trehill Homes Limited ("the Trehill Application") currently being processed by the Vale of Glamorgan Council ("the Council") for an additional 62 houses at the western end of the south side of the village.

The scale of the proposed developments by Redrow and Waterstone is wholly disproportionate to the size of the current village. These proposed developments conflict both individually and in aggregate with the representations by the Welsh Government to the Council relating to the Deposit Local Development Plan ("the LDP") quoted in my letter dated 26 March 2015.

The Welsh Government has recently submitted an Examination Hearing Statement to the Inspector for Hearing Session 1 to be held on 19 January 2016 in respect of the Independent Examination of the LDP ("the Welsh Government Statement"). The Welsh Government Statement includes the following comments:

"The level of growth proposed within the minor rural settlements ... appears to be disproportionate to the existing size of the settlements and the available services and facilities. The scale of some allocations within the minor rural settlement tier would increase the population by over 50%."

"We consider that the proposed spatial distribution could potentially encourage reliance on the car and compound infrastructure problems in rural locations."

"Significant incremental expansion of housing in rural settlements ... should be avoided where this is likely to result in unacceptable expansion of travel demand to urban centres and where travel needs are unlikely to be well served by public transport."

These comments are clearly intended to include the allocation in the LDP of 100 houses to St Nicholas. As stated above, the aggregate number of houses now proposed in the Combined Applications is 117 houses. **It is abundantly clear that the Welsh Government does not support the principle of the allocation of 100 houses to St Nicholas let alone the current planning applications for 117 houses (excluding the Trehill Application).**

As pointed out in the Welsh Government Statement in reference to the last of the above quotations, the scale of the allocations to some minor rural settlements (undoubtedly including St Nicholas) is **contrary to paragraph 9.3.2 of *Planning Policy Wales*** dated July 2014 ("PPW").

- II. Contrary to Policy MD 6 - Development within Minor Rural Settlements. Please refer to item 6 of my letter dated 26 March 2015 which demonstrated the many conflicts of the Original Redrow Application with the Policy MD 6. These conflicts are even greater with the increase in the density of the proposed Redrow development to 26.3 houses per hectare.

The three quotations from the Welsh Government Statement set out at item I above all relate to the Welsh Government's view of conflicts with Policy MD 6 in site allocations to minor rural settlements (including St Nicholas) in the LDP. **It is abundantly clear that the Welsh Government believes that the allocation of 100 houses to St Nicholas in the LDP, let alone the Combined Applications for 117 houses (excluding the Trehill Application), conflicts with Policy MD 6.**

- III. Services and facilities. Please refer to item 7 of my letter dated 26 March 2015 and item D of my letter dated 9 November 2015 which noted the absence in St Nicholas of the essential and basic services and facilities of a post office, shop, doctor's surgery, nursery, public house and restaurant as well as a leisure centre and library and also noted the distances to travel to these services.

The Welsh Government Statement draws attention to paragraph 4.4.3 of PPW which states that "Planning policies, decisions and proposals should, [*inter alia,*] locate developments so as to minimise the demand for travel, especially by private car." The Welsh Government Statement then makes the following comments on the spatial strategy of the LDP in relation to the allocations to the minor rural settlements (including St Nicholas):

"The WG considers that the proposed spatial distribution with high levels of dwellings proposed in minor rural settlements could potentially encourage reliance on the car and compound infrastructure problems in rural locations."

"... we have concerns over the size of allocations in some of the minor rural settlements in terms of scale in relation to the resident population and the existing services and facilities."

Again, it is abundantly clear that the Welsh Government does not support the principle of the allocation of 100 houses to St Nicholas in the LDP, let alone the Combined Applications for 117 houses

Extremely few of the residents of the proposed Redrow development would walk or cycle or use the bus service to reach the essential services. They would make frequent car journeys **contrary to Objective 3 and to the objective expressed in paragraph 7.12 of the LDP.**

- IV. Affordable housing. Please refer to item 8 of my letter dated 26 March 2015 which demonstrated that there is no net local need for affordable houses in St Nicholas or the East Vale (as defined in Figure 1.1 of the *Local Housing Market Assessment* dated September 2013 ("the LHMA")) which was a Supporting Document for the LDP. The Combined Applications now propose the provision of 46 affordable houses including 38 houses in the Revised Redrow Application. None of these houses is needed to meet local need. The need for affordable houses is in the Barry, Coastal and Penarth areas (as defined in the LHMA) together with a small net need in the Rural area which is distinct from the East Vale (Table 6.13 of the LHMA). **The proposed provision of affordable houses in St Nicholas is contrary to Objective 3 and to a number of policies in the LDP as set out at item 8 of my letter dated 26 March 2015.**

In the Report to the Planning Committee of the Council concerning the Trehill Application for consideration at the meeting held on 19 December 2015 (minutes not yet published), it is falsely claimed that "... there is a current need [for affordable houses] in St Nicholas and its surrounding areas...". This is grossly misleading and incorrect. It appears to be designed to support a fundamentally flawed policy. The claim is based on a reported need of 42 houses in the Wenvoe Ward, 10 houses in the Peterston-super Ely Ward and 82 houses in the Rhoose Ward. The figures apparently take no account of available supply in these Wards. Thus, the figures for net need would be lower than those stated. St Nicholas and Bonvilston are located in the Wenvoe Ward. The reported gross need for 42 houses in the Wenvoe Ward is not broken down to show the alleged need in each of the constituent and distinct parts of the Ward. There is nothing to show the actual gross need in St Nicholas where, in the absence of evidence to the contrary, it is a reasonable assumption that the net need is nil or, at most, negligible. The main need in the Wenvoe Ward is almost certainly in the Primary Settlement (paragraph 5.14 of the LDP) of Wenvoe itself. Any such need in Wenvoe is substantially more than adequately provided by planning permissions already granted for houses (including affordable houses) in Wenvoe and Culverhouse Cross (ITV Studios development). Wenvoe is a completely separate settlement from St Nicholas 3.5 miles away by road with no direct bus service. Peterston-super-Ely is 3.0 miles from St Nicholas by road, mainly a narrow country lane already congested with excessive traffic, and there is no bus service from St Nicholas. To suggest that Rhoose is a 'surrounding area' of St Nicholas is beyond comprehension. It is 8.8 miles away by road, there is no direct bus service and it has no connection with St Nicholas. **Any similarly preposterous attempt to justify a non-existent need for affordable houses in St Nicholas in support of the Revised Redrow Application should be treated with the contempt it deserves.**

For the reasons set out above and in my earlier letters dated 26 March, 25 August and 9 November 2015, **I object to the Revised Redrow Application and request the Council to refuse planning permission** in response to both the Original Redrow Application and the Revised Redrow Application.

Yours sincerely



Tim Knowles

BY E-MAIL - [REDACTED]

Your refs.: 2015/00249/FUL/SR2 & P/DC/SR2/2015/00249/FUL

9 January 2016

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 refer my letters dated 26 March, 25 August, 9 November and 30 December 2015 objecting to the original planning application number 2015/00249 dated 6 March 2015 ("the Original Redrow Application") submitted by or on behalf of Redrow Homes (South Wales) Limited ("Redrow") and the revised application dated November 2015 ("the Revised Redrow Application"). The objections set out in the above letters remain for your consideration.

Although you are undoubtedly aware of the decision of the Planning Committee of the Council at its meeting on 17 December 2015, I wish to draw your attention formally to the attached extract dated 9 January 2016 from the Minutes of that meeting concerning the planning application number 2015/00689/OUT by Trehill Homes Limited ("the Trehill Application") relating to land south of the A48 at St Nicholas.

The Minute sets out six reasons why the Trehill Application would have been refused. I submit that each of those reasons applies with equal force to the Original Redrow Application and the Revised Redrow Application. As the Planning Committee has confirmed that the Trehill Application would have been refused, these reasons alone should be sufficient to refuse the Original Redrow Application and the Revised Redrow Application. However, as set out in detail in my earlier letters, there are many further and even stronger reasons why those applications by Redrow should be refused.

Please treat this letter as an additional objection to the applications by Redrow.

Yours sincerely

[REDACTED]
Tim Knowles

2015/00689/OUT Received on 18 June 2015

(p82)

Trehill Homes Limited, C/o Agent

Asbri Planning Limited, Unit 9, Oak Tree Court,, Cardiff Gate Business Park,,

Cardiff., CF23 8RS

Land south of A48 and west of Old Rectory Drive, St. Nicholas

Outline application for residential development and associated works

RESOLVED -

(1) T H A T Members of the Planning Committee noted the conclusions within the report and agreed that these form the basis of the Council's case in the current non-determination appeal and that the application would have been refused for the reasons set out below:

1. The proposed residential development is outside the defined settlement boundary of St. Nicholas and there is no overriding justification or material consideration to outweigh the in principle policy presumption against such development. As such the development would be contrary to Policies ENV1 - Development in the Open Countryside and HOUS2 - Additional Residential Development of the adopted Vale of Glamorgan Development Plan 1996, as well as Planning Policy Wales (Edition 7) July 2014.
2. The residential development would have an unacceptable visual impact on the character and amenity of this undeveloped rural landscape and would be harmful to the special qualities of the Duffryn Basin and Ridge Slopes Special Landscape Area in this location. As such the development of this sensitive rural area and landscape would be contrary to Policies ENV4 Special Landscape Areas, ENV27 - Design of New Developments and ENV10 Protection of the Countryside of the adopted Vale of Glamorgan Development Plan 1996 - 2011, as well as Planning Policy Wales (Edition 7) July 2014.
3. The residential development would result in the loss of an area of open countryside that plays an important role in providing a strong rural character and setting to the St Nicholas Conservation Area in this location, over which there are currently significant views from the Conservation Area towards the Severn Estuary. Accordingly, the development is considered to neither preserve nor enhance the setting of the Conservation Area, in conflict with the Council's Adopted Conservation Area Appraisal and Management Plan, policies ENV17 - Protection of the Built and Historic Environment and ENV20 - Development in Conservation Areas of the adopted Vale of Glamorgan Development Plan 1996 - 2011, as well as Planning Policy Wales (Edition 7) July 2014 and W/O Circular 61/96. The development will also conflict with the duty imposed by Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The development would overload the public waste water treatment works for which no improvements are planned at present and the developer has failed to provide any information that indicates that the development will not adversely affect or overload the public sewerage system and as a consequence the development is contrary to Policies ENV27 Design of new developments and ENV29 Protection of Environmental Quality of the Vale of Glamorgan Adopted Unitary development Plan 1996-2011.

5. In the event that the evidence establishes that the grade of the agricultural land is grade 2 or 3a, the development would result in the unnecessary loss of the best and most versatile agricultural land, contrary to policy ENV2 – Agricultural Land of the Vale of Glamorgan Adopted Unitary development Plan 1996-2011, Planning Policy Wales (Edition 7) July 2014 and Technical Advice Note 6 on Planning for Sustainable Rural Communities.

6. The proposed housing development would generate the need for additional school places which cannot be met by existing spare capacity and the development cannot make appropriate provision for education facilities to serve the development through Planning Obligations, without undermining the Council's ability to deliver strategically important development sites within the area. Accordingly, the application is contrary to criterion (vi) of Policy HOUS8 of the Vale of Glamorgan Adopted Unitary development Plan 1996-2011, the Council's approved Planning Obligations SPG and the advice in paragraph 12.1.1 of Planning Policy Wales (7th Edition) July 2014.

(2) T H A T, in the event that the appeal decision for the residential development site on land to the south west of Weycock Cross is received prior to the consideration of the appeal subject of this report, Members agreed that the Council's evidence when prepared takes account of that appeal decision and that officers be given delegated authority to amend the Council's stance in respect of the above listed reputed reasons for refusal.

Reason for decision

(2) To ensure the Council's officers take account of all material considerations relevant to the appeal at the time of preparing and giving evidence, that are relevant to the appeal.

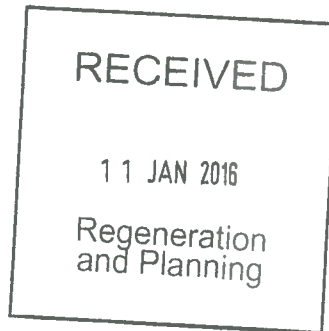
Payne, Adrienne J

From: Rennie, Steven
Sent: 11 January 2016 08:27
To: Planning & Transportation (Customer Care)
Subject: FW: Planning Application - Land to the East of St Nicholas - 2015/00249 - Redrow Homes (South Wales) Limited

Another objection email to register

thanks

Steven Rennie
Senior Planner
Regeneration and Planning
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: [REDACTED]
e-mail / e-bost: [REDACTED]



D.E.E.R
RECEIVED
ACTION BY: <i>Se21JMC</i>
NO: <i>34</i>
ACK:

Visit our Website at www.valeofglamorgan.gov.uk
Cwch i'n gwefan yn www.bromorgannwg.gov.uk

Find us on Facebook / Cewch ddod o hyd i ni ar Facebook
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Correspondence is welcomed in Welsh or English/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

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Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

From: Paul Williams [REDACTED]
Sent: 10 January 2016 20:36
To: Rennie, Steven
Subject: Planning Application - Land to the East of St Nicholas - 2015/00249 - Redrow Homes (South Wales) Limited

Dear Mr Rennie

Our refs.: 2015/00249/FUL/SR2 & P/DC/SR2/2015/00249/FUL

I am writing following on from previous correspondence and letters of objection from me regarding the 2 proposed developments on the land to the East of St Nicholas. Minutes of the 17 December 2015 meeting of the Planning Committee of the Council have recently come to my attention. They set out 6 reasons why the planning application No 2015/00689/OUT by Trehill Homes Limited that relates to land to the South of St Nicholas would have been refused. These 6 reasons plainly also apply to the 2 proposed developments currently being considered for the land to the East of St Nicholas that I have corresponded with you about recently. Can you please thus add these 6 objections (as reproduced below) to my previously expressed objections.

Could you please confirm to me by e-mail that these additional objections by me will be added to all my previous ones.

Yours sincerely

Dr Paul Williams
11 Ger-y-Ilan
St Nicholas
CF5 6SY

(p82)

Trehill Homes Limited, Clo Agent

Asbri Planning Limited, Unit 9, Oak Tree Court,. Cardiff Gate Business Park, Cardiff, CF23 8RS

Land south of A48 and west of Old Rectory Drive, St. Nicholas

Outline application for residential development and associated works

RESOLVED -

(1) T H A T Members of the Planning Committee noted the conclusions within the report and agreed that these form the basis of the Council's case in the current non determination appeal and that the application would have been refused for the reasons set out below:

1. The proposed residential development is outside the defined settlement boundary of St. Nicholas and there is no overriding justification or material consideration to outweigh the in principle policy presumption against such development. As such the development would be contrary to Polices ENV1 - Development in the Open Countryside and HOUS2 - Additional Residential Development of the adopted Vale of Glamorgan Development Plan 1996, as well as Planning Policy Wales (Edition 7) July 2014.
2. The residential development would have an unacceptable visual impact on the character and amenity of this undeveloped rural landscape and would be harmful to the special qualities of the Duffryn Basin and Ridge Slopes Special Landscape Area in this location. As such the development of this sensitive rural area and landscape would be contrary to Polices ENV4 Special Landscape Areas, ENV27 - Design of New Developments and ENV10 Protection of the Countryside of the adopted Vale of Glamorgan Development Plan 1996 - 2011, as well as Planning Policy Wales (Edition 7) July 2014.
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(2) T H A T, in the event that the appeal decision for the residential development site on land to the south west of Weycock Cross is received prior to the consideration of the appeal subject of this report, Members agreed that the Council's evidence when prepared takes account of that appeal decision and that officers be given delegated authority to amend the Council's stance in respect of the above listed reputed reasons for refusal.

Reason for decision

(2) To ensure the Council's officers take account of all material considerations relevant to the appeal at the time of _ preparing and giving evidence, that are relevant to the appeal.

ayne, Adrienne J

From: Rennie, Steven
Sent: 11 January 2016 08:24
To: Planning & Transportation (Customer Care)
Subject: FW: Planning Application - Land to the East of St Nicholas - 2015/00249 - Redrow Homes (South Wales) Limited
Attachments: 160109 - letter of objection - supplementary.pdf

Objection letter to register

thanks

Steven Rennie
Senior Planner
Regeneration and Planning
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: [REDACTED]
e-mail / e-bost: [REDACTED]

visit our Website at www.valeofglamorgan.gov.uk
Ewch i'n gwefan yn www.bromorgannwg.gov.uk

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)
[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

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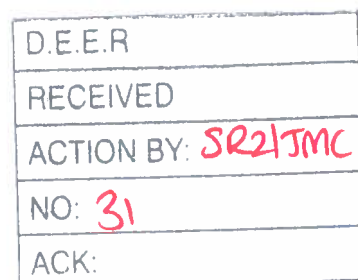
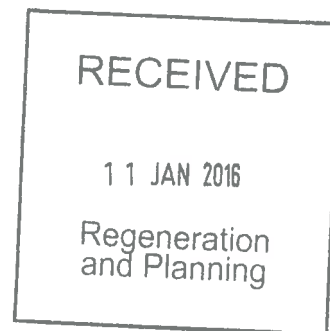
From: Tim Knowles [REDACTED]
Sent: 09 January 2016 17:04
To: Rennie, Steven
Subject: Planning Application - Land to the East of St Nicholas - 2015/00249 - Redrow Homes (South Wales) Limited

Dear Mr Rennie

I'm attaching a supplementary letter of objection dated today concerning the above planning application.

Regards

Tim Knowles



CAE FFYNNON, 12 GER-y-LLAN, St NICHOLAS, CARDIFF, CF5 6SY

Telephone: [REDACTED]

E-mail: [REDACTED]

BY E-MAIL - [REDACTED]

Your refs.: 2015/00249/FUL/SR2 & P/DC/SR2/2015/00249/FUL

9 January 2016

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

RECEIVED

11 JAN 2016

Regeneration
and Planning

Dear Mr Rennie

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

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Please treat this letter as an additional objection to the applications by Redrow.

Yours sincerely

[REDACTED]
Tim Knowles

9 January 2016

Vale of Glamorgan Council

Minutes - Planning Committee - 17 December 2015
Extract

2015/00689/OUT Received on 18 June 2015

(p82)

Trehill Homes Limited, C/o Agent

Asbri Planning Limited, Unit 9, Oak Tree Court,, Cardiff Gate Business Park,,
Cardiff., CF23 8RS

Land south of A48 and west of Old Rectory Drive, St. Nicholas

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Reason for decision

(2) To ensure the Council's officers take account of all material considerations relevant to the appeal at the time of preparing and giving evidence, that are relevant to the appeal.

Payne, Adrienne J

From: Tim Knowles [REDACTED]
Sent: 30 December 2015 14:36
To: Planning & Transportation (Customer Care)
Subject: Planning Application - Land to the East of St Nicholas - 2015/00249 - Redrow Homes (South Wales) Limited
Attachments: 151230 - letter of objection - supplementary.pdf

For the attention of Mr Steven Rennie

Dear Mr Rennie

I am attaching a copy of a supplementary letter of objection dated today concerning the above planning application. The original of the letter is being sent to you by first-class mail today.

Regards

Tim Knowles

RECEIVED
3 1 DEC 2015
Regeneration
and Planning

D.E.E.R
RECEIVED
ACTION BY: SR2/JMC
NO: 2
ACK:

CAE FFYNNON, 12 GER-y-LLAN, St NICHOLAS, CARDIFF, CF5 6SY

Telephone: [REDACTED]

E-mail: [REDACTED]

COPY BY E-MAIL - [REDACTED]

Your refs.: 2015/00249/FUL/SR2 & P/DC/SR2/2015/00249/FUL

30 December 2015

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

RECEIVED

31 DEC 2015

Regeneration
and Planning

Dear Mr Rennie

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

I refer my letters dated 26 March, 25 August and 9 November 2015 objecting to the original planning application number 2015/00249 dated 6 March 2015 ("the Original Redrow Application") submitted by or on behalf of Redrow Homes (South Wales) Limited ("Redrow") and the revised application dated November 2015 ("the Revised Redrow Application"). The many objections set out in my earlier letters remain for your consideration.

I wish to make the following additional representations, objections and comments in the light of further information which has become available:

- I. Scale of proposed development. Please refer to item 3 of my letter dated 26 March 2015 and item A of my letter dated 9 November 2015. Earlier this month, Waterstone Homes Limited ("Waterstone") submitted a revision to its planning application number 2015/00662 ("the Revised Waterstone Application") increasing the number of houses the subject of that application from 20 to 21. Thus, the aggregate number of houses proposed by the Revised Redrow Application and the Revised Waterstone application ("the Combined Applications") has increased to 117 houses. The development of these houses would increase the size of the core village by 81% and the north side by 152%.

The above increase in the size of the core village does not take account of planning application number 2015/00689 by Trehill Homes Limited ("the Trehill Application") currently being processed by the Vale of Glamorgan Council ("the Council") for an additional 62 houses at the western end of the south side of the village.

The scale of the proposed developments by Redrow and Waterstone is wholly disproportionate to the size of the current village. These proposed developments conflict both individually and in aggregate with the representations by the Welsh Government to the Council relating to the Deposit Local Development Plan ("the LDP") quoted in my letter dated 26 March 2015.

The Welsh Government has recently submitted an Examination Hearing Statement to the Inspector for Hearing Session 1 to be held on 19 January 2016 in respect of the Independent Examination of the LDP ("the Welsh Government Statement"). The Welsh Government Statement includes the following comments:

"The level of growth proposed within the minor rural settlements ... appears to be disproportionate to the existing size of the settlements and the available services and facilities. The scale of some allocations within the minor rural settlement tier would increase the population by over 50%."

"We consider that the proposed spatial distribution could potentially encourage reliance on the car and compound infrastructure problems in rural locations."

"Significant incremental expansion of housing in rural settlements ... should be avoided where this is likely to result in unacceptable expansion of travel demand to urban centres and where travel needs are unlikely to be well served by public transport."

These comments are clearly intended to include the allocation in the LDP of 100 houses to St Nicholas. As stated above, the aggregate number of houses now proposed in the Combined Applications is 117 houses. **It is abundantly clear that the Welsh Government does not support the principle of the allocation of 100 houses to St Nicholas let alone the current planning applications for 117 houses (excluding the Trehill Application).**

As pointed out in the Welsh Government Statement in reference to the last of the above quotations, the scale of the allocations to some minor rural settlements (undoubtedly including St Nicholas) is **contrary to paragraph 9.3.2 of *Planning Policy Wales* dated July 2014 ("PPW")**.

- II. Contrary to Policy MD 6 - Development within Minor Rural Settlements. Please refer to item 6 of my letter dated 26 March 2015 which demonstrated the many conflicts of the Original Redrow Application with the Policy MD 6. These conflicts are even greater with the increase in the density of the proposed Redrow development to 26.3 houses per hectare.

The three quotations from the Welsh Government Statement set out at item I above all relate to the Welsh Government's view of conflicts with Policy MD 6 in site allocations to minor rural settlements (including St Nicholas) in the LDP. **It is abundantly clear that the Welsh Government believes that the allocation of 100 houses to St Nicholas in the LDP, let alone the Combined Applications for 117 houses (excluding the Trehill Application), conflicts with Policy MD 6.**

- III. Services and facilities. Please refer to item 7 of my letter dated 26 March 2015 and item D of my letter dated 9 November 2015 which noted the absence in St Nicholas of the essential and basic services and facilities of a post office, shop, doctor's surgery, nursery, public house and restaurant as well as a leisure centre and library and also noted the distances to travel to these services.

The Welsh Government Statement draws attention to paragraph 4.4.3 of PPW which states that "Planning policies, decisions and proposals should, [*inter alia,*] locate developments so as to minimise the demand for travel, especially by private car." The Welsh Government Statement then makes the following comments on the spatial strategy of the LDP in relation to the allocations to the minor rural settlements (including St Nicholas):

"The WG considers that the proposed spatial distribution with high levels of dwellings proposed in minor rural settlements could potentially encourage reliance on the car and compound infrastructure problems in rural locations."

"... we have concerns over the size of allocations in some of the minor rural settlements in terms of scale in relation to the resident population and the existing services and facilities."

Again, it is abundantly clear that the Welsh Government does not support the principle of the allocation of 100 houses to St Nicholas in the LDP, let alone the Combined Applications for 117 houses

Extremely few of the residents of the proposed Redrow development would walk or cycle or use the bus service to reach the essential services. They would make frequent car journeys **contrary to Objective 3 and to the objective expressed in paragraph 7.12 of the LDP.**

- IV. Affordable housing. Please refer to item 8 of my letter dated 26 March 2015 which demonstrated that there is no net local need for affordable houses in St Nicholas or the East Vale (as defined in Figure 1.1 of the *Local Housing Market Assessment* dated September 2013 ("the LHMA")) which was a Supporting Document for the LDP. The Combined Applications now propose the provision of 46 affordable houses including 38 houses in the Revised Redrow Application. None of these houses is needed to meet local need. The need for affordable houses is in the Barry, Coastal and Penarth areas (as defined in the LHMA) together with a small net need in the Rural area which is distinct from the East Vale (Table 6.13 of the LHMA). **The proposed provision of affordable houses in St Nicholas is contrary to Objective 3 and to a number of policies in the LDP as set out at item 8 of my letter dated 26 March 2015.**

In the Report to the Planning Committee of the Council concerning the Trehill Application for consideration at the meeting held on 19 December 2015 (minutes not yet published), it is falsely claimed that "... there is a current need [for affordable houses] in St Nicholas and its surrounding areas...". This is grossly misleading and incorrect. It appears to be designed to support a fundamentally flawed policy. The claim is based on a reported need of 42 houses in the Wenvoe Ward, 10 houses in the Peterston-super Ely Ward and 82 houses in the Rhoose Ward. The figures apparently take no account of available supply in these Wards. Thus, the figures for net need would be lower than those stated. St Nicholas and Bonvilston are located in the Wenvoe Ward. The reported gross need for 42 houses in the Wenvoe Ward is not broken down to show the alleged need in each of the constituent and distinct parts of the Ward. There is nothing to show the actual gross need in St Nicholas where, in the absence of evidence to the contrary, it is a reasonable assumption that the net need is nil or, at most, negligible. The main need in the Wenvoe Ward is almost certainly in the Primary Settlement (paragraph 5.14 of the LDP) of Wenvoe itself. Any such need in Wenvoe is substantially more than adequately provided by planning permissions already granted for houses (including affordable houses) in Wenvoe and Culverhouse Cross (ITV Studios development). Wenvoe is a completely separate settlement from St Nicholas 3.5 miles away by road with no direct bus service. Peterston-super-Ely is 3.0 miles from St Nicholas by road, mainly a narrow country lane already congested with excessive traffic, and there is no bus service from St Nicholas. To suggest that Rhoose is a 'surrounding area' of St Nicholas is beyond comprehension. It is 8.8 miles away by road, there is no direct bus service and it has no connection with St Nicholas. **Any similarly preposterous attempt to justify a non-existent need for affordable houses in St Nicholas in support of the Revised Redrow Application should be treated with the contempt it deserves.**

For the reasons set out above and in my earlier letters dated 26 March, 25 August and 9 November 2015, **I object to the Revised Redrow Application and request the Council to refuse planning permission** in response to both the Original Redrow Application and the Revised Redrow Application.

Yours sincerely

A black rectangular redaction box covering the signature of Tim Knowles.

Tim Knowles

BY E-MAIL [REDACTED]

Your refs.: 2015/00249/FUL/SR2 & P/DC/SR2/2015/00249/FUL

9 January 2016

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

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Yours sincerely

[REDACTED]

Tim Knowles

9 January 2016

Vale of Glamorgan Council

Minutes - Planning Committee - 17 December 2015
Extract

2015/00689/OUT Received on 18 June 2015

(p82)

Trehill Homes Limited, C/o Agent

Asbri Planning Limited, Unit 9, Oak Tree Court,, Cardiff Gate Business Park,,
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Land south of A48 and west of Old Rectory Drive, St. Nicholas

Outline application for residential development and associated works

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(1) T H A T Members of the Planning Committee noted the conclusions within the report and agreed that these form the basis of the Council's case in the current non-determination appeal and that the application would have been refused for the reasons set out below:

1. The proposed residential development is outside the defined settlement boundary of St. Nicholas and there is no overriding justification or material consideration to outweigh the in principle policy presumption against such development. As such the development would be contrary to Policies ENV1 - Development in the Open Countryside and HOUS2 - Additional Residential Development of the adopted Vale of Glamorgan Development Plan 1996, as well as Planning Policy Wales (Edition 7) July 2014.
2. The residential development would have an unacceptable visual impact on the character and amenity of this undeveloped rural landscape and would be harmful to the special qualities of the Duffryn Basin and Ridge Slopes Special Landscape Area in this location. As such the development of this sensitive rural area and landscape would be contrary to Policies ENV4 Special Landscape Areas, ENV27 - Design of New Developments and ENV10 Protection of the Countryside of the adopted Vale of Glamorgan Development Plan 1996 - 2011, as well as Planning Policy Wales (Edition 7) July 2014.
3. The residential development would result in the loss of an area of open countryside that plays an important role in providing a strong rural character and setting to the St Nicholas Conservation Area in this location, over which there are currently significant views from the Conservation Area towards the Severn Estuary. Accordingly, the development is considered to neither preserve nor enhance the setting of the Conservation Area, in conflict with the Council's Adopted Conservation Area Appraisal and Management Plan, policies ENV17 - Protection of the Built and Historic Environment and ENV20 - Development in Conservation Areas of the adopted Vale of Glamorgan Development Plan 1996 - 2011, as well as Planning Policy Wales (Edition 7) July 2014 and W/O Circular 61/96. The development will also conflict with the duty imposed by Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The development would overload the public waste water treatment works for which no improvements are planned at present and the developer has failed to provide any information that indicates that the development will not adversely affect or overload the public sewerage system and as a consequence the development is contrary to Policies ENV27 Design of new developments and ENV29 Protection of Environmental Quality of the Vale of Glamorgan Adopted Unitary development Plan 1996-2011.
5. In the event that the evidence establishes that the grade of the agricultural land is grade 2 or 3a, the development would result in the unnecessary loss of the best and most versatile agricultural land, contrary to policy ENV2 – Agricultural Land of the Vale of Glamorgan Adopted Unitary development Plan 1996-2011, Planning Policy Wales (Edition 7) July 2014 and Technical Advice Note 6 on Planning for Sustainable Rural Communities.
6. The proposed housing development would generate the need for additional school places which cannot be met by existing spare capacity and the development cannot make appropriate provision for education facilities to serve the development through Planning Obligations, without undermining the Council's ability to deliver strategically important development sites within the area. Accordingly, the application is contrary to criterion (vi) of Policy HOUS8 of the Vale of Glamorgan Adopted Unitary development Plan 1996-2011, the Council's approved Planning Obligations SPG and the advice in paragraph 12.1.1 of Planning Policy Wales (7th Edition) July 2014.

(2) T H A T, in the event that the appeal decision for the residential development site on land to the south west of Weycock Cross is received prior to the consideration of the appeal subject of this report, Members agreed that the Council's evidence when prepared takes account of that appeal decision and that officers be given delegated authority to amend the Council's stance in respect of the above listed reputed reasons for refusal.

Reason for decision

(2) To ensure the Council's officers take account of all material considerations relevant to the appeal at the time of preparing and giving evidence, that are relevant to the appeal.

Bowen, Dawn

From: Planning
Sent: 17 March 2016 17:08
To: Planning
Subject: New comments for application 2015/00249/FUL
Attachments: Planning Objection 101 houses.doc

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

Address:
Village Farmhouse, St. Nicholas, Cardiff, CF5 6SG

Comments:
Please see our attached document for our objections.

The following files have been uploaded:
Planning Objection 101 houses.doc

Case Officer:
Mr. Steven Rennie

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18 MARCH 2016
Regeneration
and Planning

D.E.E.R
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ACTION BY: IR - SR
NO: 5
ACK:

Village Farmhouse, St Nicholas Vale of Glamorgan CF5 6SG

Mr Steven Rennie
Senior Planner
Planning Department
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT
11th March 2016

Your ref:P/DC/SR2/2015/00249/FUL

Dear Mr Rennie

Application No: 2015/00249/FUL/SR2

Location; Land to the East of St. Nicholas

Proposed Residential Development for 101 Dwellings and associated highway and ancillary works

Thank you for your letter dated 11 March 2016 concerning the above. We wish to record our objections to the above planning application for the development of 101 houses and feel the proposals are unsound and contrary to the development policies of the Vale Council and Welsh Government on the following grounds:

ST NICHOLAS

St Nicholas is an ancient village with a strong rural heritage and is the gateway to the Vale. It is designated a Special Landscape Area. We wish to protect the historic and cultural qualities of the village. The inclusion of this large open area of countryside for housing development will create further urbanization and bring the Vale closer to Cardiff. The proposed development disregards the boundaries of the village that have been protected for many years. The style of the proposed housing is out of character with existing houses spanning many generations.

HOUSING

A planning application submitted in 2009 for 14 properties on part of the proposed site was refused as it was classified unsustainable due to its location and the reliance on public transport for the residents. There is currently a 7.3 year wait for a house and bank equivalent to 7.3 years within the Vale, which makes this development unnecessary. The grade of agricultural land on the proposed site precludes development as there is no overriding demand.

TRANSPORT AND HIGHWAYS

The increase in traffic of up to 150 vehicles that will result from the proposed development will further restrict traffic flow through the village. The A48 is a busy arterial route which at peak times is congested causing great difficulty in turning right from the northern side of the village. If the proposed developments in Cowbridge, Bonvilston and other areas west of St Nicholas are approved, this will further aggravate traffic flow. Culverhouse Cross is an area east of the village which is well known for bottlenecks. Recent assessment of traffic flow through the village has shown a congestion rate of 61%. These figures have been shown to be inaccurate and the true figure when other highway factors are considered is over 90%. It is proposed that the A48 should be trunked from Culverhouse Cross to the Airport in order to improve traffic flow. This was the subject of a Public Enquiry in 2009 and was rejected. None of the plans formulated in the past 10 years to improve congestion at Culverhouse Cross has materialised and the planning proposals if implemented can only result in a worsening of the congestion and lead to gridlock at most times of the day.

ACCESS

The proposed access is inappropriate within a conservation area. That part of the A48 is narrower and is opposite a private nursing agency which is sited on the former Old Police Station. There are occasions when cars parked outside have to park on the pavement causing congestion. Access when turning right will be difficult and dangerous as it is close to the 30mph sign which is ignored by many motorists.

LACK OF AMENITIES

There is a lack of amenities in the village with no shop, no pub or surgery and no post office. Public transport is limited to a half hourly service with restrictions at night and weekends. The cost of a return bus fare to Culverhouse Cross is in excess of £5.00. This will make it more likely that car use will increase which is contrary to Welsh Government policy.

In summary we feel the objections raised above make the latest proposed development in St Nicholas unsuitable and unsustainable and for these reasons, planning permission should be refused.

Yours sincerely
r. Cliff Lewis.

Mrs. Sandra Lewis

RECEIVED
18 MAR 2013
Regeneration
and Planning

CLERK
RECEIVED
ACTION BY: IR-SR
NO: 5

Bowen, Dawn

From: Planning
Sent: 17 March 2016 20:28
To: Planning
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 neal benford [REDACTED]

Address:
2 broadway green, st nicholas, cf56sr, cf56sr

Comments:
The A48 through St nicholas cannot cope with the level of traffic that this will produce. Currently traffic is backed up through St Nicholas from culverhouse cross from 745am. Furthermore people moving in to this development will have no choice but to use their cars as the closest supermarket is over 2 miles away up a very steep hill. The buses only go every half an hour and are prohibitively expensive. To demolish Emmaville will change the entire look of the village and will go against the character of the village. There are a large number of new houses being built at culverhouse cross so there should be no need to build houses in St Nicholas.
This proposal would have a detrimental effect upon villagers, village life and those that currently use the A48 in a massively detrimental way.

Case Officer:
Mr. Steven Rennie

RECEIVED
REC
18 MARCH
Regeneration
and Planning

D.E.E.R
RECEIVED
ACTION BY: IR /SR
NO: 2.
ACK:

Bowen, Dawn

From: Planning
Sent: 17 March 2016 20:28
To: Planning
Subject: New comments for application 2015/00249/FUL

Categories: Red Category

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

Address:
2 broadway green, st nicholas, cf56sr, cf56sr

Comments:

The A48 through St Nicholas cannot cope with the level of traffic that this will produce. Currently traffic is backed up through St Nicholas from culverhouse cross from 7.45am. Furthermore people moving in to this development will have no choice but to use their cars as the closest supermarket is over 2 miles away up a very steep hill. The buses only go every half an hour and are prohibitively expensive. To demolish Emmaville will change the entire look of the village and will go against the character of the village. There are a large number of new houses being built at culverhouse cross so there should be no need to build houses in St Nicholas. This proposal would have a detrimental effect upon villagers, village life and those that currently use the A48 in a massively detrimental way.

Case Officer:
Mr. Steven Rennie

RECEIVED
16 03 2016
Regeneration
and Planning

W.E.E.R
RECEIVED
ACTION BY: *IR - SR*
NO:
17

Rennie, Steven

From: Paul Williams [REDACTED]
Sent: 28 March 2016 20:47
To: Rennie, Steven
Cc: PaulE Williams (Cardiff and Vale UHB - Immunology)
Subject: Objection to Planning Application for Land to the East of St Nicholas: 2015/00249/FUL/SR2
Attachments: 2016 03 28 - Paul Williams letter of objection.docx

Dear Mr Rennie

Planning Application by Redrow Homes: Land to the East of St Nicholas: LDP Site MG2 [43]
11 March 2016: Amended proposal to build 101 houses Your ref: 2015/00249/FUL/SR2
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2015/00249/FUL>

I wish to object to the above planning application for development of 101 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 are currently subject to the required due process. 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. 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 the Inspector has issued his verdict on the LDP. 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 are constitutionally 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 101 houses on 3.65 hectares of land, a density of 27.7 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 101 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)
	£s per hectare	£s per hectare
Cardiff	2,750,000	2,750,000
Carmarthen	900,000	900,000
Merthyr Tydfil	1,100,000	1,100,000
Bridgend	1,550,000	1,550,000
Swansea	1,400,000	1,400,000
Llandudno	1,000,000	850,000
Newport	1,900,000	1,900,000
Wrexham	1,000,000	850,000

Table 3.4 Industrial land values in Wales

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

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 101 houses would the ingress and egress of up to 200 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.*

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 and representation at the Inspector's hearings. 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 the due process that is currently in operation by subverting the Inspector's role, position and influence.

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 original planning application for 79 houses. This opposition applies equally or more to the current application for 101 houses.

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.

Could you please acknowledge receipt of this e-mail?

Yours sincerely

Dr Paul Williams
11 Ger-y-Ilan
St Nicholas

Payne, Adrienne J

From: Planning
Sent: 16 March 2016 20:25
To: Planning
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 Ms MECHELLE COLLARD [REDACTED]

Address:
2 BROADWAY GREEN,ST NICHOLAS,CF5 6SR,CF56SR

Comments:

The A48 through St nicholas cannot cope with the level of traffic that this will produce. Currently traffic is backed up through St Nicholas from culverhouse cross from 745am. Furthermore people moving in to this development will have no chice but to use their cars as the closest supermarket is over 2 miles away up a very steep hill. The buses only go every half an hour and are prohibitively expensive. To demolish Emmaville will change the entire look of the village and will go against the character of the village. There are are large number of new houses being bult at culverhouse cross so there should be no need to buld houses in St Nicholas

Case Officer:
Mr. Steven Rennie

RECEIVED
16 MAR 2016
Regeneration
and Planning

D.E.E.R
RECEIVED
ACTION BY: JMC <i>SR</i>
NO: 16
ACK:

Duffield, Claire E

From: Planning
Sent: 27 March 2016 15:43
To: Planning
Subject: New comments for application 2015/00249/FUL
Attachments: OBJECTION LETTER Andrew Jones 27th March 2016.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, St Nicholas, CF5 6SY

Comments:

A development of 101 houses would significantly increase the size of the core village by 70% and 131% on the north side by 31% and be an excessively dense development of 101 houses at 27.7 houses per hectare.

The proposed development would have a serious adverse impact for all those properties on the existing residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance.

This represents a massive scale of development which is wholly disproportionate for a small rural settlement. It would not be of an appropriate scale which respects the existing character of the village. Such development would not make a positive contribution to the local environment.

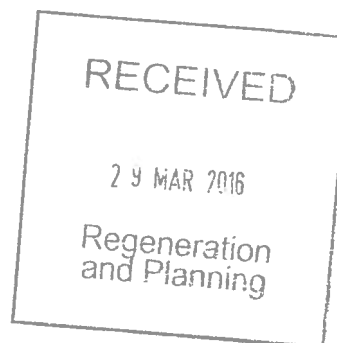
There is no overriding need for housing development, particularly affordable housing, in St Nicholas or the East Vale.

St Nicholas does not have the capacity to accommodate this proposed development without its having an unacceptable effect on its character.

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OBJECTION LETTER Andrew Jones 27th March 2016.docx

Case Officer:
Mr. Steven Rennie

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NO: 27
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Your ref. 2015/00249/FUL/SR2

27 March 2016

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

D.E.E.R
RECEIVED
ACTION BY:
NO:
ACK:



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 9 March 2015 submitted on behalf of Redrow Homes (South Wales) Limited ("Redrow") under your references 2015/00249/FUL.

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 are being examined and considered by the Inspector who has been 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.

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 **excessively 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 101 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 121 houses, as proposed in the LDP. **Whether the full**

development became 100 or 121 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 101 houses would increase the size of the core village by 70% and the north side by 131%. A total development of 121 houses would increase the size of the core village by 84% and the north side by 157%. **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, 101 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 70 to 84% 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 101 houses on 3.65 hectares (including the land allocated for open space) would constitute a density of 27.7 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 27.7 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. An excessively dense development of 101 houses at 27.7 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 11 low cost intermediate houses and 25 affordable 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 25 affordable houses and 11 low cost intermediate 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 101 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 101 houses with an estimated average of two vehicles per house would amount to 202 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 101 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

Duffield, Claire E

From: Planning
Sent: 27 March 2016 16:34
To: Planning
Subject: New comments for application 2015/00249/FUL
Attachments: OBJECTION LETTER Susan Cook-Jones 27th March 2016.docx

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

Address:
7 Ger Y Llan, St Nicholas, CF5 6SY

Comments:

A development of 101 houses would significantly increase the size of the core village by 70% and 131% on the north side by 31% and be an excessively dense development of 101 houses at 27.7 houses per hectare.

The proposed development would have a serious adverse impact for all those properties on the existing residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance.

This represents a massive scale of development which is wholly disproportionate for a small rural settlement. It would not be of an appropriate scale which respects the existing character of the village. Such development would not make a positive contribution to the local environment.

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OBJECTION LETTER Susan Cook-Jones 27th March 2016.docx

Case Officer:
Mr. Steven Rennie

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RECEIVED
29 MAR 2016
Regeneration and Planning

Your ref. 2015/00249/FUL/SR2

27 March 2016

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 9 March 2015 submitted on behalf of Redrow Homes (South Wales) Limited ("Redrow") under your references 2015/00249/FUL.

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 are being examined and considered by the Inspector who has been 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.

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.**

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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.**

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In its representations to the Council on the LDP, the **Welsh Assembly Government ("WAG") stated "Allocations in some minor rural settlements, for example, 101 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 70 to 84% 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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St Nicholas is a minor rural settlement in the Vale of Glamorgan which has developed gradually over many centuries.

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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. An excessively dense development of 101 houses at 27.7 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 25 affordable houses and 11 low cost intermediate 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 101 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 101 houses with an estimated average of two vehicles per house would amount to 202 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 101 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

Hardy, Carole A

From: Neil Sillence [REDACTED]
Sent: 30 March 2016 18:54
To: Planning
Subject: Application for 101 Houses in St Nicholas

2015/00249/FUL

2 Mawsons Mead
St Nicholas
Nr Cardiff, Cf56SX

For the Immediate attention of Mr VL Robinson. 29th March 2016

Dear Sir,

I am writing to complain most strongly about the proposed building of 101 houses on land in St Nicholas. My wife and I have both worked all our lives to purchase a property in a quiet rural area. This is all to be ruined by over one hundred houses being built on the edge of the village, ruining the area completely. The houses opposite the site will be devalued significantly together with many other properties in the area. The traffic alone will be horrendous. Certain times of the day it is already impossible to break out onto the A 48. Bank holidays and the Christmas period are terrible already, with traffic backing up from Culverhouse Cross into the village. It is also very hazardous for pedestrians to cross the road. This increase in housing can only add to the day to day problem, all houses will have at least one car, more likely two. The village school is a small unit, where are you intending educating the influx of children. Obviously these houses will be built for families, has consideration be made to where you intend to place all these additional pupils?

I would also like to know the reasons the council is determined to ruin the character of this small historic village and other similar in the Vale. Can you tell us what benefit will this bring to the Vale. Obviously it's not long term employment as St Nicholas is solely residential. As residents we have all looked at how many houses have been granted in the village over the last decade. I would like to know the reason for this massive sudden change to decimate a village with a development of the size and nature with such a third rate builder. I wonder if the council has looked on line to the feedback of people who have bought houses from this particular developer. The information provides grim reading. Once a development like this has been granted there is no going back and St Nicholas will become merged with the rest of the spreading area collectively called Cardiff.

The council should listen to residents in this village who whole heartedly do not want this "site" in their village. Surely we have a voice in this proposal or will you ignore our concerns and ride roughshod over our opinions.

Yours faithfully

Derek, Gillian and Neil Sillence

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

RECEIVED
30 MAR 2016
Regeneration and Planning

Payne, Adrienne J

From: Planning
Sent: 29 March 2016 15:52
To: Planning
Subject: New comments for application 2015/00249/FUL

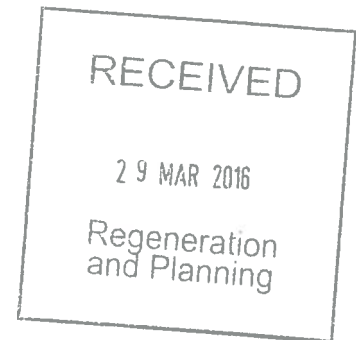
New comments have been received for application 2015/00249/FUL at site address: Land to the East of St. Nicholas from Mrs Stephanie King-Davies [REDACTED]

Address:
Tuar Gaer, St Nicholas, CF5 6SG

Comments:

The amendments to the proposed development do not address the objections which we previously raised in connection with this application. Please can you ensure that those previous objections are placed properly before Members when the matter comes to be determined by them and that they are not referred to in some abbreviated manner which dilutes their meaning.

Case Officer:
Mr. Steven Rennie



D.E.E.R
RECEIVED
ACTION BY: <i>SL2/JMC</i>
NO: <i>22</i>
ACK:

Duffield, Claire E

From: Planning
Sent: 28 March 2016 10:49
To: Planning
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 Roger Grew [REDACTED]

Address:
1 Merrick Cottages, St Nicholas, Vale of Glamorgan, CF56SQ

Comments:
Please ensure my letter objecting to the original application is brought forward to this even more horrendous application. To impose an extra 101 houses on a village and community of our size would be lunacy in the extreme and we need our elected Councillors to protect us. Why can it not all wait at least until completion of the National review

Case Officer:
Mr. Steven Rennie

D.E.E.R
RECEIVED
ACTION BY: SB/SR
NO: 56
ACK:

RECEIVED
29 MAR 2016
Regeneration and Planning

30 March 2016

Our Ref: CJD.LPC.3425

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

Dear Mr Rennie

Planning Application 2015/00249/FUL
Development of 101 houses and associated works
on land to the East of St Nicholas

Further to re-consultation in respect of further revised plans for the above proposal, I wish to make an additional strong Objection.

My previous correspondence of 1st April 2015 and 27th November 2015 sets out the substantive reasoning why this development is inappropriate and should be refused.

The alterations now proposed make no substantive changes to my well founded objections. Indeed the alterations now propose even more dwellings (a total of 101, which is 22 additional dwellings to those original proposed by this submission). This increase only exacerbates my objections.

You will be aware that as part of the Examination into the Vale of Glamorgan Local Development Plan a Hearing Session took place on Wednesday 9th March 2016 when the suitability of this 'potentially' allocated site was considered by the Inspector.

I attending the Hearing Session and made strong representations as to why the site should not be allocated. As will be verified by your Policy colleagues who attending the Hearing Session the Inspector made it abundantly clear that he has "serious concerns" about the potential allocation of the site.

These concerns were so strong that indeed he instructed the Council to produce a set of Action Points clarifying what his concerns were, and so that further information could be produced on each point to assist his judgment.

For your information enclosed are the Action Points that have been produced and it is most pertinent that these all reflect the concerns I put to the Inspector at the Hearing, particularly the following three bullet points under Item 1.

LPC (Trull) Ltd
Trull Tetbury
Gloucestershire
GL8 8SQ



CJD.LPC.3425
Page Two


- *Justify the scale of growth relative to the existing built form, including an explanation as to how the development would impact upon the character of the area;*
- *Explain how the scale of growth can be delivered in accordance with the legislative requirement to preserve or enhance the character or appearance of the respective Conservation Areas/ listed buildings; and*
- *Justify the scale of development relative to the availability of facilities and services, with particular reference to whether the development would be compliant with the Plan's own objectives (particularly Objectives 2 and 3) and the sustainability principles that underpin PPW. Further to the discussions at the hearing, the Council should explain how the functional relationship between clusters of settlements is considered to enhance the sustainability of the identified settlements.*

The Inspector has not set a Timetable yet for the response to the Actions Points.

Given the close interaction between the principle of residential development on this site and the emerging Local Development Plan process (and the fact that the Local Plan Inspector has stated his serious concerns about the potential allocation of this site), it will be grossly unreasonable for the application to be determined prior to the adoption of the Local Development Plan, unless the determination is for refusal.

I trust you will take these views into account in your determination of the application and I would be grateful if you could keep me informed of the progress of the application in due course.

Yours sincerely



Chris Dance
Associate

cc Client

Vale of Glamorgan Local Development Plan Examination

HEARING SESSION 11 – Housing Allocations (5)

9th March 2016

ACTION POINTS

1. Further to Action Points 5 and 6 of Hearing Session 1, Council to provide justification/ rationale for the scale of development proposed within Bonvilston and St Nicholas. Specifically, the Council should:
 - Justify the scale of growth relative to the existing built form, including an explanation as to how the development would impact upon the character of the area;
 - Explain how the scale of growth can be delivered in accordance with the legislative requirement to preserve or enhance the character or appearance of the respective Conservation Areas/ listed buildings; and
 - Justify the scale of development relative to the availability of facilities and services, with particular reference to whether the development would be compliant with the Plan's own objectives (particularly Objectives 2 and 3) and the sustainability principles that underpin PPW. Further to the discussions at the hearing, the Council should explain how the functional relationship between clusters of settlements is considered to enhance the sustainability of the identified settlements.
2. Council to submit the Conservation Area Appraisals and Management Plans for Bonvilston, St Nicholas, and Aberthin as Examination Documents.
3. Council to submit highway observation comments for site allocation MG2.36 Land at Court Close, Aberthin.

Payne, Adrienne J

From: Planning
Sent: 03 April 2016 23:24
To: Planning
Subject: New comments for application 2015/00249/FUL
Attachments: 2015 00662 Letter 1Apr16.docx

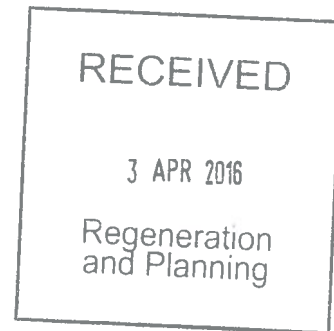
New comments have been received for application 2015/00249/FUL at site address: Land to the East of St. Nicholas
from Mr T Jervis [REDACTED]

Address:
4 Church Row,,CF5 6SP

Comments:
Please see attached letter

The following files have been uploaded:
2015 00662 Letter 1Apr16.docx

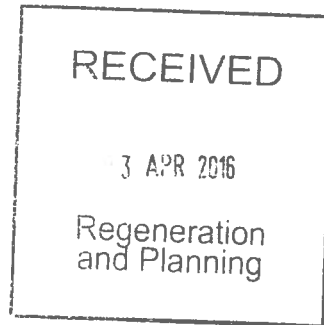
Case Officer:
Mr. Steven Rennie



D.E.E.R
RECEIVED
ACTION BY: Jmc/SR
NO: 23
ACK:

1 April 2016

Development Control
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT



Dear Mr. Rennie,

Ref: 2015/00662/FUL/SR2

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, I argue 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 emerging 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 in 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 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.

St Nicholas is 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).

There is poor accessibility by sustainable modes of transport (i.e. walking, cycling and public transport) this development does nothing to improve the situation and will only stretch the resources more thinly.

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.

As the LDP proposals have yet to be agreed upon this proposed development must be considered as being premature, particularly when they will undoubtedly lead to such an irreversible change to the character the village.

Access to site.

The proposed access to site is in a noticeable dip in the road it is called Mink Hollow after all. My contention is any traffic movements at the proposed junction would be hidden until the last possible moment and would be inherently dangerous for anyone performing such manoeuvres or travelling along the A48.

Adverse impacts on landscape, highways safety and ecology should dismiss the development on this site.

This 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*** - 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.
- ***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.

- **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.
- **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 access from 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 the St Nicholas Conservation Area

The application site is located near 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. The proposed development 21 dwellings in such a compact site will lead to a high density housing which is not in keeping with the 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 to the west of the application site and to the north of the A48.

It is noted that in the Council's pre-application LDP 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 in the proposed LDP 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:

- 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.
 - despite seeking to minimise the need to travel, the proposed allocation is made at a settlement which only has minimal services and facilities to meet local needs, **people will need to drive to work, shops, schools, hospitals, leisure facilities;**
 - The emerging LDP seeks to protect and enhance historic environments, yet this development will have a detrimental impact on the St Nicholas Conservation Area;
- The application does not accord with emerging Planning Policy as:
 - The access is inappropriately located;
- 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, Tom Jervis

Payne, Adrienne J

From: Planning
Sent: 01 April 2016 23:11
To: Planning
Subject: New comments for application 2015/00249/FUL
Attachments: 2015_00249_FUL_SR2_JMacneil_The Croft_StNicholas_1stApril16.pdf

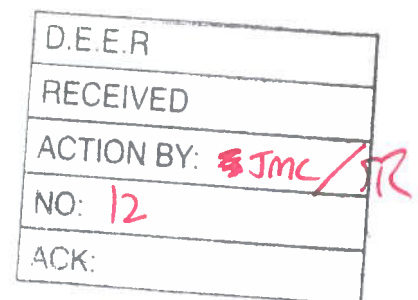
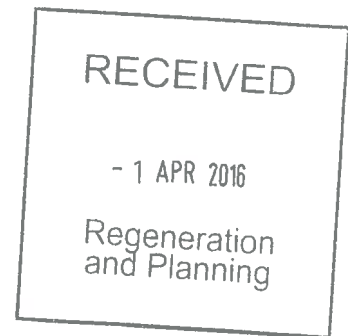
New comments have been received for application 2015/00249/FUL at site address: Land to the East of St. Nicholas from Mr John Macneil [REDACTED]

Address:
The Croft, Cowbridge Road, St. Nicholas, Vale of Glamorgan, CF56SH

Comments:
Building 101 houses with the associated ~ 202 cars on 3.65 ha of high quality (good) agricultural land at the boundary a rural village of ~ 144 houses is does not seem to be a sound development and is in my opinion inconsistent with the objectives stated in LDP Vision document. A development of this sale would substantially change the character of the village.

The following files have been uploaded:
2015_00249_FUL_SR2_JMacneil_The Croft_StNicholas_1stApril16.pdf

Case Officer:
Mr. Steven Rennie



RECEIVED

- 1 APR 2016

Regeneration
and Planning

The Croft,
Cowbridge Road,
St. Nicholas,
Vale of Glamorgan,
CF5 6SH.

Mr. S. Rennie
Planning Department
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry, CF63 4RT

1st April 2015

Dear Mr. Rennie,

Ref: - Application No. 2015/00249/FUL/SR2 Land to the east of St. Nicholas

In response to your letter reference P/DC/SR2/2015/00249/FUL dated 13th March 2016 I would like to state my objection to the amended form of the proposed development, 2015/00249/FUL/SR2, on the Eastern boundary of St. Nicholas, Vale of Glamorgan.

Building 101 houses with the associated ~ 202 cars on 3.65 ha of high quality (good) agricultural land at the boundary a rural village of ~ 144 houses is does not seem to be a sound development and is in my opinion inconsistent with the objectives stated in LDP Vision document. A development of this sale would substantially change the character of the village.

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

The modifications described in the amended plans do not address the following areas of concern and as such do not make this application acceptable development.

- The Welsh Government's presumption against unsustainable development;
- The impact of the proposed development on the St Nicholas Conversation Area, the Ely Valley and Ridge Slopes Special Landscape Area;
- Absence of demand for affordable housing in the area;
- The loss of finite, scarce agricultural land rated: good;
- Disruption of traffic on and in the vicinity of the A48 in St Nicholas;
- Inclusion of infrastructure to support future developments to the East of the St Nicholas.

Unsustainable development.

- With limited public transport, footpaths and cycle paths, it is likely that the primary mode of transport from these proposed dwellings will be by car. As there are very limited amenities in the village this will necessitate the use of cars to travel to work and carry out basic shopping tasks.
 - The "Inclusive access" section of the Design and Access Statement (February 2016) suggesting a Travel Plan will be generated to "Promote travel by public transport,

walking and cycling & Reduce reliance on the private car". However this is not going to change the fact that the principle mode of transport for the inhabitants of these dwellings will be cars.

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** - Given the lack of services and facilities within the village there is a real possibility that the proposed development will increase dependency on cars, 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 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 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.
- **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 and 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.

- ***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 use of cars.

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 the St Nicholas Conservation Area

The application site is located immediately adjacent to 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. The proposed development would adversely affect the setting of the Conservation Area and would be very visible on the approach to the village.

The proposed demolition of Emmaville to provide access to the site will significantly impact the appearance of the entrance to the village and adversely impact the local environment of buildings close to the new entrance.

No Demand for affordable housing in East of Vale of Glamorgan.

As stated above there is no affordable housing need within the East Vale area as indicated in Table 8 of the Council's Local Housing Strategy (2015-20).

Degradation of valuable agricultural land.

High quality agricultural land is a valuable resource which should be retained where possible in the UK. This land provides environmental, economic and security benefits and should be viewed as an asset for our country. This type of land is not suitable for residential development until all other sources of land have been exhausted.

Disruption of traffic on A48.

The A48 at St Nicholas, which has a 30mph speed limit, can be very congested with traffic at certain times of the day. Frequently during rush hours cars can be slowly travelling "nose to tail" for 10's of minutes. The assertion in the Transport Assessment Addendum of March 2016 document section 2.10 that the site could accommodate more traffic than could be expected from 200 dwellings maybe correct in isolation of the volume and flow of traffic on the A48. It seems hard to believe that the proposed development will not have an adverse impact on the operation or safety of the existing local highway network.

It can frequently take several minute for us to leave our driveway in the village which faces directly onto the A48. At rush hours without the traffic lights changing at the Dyffryn turn it can be very difficult for us to get onto the west bound section of A48.

The additional vehicles associated with this development must result in additional load on the transport system and will result in more congestion and also potential increased risk for school children crossing the A48 on their way to/from school.

Inclusion of infrastructure to support Future developments to East of St Nicholas Area.

This application should be considered as providing infrastructure to support future "urbanization" of St Nicholas. As the access road to this site is supposedly designed to support 200 dwellings this development should also be considered with (2015/00662/FUL/SR2) and not in isolation. If this development occurs it will likely be used support further "unsustainable" developments in the St Nicholas area.

In conclusion, I view this application as an "unsustainable" development which should not be considered near a Conservation Area such as St Nicholas. The proposed development is a poor use of valuable agricultural land and will likely be the "thin end of the wedge" as it promotes future "unsustainable" developments to the East of St Nicholas.

Yours sincerely,

Dr John Macneil.

Payne, Adrienne J

From: Planning
Sent: 01 April 2016 23:35
To: Planning
Subject: New comments for application 2015/00249/FUL
Attachments: 2015_00249_FUL_SR2_SMCCurien_The Croft_StNicholas_1stApril16.pdf

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

Address:
The Croft, Cowbridge Road, St Nicholas, Vale of Glamorgan, CF56SH

Comments:
I view this application as an "unsustainable" development which should not be considered near a Conservation Area such as St Nicholas. The proposed development is a poor use of valuable agricultural land and will likely be the "thin end of the wedge" as it promotes future "unsustainable" developments to the East of St Nicholas

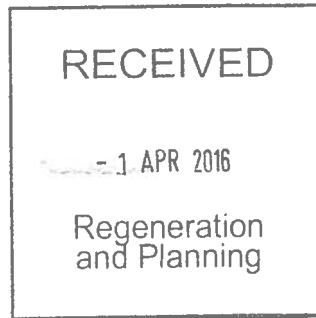
The following files have been uploaded:
2015_00249_FUL_SR2_SMCCurien_The Croft_StNicholas_1stApril16.pdf

Case Officer:
Mr. Steven Rennie

RECEIVED
- 1 APR 2016
Regeneration
and Planning

D.E.E.R
RECEIVED
ACTION BY: Jmc
NO: 13
ACK:

Mr. S. Rennie
Planning Department
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry, CF63 4RT



The Croft,
Cowbridge Road,
St. Nicholas,
Vale of Glamorgan,
CF5 6SH.

1st April 2015

Dear Mr. Rennie,

Ref: - Application No. 2015/00249/FUL/SR2 Land to the east of St. Nicholas

In response to your letter reference P/DC/SR2/2015/00249/FUL dated 13th March 2016 I would like to state my objection to the amended form of the proposed development, 2015/00249/FUL/SR2, on the Eastern boundary of St. Nicholas, Vale of Glamorgan.

Building 101 houses with the associated ~ 202 cars on 3.65 ha of high quality (good) agricultural land at the boundary a rural village of ~ 144 houses is does not seem to be a sound development and is in my opinion inconsistent with the objectives stated in LDP Vision document. A development of this sale would substantially change the character of the village.

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 - The "Inclusive access" section of the Design and Access Statement (February 2016) suggesting a Travel Plan will be generated to "Promote travel by public transport,

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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.

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In conclusion, I view this application as an "unsustainable" development which should not be considered near a Conservation Area such as St Nicholas. The proposed development is a poor use of valuable agricultural land and will likely be the "thin end of the wedge" as it promotes future "unsustainable" developments to the East of St Nicholas.

Yours sincerely,

Sophie Curien.

6 Ger y LLan St Nicholas Vale of Glamorgan CF5 6SY

VL Robinson
Operational Manager Development Management
Planning Department
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

3 April 2016

Dear VL Robinson

Application No 2015/00249/FUL/SR2

Location: Land to the East of St Nicholas.

Thank you for your letter of 11 March. We wish to record our objections and would ask you to take into consideration the detailed objections we have raised in previous letters dated 12 November 2015 and 29 March 2015.

In earlier applications Redrow planned to build 79 houses which was later increased to 96. We are now informed they propose to build 101 houses which could result in the further loss of open space as specified in the original plans. The proposed additional development on land at Minks Hollow with 21 houses means 122 new properties in a small rural village.

We feel this is an overdevelopment in respect of the character of the area. The lack of available facilities and services will necessitate an increase in the number of car journeys made by private car. We question the need for the number of houses as there is no evidence currently available to justify this. The existing infrastructure in respect of roads and transport will be unable to cope with the increased demand.

We are also concerned that the development may depend on the demolition of Emmaville an attractive bungalow within the St Nicholas Conservation Area for access.

In summary we feel the objections raised above and in previous correspondence make the latest proposed development in St Nicholas unsustainable and planning consent should be refused.

Yours sincerely


Dr Paul Knoyle


Mrs Susan Knoyle

Payne, Adrienne J

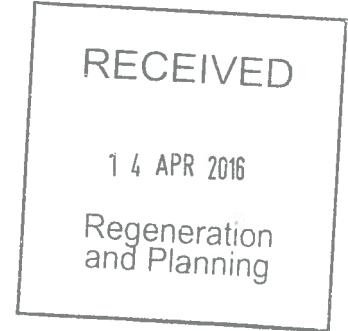
From: Rennie, Steven
Sent: 14 April 2016 15:42
To: Planning
Subject: FW: Planning Application - Land to the East of St Nicholas - 2015/00249 - Redrow Homes (South Wales) Limited
Attachments: 160414 - letter of objection - revised application.pdf

See objection letter attached

Steven Rennie
Senior Planner
Regeneration and Planning
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: [REDACTED]
e-mail / e-bost: [REDACTED]

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Correspondence is welcomed in Welsh or English/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

Consider the environment. Please don't print this e-mail unless you really need to.
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.

From: Tim Knowles [REDACTED]
Sent: 14 April 2016 15:41
To: Rennie, Steven
Subject: Planning Application - Land to the East of St Nicholas - 2015/00249 - Redrow Homes (South Wales) Limited

Dear Mr Rennie

I am attaching a copy of a letter of objection dated today concerning the above revised planning application to which a Site Notice dated 12 April 2016 refers.

Regards

Tim Knowles

D.E.E.R
RECEIVED
ACTION BY: JMC/SAL
NO: 7
ACK:

CAE FFYNNON, 12 GER-y-LLAN, St NICHOLAS, CARDIFF, CF5 6SY
Telephone: [REDACTED] E-mail: [REDACTED]

COPY BY E-MAIL - [REDACTED]

Your refs.: 2015/00249/FUL/SR2 & P/DC/SR2/2015/00249/FUL

14 April 2016

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

RECEIVED

14 APR 2016

Regeneration
and Planning

Dear Mr Rennie

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

I refer to my letters dated 26 March, 25 August, 9 November and 30 December 2015 and 9 January 2016 objecting to the original planning application number 2015/00249 dated 6 March 2015 ("the Original Redrow Application") submitted by or on behalf of Redrow Homes (South Wales) Limited ("Redrow") and the revised application dated November 2015 ("the First Revised Redrow Application"). **The objections set out in my earlier letters are hereby reaffirmed and remain for your consideration.**

I note from the Site Notice dated 12 April 2016 that the planning application has been further revised by the submission on or about 3 March 2016 of various amended documents ("the Second Revised Redrow Application"). As noted above, I have already expressed many objections to the Original Redrow Application and the First Revised Redrow Application. It is incomprehensible that, following objections to the original proposal for 79 houses, the number of houses proposed has been increased firstly to 96 houses and now to 101 houses. In addition there is the separate application number 2015/00662/FUL from Waterstone Homes Limited ("the Waterstone Application") for 21 houses, now making a total of 122 houses on LDP site MG 2 (43) ("the LDP Site"). **I wish to express my strong objection to this further increase and to the Second Revised Redrow Application.**

In addition to the objections in my earlier letters, I wish to make the following comments on and objections to the Second Revised Redrow Application:

- A. Application is premature. The Independent Examination by the Inspector (Mr Richard Jenkins) of the Deposit Local Development Plan ("the LDP") is now at an advanced stage. Most of the Hearing Sessions (including that specifically related to the LDP Site on 9 March 2016) have been completed. Many objections to the allocation of the LDP Site have been raised at several of the Hearing Sessions and the Inspector has issued a number of Action Points for the Council with specific reference to the LDP Site. The Inspector will soon consider the allocation of the LDP Site in the light of the objections and the responses of the Council to the Action Points. It would be an outrageous breach of the democratic process for the planning application to proceed on the basis of the allocation of the LDP Site before the decision of the Inspector is known.
- B. Removal of Open Space. The Original Redrow Application and the Waterstone Application took account of the provision of 0.48 hectares of Open Space on the Site in the LDP (MG 25 - 10). This provision has been omitted from the Second Revised Redrow Application. Only a small LEAP area and a tiny LAP area have been provided on the dense proposed development of 101 houses. The exact size of the LEAP area is not clear from the Revised Site Plan but it appears to be no larger than a garden in some of the existing properties adjacent to the Site. It is certainly not large enough for the many children who would reside in the 122 houses to play football or other ball games.

I understand that the provision of Open Space has been removed on the ground of availability of the playing field at St Nicholas Church-in-Wales Primary School ("the Playing Field") situated in the centre of the existing village. Any such use of the Playing Field by the children resident in the proposed development would be unsuitable and inappropriate. The children would have to walk or cycle through the congested and dangerous narrow roads in the centre of the village to reach the Playing Field. Please refer to item 10 of my letter dated 26 March 2015, the photographs in Appendix D of that letter and item E of my letter dated 9 November 2015.

In addition, there does not appear to be any access to the Playing Field other than through the school grounds which are only open during school hours. The Playing Field is bounded on the east and north sides by a public footpath which is separated from the Playing Field by a metal fence with no gateway. If the Playing Field is intended by Redrow to provide playing facilities for the children from the two developments on the LDP Site, what arrangements has Redrow made with the owner of the Playing Field to allow and facilitate such use taking account of health and safety obligations and legal responsibility in the event of an accident?

- C. Contrary to adopted Unitary Development Plan. Please refer to item 2 of my letter dated 26 March 2015. I note that Section 2 (pages 2 & 3) of the *Design and Access Statement* dated February 2016 acknowledges that the planning application does not comply with several policies in the UDP, including ENV 1, 2, 4 & 10 and HOUS 2 & 8. The inclusion of the LDP Site in the LDP cannot override these breaches of UDP policies for reasons set out at item A above. In addition, I draw your attention to my letter dated 9 January 2016. As shown by the attachment to that letter, the six grounds on which the Council would have refused the planning application number 2015/00689/OUT for the proposed development at St Nicholas by Trehill Homes Limited were all based on breaches of the UDP policies. It would be illogical and unacceptable for similar breaches to be ignored in considering the Second Revised Redrow Application.
- D. Out of character with the existing minor rural settlement. Please refer to items 3, 5 & 6 of my letter dated 26 March 2015, item C of my letter dated 9 November 2015 and item I of my letter dated 30 December 2015. The proposed development of 101 houses on 3.65 hectares constitutes 27.7 houses per hectare. **This density may be appropriate in an urban environment but is certainly inappropriate in a minor rural settlement.** As noted at item 5 of my letter dated 26 March 2015, the pre-2009 Conservation Area of St Nicholas occupies approximately 31.0 hectares. The 137 houses in that area constitute a density of 4.4 houses per hectare. The post-2009 Conservation Area has 105 houses on 17.7 hectares, being a density of 5.9 houses per hectare. The proposed dense development is clearly out of character with the existing settlement and, particularly, with the adjacent Conservation Area.

An examination of the *Amended Site Plan* dated 3 March 2016 demonstrates the huge extent to which the dense development is out of character with adjacent properties on Cowbridge Road and Ger-y-Llan and with the existing settlement generally. This proposed development would destroy the visual impact on entry to the village and Conservation Area along the A48 from the east.

I draw your attention to Action Point 5 of Hearing Session 1 on 19 January 2016 and Action Points 1 & 2 of Hearing Session 11 on 9 March 2016. The Council's responses to these Action Points have not yet been published and the Inspector has not yet made a determination on the issues in the light of the Council's responses. Please refer to my comments at item A above.

- E. Affordable housing. Please refer to item 8 of my letter dated 26 March 2015. The Second Revised Redrow Application now provides for 36 affordable houses in addition to 8 affordable houses in the Waterstone Application. **There is no net local demand for these houses.**

At the time of preparation of the LDP, St Nicholas was included in a sub-area named the East Vale. Table 6.13 of the *Local Housing Market Assessment Report 2013* ("the 2013 LHMA") confirmed that there was no net local need for affordable housing in the East Vale.

The Council recently published a revised *Local Housing Market Assessment Report 2015* ("the 2015 LHMA") in which St Nicholas was included in a market area named Wenvoe (Paragraph 1.3 and Figure 4). The 2015 LHMA concluded (Appendix 2) that there was a net annual need (excluding surpluses) for 15 affordable houses in the Wenvoe market area. No information was provided to show any net need in St Nicholas. The Wenvoe market area has 1,097 households (the 2015 LHMA - Figure 40). St Nicholas, with 144 houses, represents only 13.13% of the Wenvoe market area. Even on the basis of these figures, the net need, if any, for affordable houses in St Nicholas would be negligible. The greatest need within the Wenvoe market area is probably within Wenvoe itself which is designated as a primary settlement. The settlement at Wenvoe is an entirely separate community from St Nicholas. It is 3.5 miles away by road and there is no direct bus service between St Nicholas and Wenvoe. The fact that St Nicholas is located in the same Council Ward as the settlement at Wenvoe is irrelevant. The identified net annual need for 15 affordable houses in the Wenvoe market area (90 houses in the period to 2020) is more than adequately provided by at least 124 affordable houses (35%) included in the 355 houses already under construction at Wenvoe (MG 2 (35)) and ITV (MG 2 (39)).

Although the 2013 LHMA confirmed that there was no net local need for affordable housing in the East Vale (including St Nicholas), the Council sought to justify the allocation in the LDP of 40 affordable houses to St Nicholas (plus 48 to Bonvilston) as a contribution to the need in the rural Vale (page 89 of Appendix 11 of the Consultation Report on the LDP). Table 6.3 of the *Rural Affordable Housing Needs Survey 2010* (SD 55), on which the Council relied, demonstrated that all the main areas of need for affordable housing were in the Rural and Coastal sub-areas (Figure 1.1 of the 2013 LHMA). These areas are remote from St Nicholas with no direct bus service (except to Cowbridge where provision has been made in the LDP for many new affordable houses).

If affordable houses are built in St Nicholas, where there is no need, residents of the Vale (including Barry, Penarth and Llantwit Major) 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. 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.**

St Nicholas does not have an identified local need for affordable houses and the LDP Site does not have proximity to essential services and facilities. Policy MD 11 requires affordable housing in rural areas to have "... a distinct physical or visual relationship with an existing settlement ... ". The proposed construction of 44 affordable houses on the LDP Site is inconsistent with this requirement and with paragraphs 1, 5 and 6 of Policy MD 11. Paragraph 6 requires a development to comply with Policies MD 2 and MD 3. The proposed construction of affordable houses in St Nicholas is inconsistent with paragraphs 1, 2, 6 and 7 of Policy MD 2 and paragraphs 1, 2, 4, 6 and 9 of Policy MD 3.

- F. Pedestrian and cycle access to the Site. Please refer to item 12 of my letter dated 26 March 2015 and item G of my letter dated 9 November 2015. **The Estate Road** (as defined at item 5 of my letter dated 26 March 2015) **is not included in the Second Revised Redrow Application** but the *Amended Site Plan* dated 3 March 2016 continues to show a new pedestrian gateway from the LDP Site into the Estate Road. **I object strongly to the inclusion of this gateway** and to the proposal in the first paragraph of Section 3 of the *Revised Design and Access Statement* dated February 2016 for the provision of a pedestrian and cycle access via Ger-y-Llan which necessitates the use of the Estate Road.

The Estate Road is an unadopted private road not a public right of way. The landowners have a limited contractual right of way over the Estate Road into one field (title CYM 205412) not to the whole of the LDP Site and not to the whole of the land which is the subject of the Second Revised Redrow Application. The use of the Estate Road for a pedestrian and cycle access would cause enormous disturbance to the amenity of the occupiers of the Three Properties (as defined at item 12 of my letter dated 26 March 2015) and to other residents of Ger-y-Llan contrary to the claim in Section 4 of the *Revised Design and Access Statement* dated February 2016 that the proposed development would "minimise neighbour impact within the site and surrounding properties".

I re-emphasise the request for a planning condition in accordance with the final paragraph of item G of my letter dated 9 November 2015.

Yours sincerely



Tim Knowles