

[REDACTED]

From: Nigel Davies <[REDACTED]>
Sent: 02 February 2017 21:25
To: Planning & Transportation (Customer Care)
Subject: Objection - 2016/01427/OUT

Dear Mr Rennie,

Re - 2016/01427/OUT Land off Cowbridge Road, St Athan
Our Address – Hunter's Lodge, 8 Newbarn Holdings, Newbarn, Flemingston, CF62 4QL

Further to the recent application we object to the application in its entirety and make the following observations:

The proposed 300 property development would create the potential for 300 additional vehicle users based on 1 vehicle per household. This would mean an average of 600 potential vehicle movements to and from the site every day.

However, based on the housing profile this could be nearer an average of 1.5 cars per household increasing the daily average vehicle movements to around 900 per day.

The road network in the area has limited capacity as it is and will struggle to accommodate the additional vehicle movements.

Our main concern is that the majority of commuting traffic to and from the site will use St Athan Road through Newbarn to travel to either Cowbridge or out via St Hilary or Llantrithyd to the A48. These single lane roads (with limited passing places) already struggle to cope with the volume of traffic. Without significant investment and improvement, the road network north of the site towards Cowbridge will be overburdened. If the development is permitted there will be no means of preventing householders from using the shortest possible route to get to their destination.

The current speed limit leaving the entrance to the site changes from 30mph to 40mph heading towards Newbarn. The majority of motorists (including commercial and articulated vehicles) do not observe the 40mph speed limit through Newbarn and the road is becoming a significant hazard for residents and pedestrians. You will note that there are no pavements from the boundary of St Athan through to Cowbridge. The introduction of further road users from the new site on to a route where speed limits are not observed will only add more volume to users 'rushing' to work.

The site entrance is directly opposite a junction to the Eglwys Brewis road which is already difficult to negotiate.

We believe that the size and nature of the scheme close to the boundary would result in a prominent development that would have an unacceptable impact upon the visual amenities of the Special Landscape area. It would also remove a significant parcel of land from agricultural use in an area that has been predominantly used for agriculture.

The size of the development in comparison to the neighbouring village of Flemingston is significantly greater than the sum total of the current number of properties there and due to its location, effectively joins Flemingston to the neighbouring village of St Athan.

For the above reasons we object to the development.

Best Regards,

Nigel

