

## Payne, Adrienne J

**From:** Rennie, Steven  
**Sent:** 18 April 2016 08:23  
**To:** Planning  
**Subject:** FW: Further 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

Objection to be logged and printed

thanks

Steven Rennie  
Senior Planner  
Regeneration and Planning  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn [REDACTED]  
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Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

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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:** Paul Williams [REDACTED]  
**Sent:** 16 April 2016 20:38  
**To:** Rennie, Steven  
**Cc:** Paul Williams (Cardiff and Vale UHB - Immunology)  
**Subject:** Further Objection to Planning Application for Land to the East of St Nicholas: 2015/00249/FUL/SR2

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**

I refer to my previous letters regarding the above planning application and am writing with 2 further objections, to be added to those made previously made by me in my earlier correspondence.

- 1 The removal from the earlier applications of open space for any children to play in leaves insufficient space for the massive scale of development proposed. This is seemingly because of the alleged availability of the St Nicholas school playing field, which is in fact not accessible out of school hours. I object to the omission of this playing area as it might lead to the dangerous situation of children playing in the narrow roads of the proposed development or the narrow roads of the village.
- 2 The road leading west from the land to Ger-y-llan (the road past Nos 11, 12 and 14 Ger-y-llan) is an unadopted road and not a public right of way. On close examination the Amended site plan of 3 March 2016 shows a new pedestrian gateway from the land into this road. There is furthermore a proposal in Section 3 of the *Revised design and access statement* for provision of pedestrian and cycle access to Ger-y-llan via this unadopted road. The owners of the land only have limited rights of access to the field via this unadopted road. There is no automatic access to this road from the residents of this massive proposed development. The proposed use of this unadopted road for access to Ger-y-llan by those living in 121 houses would certainly not cause *minimal*

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18 APR 2016

Regeneration  
and Planning

D.E.E.R

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ACTION BY: ~~REDACTED~~ JMC

NO: 21

ACK:

*neighbour impact within the site and surrounding properties* as is claimed in Section 4. It would cause a major disturbance to the amenity of the occupiers of the above 3 properties and to all the other residents of Ger-y-llan. I thus object to the proposal to permit this pedestrian and cycle access to Ger-y-llan via this route.

As previously stated this planning application conflicts with many Vale of Glamorgan planning policies, has multiple basic flaws, is out of order and in breach of stated planning policies.

I would be most grateful if you would acknowledge receipt of this further letter of objection.

Yours sincerely

Dr Paul Williams

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

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://vonline.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%
<b>e. East Vale</b>	<b>-3</b>	<b>4</b>	<b>-7</b>	<b>0</b>	<b>-</b>
f. Coastal	236	54	182	19.7%	22.9%
g. Total	1,558	643	915	100%	41.3%

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

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

Table 3.3 Residential land values regionally

WALES			
REGION	Small Sites (sites for less than five houses)	Bulk Land (sites in excess of two hectares)	Sites for flats or maisonettes
	£s per hectare	£s per hectare	£s per hectare
Cardiff	2,750,000	2,750,000	2,600,00
Carmarthen	900,000	900,000	850,00
Merthyr Tydfil	1,100,000	1,000,000	1,000,00
Bridgend	1,550,000	1,550,000	1,550,00
Swansea	1,400,000	1,400,000	1,800,00
Llandudno	1,000,000	850,000	1,000,00
Newport	1,900,000	1,900,000	1,400,00
Wrexham	1,000,000	850,000	1,000,00

Table 3.4 Industrial land values in Wales

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

They show that the cost of Industrial land is about 1/6<sup>th</sup> to 1/10<sup>th</sup> 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

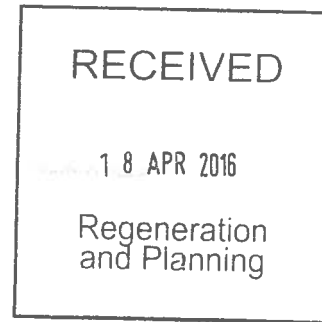
Dr Paul Williams  
11 Ger-y-Ilan  
St Nicholas



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

28 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: 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**

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.**
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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.**
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- 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)	
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f. Coastal	236	54	182	19.7%	22.9%	
g. Total	1,558	643	915	100%	41.3%	

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

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

**Table 3.3 Residential land values regionally**

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

Table 3.4 Industrial land values in Wales

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

They show that the cost of Industrial land is about 1/6<sup>th</sup> to 1/10<sup>th</sup> 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.

Yours sincerely

Dr Paul Williams

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

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.**

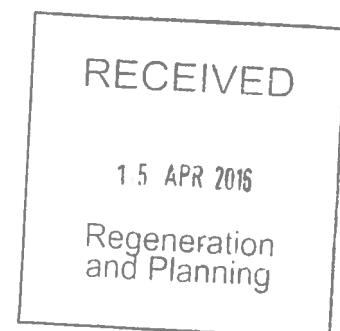
I note from the Site Notice dated 12 April 2016 that the planning application has been further revised by the submission on or about 3 March 2016 of various amended documents ("the Second Revised Redrow Application"). As noted above, I have already expressed many objections to the Original Redrow Application 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?





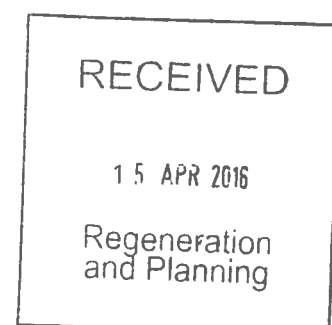
- C. Contrary to adopted Unitary Development Plan. Please refer to item 2 of my letter dated 26 March 2015. I note that Section 2 (pages 2 & 3) of the *Design and Access Statement* dated February 2016 acknowledges that the planning application does not comply with several policies in the UDP, including 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.

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15 APR 2015

Regeneration  
and Planning

- 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**

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15 APR 2016

Regeneration  
and Planning

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

16 April 2016

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

Dear Mr Rennie

**Planning Application by Redrow Homes: Land to the East of St Nicholas: LDP Site MG2 [43]  
11 March 2016: Amended proposal to build 101 houses Your ref: 2015/00249/FUL/SR2**

I refer to my previous letters regarding the above planning application and am writing with 2 further objections, to be added to those made previously made by me in my earlier correspondence.

- 1 The removal from the earlier applications of open space for any children to play in leaves insufficient space for the massive scale of development proposed. This is seemingly because of the alleged availability of the St Nicholas school playing field, which is in fact not accessible out of school hours. I object to the omission of this playing area as it might lead to the dangerous situation of children playing in the narrow roads of the proposed development or the narrow roads of the village.
- 2 The road leading west from the land to Ger-y-llan (the road past Nos 11, 12 and 14 Ger-y-llan) is an unadopted road and not a public right of way. On close examination the Amended site plan of 3 March 2016 shows a new pedestrian gateway from the land into this road. There is furthermore a proposal in Section 3 of the *Revised design and access statement* for provision of pedestrian and cycle access to Ger-y-llan via this unadopted road. The owners of the land only have limited rights of access to the field via this unadopted road. There is no automatic access to this road from the residents of this massive proposed development. The proposed use of this unadopted road for access to Ger-y-llan by those living in 121 houses would certainly not cause **minimal neighbour impact within the site and surrounding properties** as is claimed in Section 4. It would cause a major disturbance to the amenity of the occupiers of the above 3 properties and to all the other residents of Ger-y-llan. I thus object to the proposal to permit this pedestrian and cycle access to Ger-y-llan via this route.

As previously stated this planning application conflicts with many Vale of Glamorgan planning policies, has multiple basic flaws, is out of order and in breach of stated planning policies.

I would be most grateful if you would acknowledge receipt of this further letter of objection.

Yours sincerely



Dr Paul Williams

RANDALL JAVIER + NESTA JAVIER  
14 GER-Y-LLAN, ST NICHOLAS, CFS 6 5T

MR STEVEN DENNIE  
VALE OF GLAMORGAN COUNCIL

DEAR MR DENNIE,

PLANNING APPLICATION - REDROW HOMES  
LAND EAST OF ST NICHOLAS  
SITE NOTICE 12/4/16 - 2015/00249

YOU WILL KNOW FROM PREVIOUS CORRESPONDENCE  
THAT I HAVE MAJOR OBJECTIONS TO THE  
PROPOSED DEVELOPMENT. IT IS OPPORTUNISTIC  
AND WILL DAMAGE THE CHARACTER OF THIS  
ICONIC VILLAGE. ON THIS OCCASION I SHALL  
HIGHLIGHT TWO MATTERS -

- 1 AFFORDABLE HOMES - NO STRONG EVIDENCE OF NEED. THEY WILL NOT BE PURCHASED BY LOCALS - WHO OVERWHELMINGLY OPPOSE THE DEVELOPMENT.
- 2 ESTATE ROAD - THE SECOND REVISION APPLICATION BY REDROW SHOWS A NEW PEDESTRIAN GATEWAY FROM LINDA SITE. NOT MENTIONED PREVIOUSLY; AND COULD RESULT IN A SERIOUS MISTAKE. THERE IS NO PUBLIC RIGHT OF WAY ON THIS UNADOPTED ROAD. IT PROVIDES ACCESS TO NOS 10, 12 + 14 GERYLLAN AND A LIMITED RIGHT OF WAY TO THE FIELD (CTM 25412). ANY INCREASE IN FOOTFALL ON THE ROAD WOULD DAMAGE OUR WELLBEING - SOMETHING THAT AS TWO FRAIL OCTOGENARIANS WOULD PROMPT US TO TAKE PROFESSIONAL ADVICE.

WE WOULD WELCOME A SITE VISIT FROM YOU.

YOURS SINCERELY

Randall Javier

16/4/16

**Payne, Adrienne J**

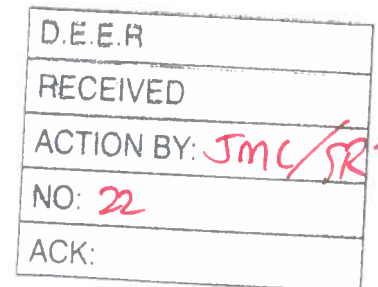
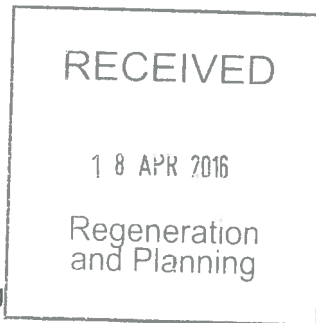
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**From:** Rennie, Steven  
**Sent:** 18 April 2016 08:23  
**To:** Planning  
**Subject:** FW: Further Objection to Planning Application for Land to the East of St Nicholas: 2015/00249/FUL/SR2  
**Attachments:** 2016 03 28 - Paul Williams letter of objection.docx; 2016 04 16 - Paul Williams letter of objection.docx

Another objection to be logged and printed

thanks

Steven Rennie  
Senior Planner  
Regeneration and Planning  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn: [REDACTED]  
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.*

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**From:** Paul Williams [REDACTED]  
**Sent:** 16 April 2016 20:40  
**To:** Rennie, Steven  
**Subject:** FW: Further Objection to Planning Application for Land to the East of St Nicholas: 2015/00249/FUL/SR2

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**From:** Paul Williams [REDACTED]  
**Sent:** 16 April 2016 20:38  
**To:** Rennie, Steven  
**Cc:** Paul Williams (Cardiff and Vale UHB - Immunology)  
**Subject:** Further Objection to Planning Application for Land to the East of St Nicholas: 2015/00249/FUL/SR2

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**

I refer to my previous letters regarding the above planning application and am writing with 2 further objections, to be added to those made previously made by me in my earlier correspondence.

- 1 The removal from the earlier applications of open space for any children to play in leaves insufficient space for the massive scale of development proposed. This is seemingly because of the alleged availability of the St Nicholas school playing field, which is in fact not accessible out of school hours. I object to the omission of this playing area as it might lead to the dangerous situation of children playing in the narrow roads of the proposed development or the narrow roads of the village.

2 The road leading west from the land to Ger-y-llan (the road past Nos 11, 12 and 14 Ger-y-llan) is an unadopted road and not a public right of way. On close examination the Amended site plan of 3 March 2016 shows a new pedestrian gateway from the land into this road. There is furthermore a proposal in Section 3 of the *Revised design and access statement* for provision of pedestrian and cycle access to Ger-y-llan via this unadopted road. The owners of the land only have limited rights of access to the field via this unadopted road. There is no automatic access to this road from the residents of this massive proposed development. The proposed use of this unadopted road for access to Ger-y-llan by those living in 121 houses would certainly not cause **minimal neighbour impact within the site and surrounding properties** as is claimed in Section 4. It would cause a major disturbance to the amenity of the occupiers of the above 3 properties and to all the other residents of Ger-y-llan. I thus object to the proposal to permit this pedestrian and cycle access to Ger-y-llan via this route.

As previously stated this planning application conflicts with many Vale of Glamorgan planning policies, has multiple basic flaws, is out of order and in breach of stated planning policies.

I would be most grateful if you would acknowledge receipt of this further letter of objection.

Yours sincerely

Dr Paul Williams

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**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

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%
<b>e. East Vale</b>	<b>-3</b>	<b>4</b>	<b>-7</b>	<b>0</b>	-
f. Coastal	236	54	182	19.7%	22.9%
g. Total	1,558	643	915	100%	41.3%

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

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

Table 3.3 Residential land values regionally

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

Table 3.4 Industrial land values in Wales

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

They show that the cost of Industrial land is about 1/6<sup>th</sup> to 1/10<sup>th</sup> 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:
- To prevent urban coalescence between and within settlements;
  - To ensure that development does not prejudice the open nature of the land;
  - To protect undeveloped land from speculative development and
  - 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?

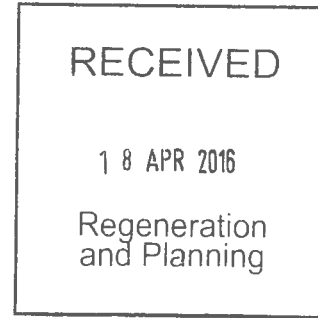
Yours sincerely

Paul Williams  
11 Ger-y-Ilan  
St Nicholas

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

28 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: 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**

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:

- 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%	
<b>e. East Vale</b>	<b>-3</b>	<b>4</b>	<b>-7</b>	<b>0</b>	<b>-</b>	
f. Coastal 236	54	182	19.7%	22.9%		
g. Total	1,558	643	915	100%	41.3%	

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

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

**Table 3.3 Residential land values regionally**

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

Table 3.4 Industrial land values in Wales

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

They show that the cost of Industrial land is about 1/6<sup>th</sup> to 1/10<sup>th</sup> 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.

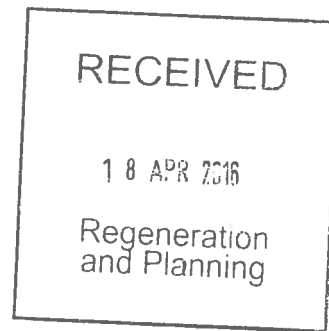
Yours sincerely

Dr Paul Williams

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

16 April 2016

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



Dear Mr Rennie

**Planning Application by Redrow Homes: Land to the East of St Nicholas: LDP Site MG2 [43]  
11 March 2016: Amended proposal to build 101 houses Your ref: 2015/00249/FUL/SR2**

I refer to my previous letters regarding the above planning application and am writing with 2 further objections, to be added to those made previously made by me in my earlier correspondence.

- 1 The removal from the earlier applications of open space for any children to play in leaves insufficient space for the massive scale of development proposed. This is seemingly because of the alleged availability of the St Nicholas school playing field, which is in fact not accessible out of school hours. I object to the omission of this playing area as it might lead to the dangerous situation of children playing in the narrow roads of the proposed development or the narrow roads of the village.
- 2 The road leading west from the land to Ger-y-Ilan (the road past Nos 11, 12 and 14 Ger-y-Ilan) is an unadopted road and not a public right of way. On close examination the Amended site plan of 3 March 2016 shows a new pedestrian gateway from the land into this road. There is furthermore a proposal in Section 3 of the *Revised design and access statement* for provision of pedestrian and cycle access to Ger-y-Ilan via this unadopted road. The owners of the land only have limited rights of access to the field via this unadopted road. There is no automatic access to this road from the residents of this massive proposed development. The proposed use of this unadopted road for access to Ger-y-Ilan by those living in 121 houses would certainly not cause **minimal neighbour impact within the site and surrounding properties** as is claimed in Section 4. It would cause a major disturbance to the amenity of the occupiers of the above 3 properties and to all the other residents of Ger-y-Ilan. I thus object to the proposal to permit this pedestrian and cycle access to Ger-y-Ilan via this route.

As previously stated this planning application conflicts with many Vale of Glamorgan planning policies, has multiple basic flaws, is out of order and in breach of stated planning policies.

I would be most grateful if you would acknowledge receipt of this further letter of objection.

Yours sincerely

Dr Paul Williams

**Payne, Adrienne J**

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**From:** Planning  
**Sent:** 25 May 2016 20:17  
**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 Natalie Smith [REDACTED]

**Address:**  
3 Merrick cottages ,St Nicholas ,,Cf56sq

**Comments:**  
I am a 29 year old married woman still living with my parents in st Nicholas, I am currently trying my hardest to get a deposit together for a mortgage, as the housing prices are to high in st Nicholas I have no objection to this development as they will offer affordable housing with in the village I grew up in and want nothing more than to be able to bring my own family in this area.

**Case Officer:**  
Mr. Steven Rennie

RECEIVED  
26 MAY 2016  
Regeneration  
and Planning

D.E.E.R
RECEIVED
ACTION BY: SL21R
NO: 6
ACK:

26 May 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 Land to the East of St Nicholas**  
**and**  
**Planning Application 2015/00662/FUL Land to the East of Mink Hollow,**  
**St Nicholas**

Further to our recent discussion, I am taking this opportunity to reaffirm my views on the above planning applications at St Nicholas.

I understand the 2015/00662/FUL application (Land to the East of Mink Hollow, St Nicholas) is likely to be revised in the near future by a reduction in the number of dwellings (yet to be confirmed). As you will see below my views and objections previously raised still stand for both applications.

**Planning Application 2015/00249/FUL (101 dwellings)**

Our well founded objections have not changed. The application was revised in March 2016 to increase the number of dwellings to 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 9<sup>th</sup> March 2016 when the suitability of this 'potentially' allocated site was considered by the Inspector.

I attended 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 attended the Hearing Session, the Inspector made it abundantly clear that he has "serious concerns" about the potential allocation of this 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.

LPC (Trull) Ltd  
Trull Tetbury  
Gloucestershire  
GL8 8SQ

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.

- *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.*

As you are probably aware the Council have responded to Action Points 2 and 3 from Hearing Session 11. However, the Inspector is still awaiting a response back in relation to Action Point 1 (which is due by the end of May).

Given the close interaction between the principle of residential development on the 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 the land to the east of St Nicholas), it will be grossly unreasonable for the applications to be determined prior to the adoption of the Local Development Plan, unless the determination is for refusal.

#### **Planning Application 2015/00662/FUL (21 dwellings)**

I wish to re-emphasise my objections raised in my previous representation made on 5 January 2016, in relation to the second planning application at Land to the East of Mink Hollow, St Nicholas.

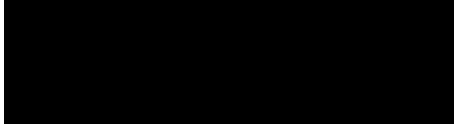
My objections are along the following grounds:

- The application is contrary to the adopted Development Plan
- The application is contrary to the objectives of Planning Policy for Wales (PPW)
- The scheme does not conform to the emerging planning policy
- The impact of the proposed development on the St Nicholas Conservation Area

- The impact on Ely Valley and Ridge Slopes of Special Landscape Area.

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

Yours sincerely



**Chris Dance**  
**Associate**

cc Client



## Rennie, Steven

---

**From:** [REDACTED]  
**Sent:** 10 May 2016 09:41  
**To:** Rennie, Steven  
**Subject:** RE: App No 2015-00249 - land to the east of St Nicholas

Steven,

Many thanks for the update.

Regards

Nick

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**From:** Rennie, Steven [REDACTED]  
**Sent:** 10 May 2016 09:24  
**To:** Iles, Nicholas (ESNR-Planning)  
**Subject:** RE: App No 2015-00249 - land to the east of St Nicholas

Nicholas

There is no date set as yet for this application. The proposals have recently been amended which saw an increase in numbers to 101. We currently have an objection from Welsh Water on grounds of capacity in the system. Could be July, though this would be the earliest.

Regards

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](http://www.valeofglamorgan.gov.uk)  
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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.*

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**From:** [REDACTED]  
**Sent:** 10 May 2016 09:10  
**To:** Rennie, Steven  
**Subject:** FW: App No 2015-00249 - land to the east of St Nicholas

Steven,

Nicola is currently on leave and I wonder if you could provide an update on when application 2015/00249/FUL is likely to go before the Planning Committee..