Miss Hélène Jallat and Mr David Marson

Church Barn

Flemingston

Vale of Glamorgan

CF62 4QJ

Re: Objection - **2016/01427/OUT/SR2**

We are in receipt of the notification of amended plans and documents with regards Application number **2016/01427/OUT/SR2** and have consulted them. However, we have found the amendments far too minor to remove our previous objection.

We are therefore listing below 5 points, which explain our reasons for objecting to the planning proposal of 300 dwellings on agricultural land on the edge of St Athan.

1. The designated fields are on the outer edge of St Athan. They are also situated in a designated Special Landscape Area and have been in constant agricultural use by the local farmer, up to the present undertaking of this residential project. They have no more been subject to flooding, thus unsuitable for agricultural purposes, than any other fields in most of the Vale of Glamorgan, in the present climate.

2. Increasing the housing stock by 300 brand new dwellings thus, on average, double the vehicle stock would considerably increase local traffic and the resultant pollution in a designated Conservation Area, squeezed between several large cities and already expanding larger villages and estates. The lack of reliable local public transport would also overburden the small country lane network. Finally, the survey, which has been conducted, grossly underestimates the difficult reality of the present increasing peak hour traffic in the locality and the one proposed.

3. No realistic traffic survey has been conducted through the local residential village of Flemingston. This would show the actual impact and danger the new constant and large flow of traffic would have on a local rural community. This community, presently 10 times smaller than the proposed development alone will be under threat of disappearance.

4. The local employment and service (medical, schooling etc.) provisions are insufficient for such a number of new residents in a rural setting.

5. Whilst the tourist industry is making strong headway in this area and is greatly encouraged by the Welsh government and local councils, through improvements such as better airport links, beaches, campsites, B&Bs, festivals and riding stables, appropriating new agricultural fields for such a large residential estate in the Flemingston Conservation Area would undermine a very lucrative local industry.

In conclusion, before degrading further the St Athan and Flemingston landscape and destroying agricultural fields with a brand new and unusually large residential plan, it would be advisable to take stock of the large number of, still, empty houses, for example on the old MOD estate and various brown sites available. These already offer appropriate infrastructures for 300 families and can be improved to adhere to the council’s growing ecological commitment.