

Our Ref:

Your Ref:

Date:

4610/ARM/caj

11th December 2015

Mr. Stephen Rennie,
Development and Building Control
Vale of Glamorgan Council
Dock Office,
Barry Docks,
Barry
CF63 4RT

Dear Mr. Rennie,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION REFERENCE: 2015/00249/FULL
LAND TO THE EAST OF ST. NICHOLAS
DEVELOPMENT OF 96 HOUSES AND ASSOCIATED OPEN SPACE, VEHICULAR AND
PEDESTRIAN ACCESS, LANDSCAPE AND INFRASTRUCTURE, INCLUDING THE
DEMOLITION OF EMMAVILLE**

I am writing to respond to your letter dated the 15th October 2015 in which you stated that both the Waterstone and Redrow applications should be served by one access and that it is your opinion that the access proposed in the Waterstone application is more appropriate. You also state in the letter that you have been given categorical reassurance that the landowner for the Waterstone Homes site will not in any way require any ransom in providing access over his land and that this should remove any potential obstruction to successful negotiations between landowners and developers.


We find it difficult to understand how the landowner can give this assurance as he has entered into a contact to sell the land to Waterstone Homes and that there is no obligation in that contract for Waterstone to take the road to the boundary of the site and to grant rights of access to Redrow to gain access to the adjoining land. Redrow have also discussed a potential purchase of the site with an agent acting for Waterstone Homes but they cannot agree a purchase price and are unlikely to do so as their respective valuations are too far apart.

In this situation there is little prospect of an agreement being reached between the parties and as Redrow are under an obligation with their landowners to proceed with reasonable endeavours they have little choice to proceed with their application as submitted, As you are aware Redrow's Highway consultant spent a considerable amount of time and resources agreeing an acceptable access with your Highways department and considers that two separate accesses to serve both applications would not have an unacceptable impact on safety. Furthermore we do not consider that two accesses would have an unacceptable harmful effect on the Conservation area or on the residential amenity of the occupiers of the two adjacent dwellings.

With regard to the holding objection from Welsh Water there are on going negotiations with Redrow over the cost of the improvements they require.

In your recent email you stated that we will receive your detailed comments shortly and when received we can then discuss the timescale for the application to be reported to Committee.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Muir', with a stylized, cursive script.

Andrew Muir