Further to the amended planning application I would like to voice my objection.

This is grade 3 classified land (MAFF in 1977) – whether it is grade 3a or 3b is down to your surveyor.

The application relies heavily on the fact that the land has been classified 3B grade. This needs to be challenged. I would say in my opinion that the land is definitely Grade 3A although I believe that on a development of this scale a truly independent survey should be performed. May I remind you from the planning application documents that the land survey supporting the application was –

“ prepared by Kernon Countryside Consultants Limited (KCC) on the instructions of Mr John Thomas”.

This is not an independent survey.

The line between Grade 3A and 3B is small and as such can be viewed differently according to your surveyor. It suits the developer that it can be classed as 3B because were it to be 3A then –

4.3 Planning Policy Wales (2012) notes in paragraph 4.10.1 that high quality land is

recognised as a finite resource which should be conserved for the future,

wherever possible. Such land is described as that graded 1, 2 and 3a in the

Agricultural Land Classification (ALC) system and is described as **“best and**

**most versatile agricultural land”** (BMV).

4.4 The policy states that **“Considerable weight should be given to protecting**

**such land from development, because it is of special importance.**

I also note on the application that ;

“5.1 The land forms part of a substantial farming business located at Flemingston

Court Farm to the north east of the Site. The loss of this small area of land, which

appears to be heavily walked / trespassed and thus difficult to farm, is unlikely to

have any significant effect on the occupying farm business”

In my opinion, this is just not true. I have lived in the area for 30 years and can say that this land has never appeared heavily walked and trespassed and has always seemed to be farmed without difficulty.

There are so many objections relating to local infrastructure not being able to cope with a development of this size but I read the traffic survey with interest.

The company that did the traffic survey admits in their conclusion that this development would cause too much traffic to drive through St Athan village but have just commented that drivers will naturally avoid this traffic build up and take alternative routes through Eglys Brewis or Cowbridge – this seems to be no plan at all. Also, they seem to be of the belief that people will all be driving to Lantwit or Cowbridge but many many people travel to Cardiff and the preferred route of traffic avoidance is the Lantrythyd road (lane) which was completely ignored in the traffic survey.

I would also say that the peak time traffic numbers are underestimated. Even with some provision for affordable housing in the development I would estimate that 300 houses would probably mean a total of around 400 vehicles residing in the development. I would say that peak time traffic flow would be close to 200 extra vehicles all using two exits onto the cowbridge road which is a lot more than the traffic survey estimates.

If this development does go ahead then it is going to be worth around 50 to 60 million pounds once finished and the fact that the land owner is head of the council, while not in any way considered to have acted inappropriately, is bound to generate extra media scrutiny – I think it’s very risky that the builder as far as I can ascertain has specialised in developments of between 12 and 25 houses. To suddenly be in charge of a development of this size is a huge jump in responsibility.

Finally may I reiterate the words of VOG MP Alun Cairns

--He set out his objections to the wider development across the Vale, arguing a 10,000-unit housing target for the Vale of Glamorgan “exceeds local requirements”.

“Inappropriate development is to take place across the Vale as a result, in places such as Cowbridge, Rhoose and Dinas Powys,” he warned.

“I would like to see the top-down housing targets altered so that our towns and villages can evolve on a sustainable basis, to meet the local need and with the consent of local people.”