The Majority of the area allocated in this planning application lies within a ‘Special Landscape Area’ on the edge of the conservation area of Flemingston. According to policy this area is designated as ‘protected’ from development, thereby protecting the landscape around the conservation area. It is currently used as agricultural land and in order to prevent this and further developments on such land it is important to preserve these areas.

Development in the countryside of this scale on land that the local government has designated as protected is in direct contradiction to policy ENV 1 as this land will no-longer be used for agricultural purposes. Policy ENV 2 states that Government policy is to protect agricultural land as a national resource for the future. With so much non-agricultural land in the area the proposed area should be protected from building. Flemingston Court Farm the current owner has farmed this land successfully for years.

The application contravenes ENV 27 with regards to the impact that it will have on adjacent areas: The whole of the Thaw Valley is subject to flooding every year with St Athan Road and Flemingston Road unpassable during heavy rain each year. I have lived in Flemingston for 4 years and in three of those years the roads have been unpassable without a 4 x 4. The surrounding fields in the upper valley are water logged and the lower Valley itself becomes a lake. With this in mind I am very concerned about the provision for drainage for the site as 300 additional units would generate large amounts of run-off water that would potentially add to the flooding in the surrounding fields and roads affecting the remaining agricultural land on adjacent farms.

With regards to sewerage there is concern regarding adequate provision for the current volume of sewerage generated.

The traffic survey for Cowbridge Road is under hugely under - estimated as it is an extremely busy road especially at peak times. Due to the lack of local jobs it is unlikely that residents of the new development will be working in the area travelling instead to Cardiff or Bridgend. Transport links from St Athan to Cardiff and Bridgend are extremely inadequate, therefore residents are reliant upon cars. The surrounding road system in the area is single track and is therefore unable to accommodate the additional traffic that 300 housing units would generate. The survey states there will be approximately 143 movements during morning peak hour and 153 during evening with 1359 total movements each day. Given that the average household has approximately 2 cars and the planning application states that there will be dwellings with up to 5 bedrooms. The traffic movement per day will be in excess of the estimates given in the application.

600 additional cars minimum each day would have a massive impact on the local environment in the form of noise and fumes and congestion especially in local villages such as Flemingston, St Mary Church both served by single track roads.

Wild life surveys have not been performed for the presence of Brown Hares which are found in this area (mentioned as present in the badger survey). According to the Wildlife Trust Brown Hares have seen a dramatic decline in numbers due to changes in grassland habitats. Presence of this rare species seems to have been ignored in this planning application.

According to the ‘Vale of Glamorgan empty homes strategy’ there are over 739 empty homes in the Vale of Glamorgan. Given this data it seems superfluous to build additional homes in this area that may also remain empty. This does not include the large number of other new homes that are unsold in the area.