

Your Reference: Planning Application 2016/01160/OUT/MPH Woodside Hamlet – Llantwit Major

I strongly object to the above Application on the following grounds:

- 1) Access to the site via the initial and current proposal is not possible as the land owner has refused to sell the required parcel of land through which traffic needs to pass. Therefore, the only other known access/egress is via the initially revised plan proposal of Mill-Lay Lane which is narrow, winding and potentially dangerous. Egress from the site will be hampered by lack of visibility due to the existing:
 - o Inclination of the proposed site entrance/exit which will when exiting the site obstruct drivers view of the lane. There is also a danger of vehicles stalling while exiting the site and collisions with oncoming traffic, some of which come up the Lane at speed.
 - o The old stone wall (to the East of the proposed site entrance/exit) will obstruct the drivers view of the lane, so the wall will need to be lowered or removed.
 - o The curvature of the road, to the West of the proposed site entrance/exit, will obstruct drivers view of the lane. The revised plan shows that yet more of the woodland having to be cleared of shrubbery and trees.
- 2) The proposed site construction/operation will have a negative impact on the woodlands wildlife, which includes badgers as recently filmed by a resident.
- 3) The proposed development encroaches on the surrounding countryside which is part of a conservation area.
- 4) The detrimental ecological impact to the ancient woodland, (which should be classified as part of the Conservation Area) and surrounding area.
- 5) The increase in noise, pollution and light from the proposed development will have an impact on the wildlife and on local residents. It is perceived that the majority of persons that may use this proposed site will be young, noisy and messy.
- 6) The proposed site management is 'remote' (other than booking guests in/out) therefor for a majority of the time the site will be unmanaged/uncontrolled. This lack of control could easily result in distress for the wildlife, woodland and residents.
- 7) There are no detailed proposals to ensure the waste recycling of cans, plastic, glass, etc.
- 8) The tree tents do not appear to be suitable for disabled persons.
- 9) The development is considered by the majority of the residents and the Town Council as unsuitable for the area.
- 10) The original planning intent for the wooded area was to prevent further construction of residential units south of Mill-Lay Lane. Surely this planning intent should also prevent the construction of temporary accommodation **of all sorts**.
- 11) As the developer's proposal includes a wood burning stove in each tent, the risk of a fire hazard within the site is HIGH, and due to the topography of the land, access for emergency services is serious cause for concern. Also, the risk factor is increased due to the number of domestic propane tanks on the east side of the site.

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