

Welsh Ministers

Northern Access Road, St Athan

**Pre-Application Consultation Report
(PAC Report)**

May 2017

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1.0 Introduction

1.1 Background

1.1.1 This Pre-Application Consultation Report (PAC Report) has been prepared by WYG on behalf of the Welsh Ministers ("the applicant"). The report relates to an application for full planning permission to build a new highway, called the Northern Access Road (NAR), at St Athan in the Vale of Glamorgan.

1.1.2 The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") sets out the requirements to undertake pre-application consultation in respect of all planning applications for 'major' development. Major development is defined in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO), as follows:

"major development" means development involving any one or more of the following—

(a) the winning and working of minerals or the use of land for mineral-working deposits

(b) waste development;

(c) the provision of dwellinghouses where—

(i) the number of dwellinghouses to be provided is 10 or more; or

(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);

(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or

(e) development carried out on a site having an area of 1 hectare or more."

1.1.3 In line with the above criteria (specifically (e)), the application is categorised as 'major development' and therefore the development proposals are accompanied by this Pre-Application Consultation Report (PAC) as required by Article 2F(1) of the 2016 Amendment Order.



1.2 Statement Contents

1.2.1 The remainder of this Statement is structured as follows:

Section 2 – outlines the background of the proposals

Section 3 – sets out the statutory requirements of the PAC report

Section 4 – provides a summary of responses and outlines how these have been addressed

Section 5 – provides a summary and conclusions.



2.0 Background

2.1 The Proposed Development

2.1.1 The planning application seeks full planning permission for the following proposed development:

"Proposed construction of a new highway (called the Northern Access Road) with footways and a cycleway, new junctions, lighting, signs, fencing, flood alleviation works, acoustic barriers and other environmental mitigation measures, landscaping, demolition of a garage at Rose Cottage, and all associated engineering and building operations."

2.1.2 The proposed Northern Access Road is intended to serve the existing and proposed developments at St Athan including:

- the Aerospace Business Park (ABP), which occupies a large part of the former RAF camp, including the operational runway;
- the proposed Aston Martin car manufacturing facility, which occupies the existing Super Hangar building on the ABP; and
- proposed residential developments on land lying south of the proposed Northern Access Road and between it and Eglwys Brewis Road.

2.1.3 The NAR will not serve the Ministry of Defence (MoD) camp at St Athan, which will continue to be served via its existing access road at Main Gate.

2.2 The PAC Consultation Package

2.2.1 Paragraph 14 of Article 1 of the 2016 Order requires the draft planning application to be made available for a 28-day consultation period. The documentation should include:

- All information that would be required to be submitted as part of a formal planning application. This includes all the information on the relevant planning application form, except the ownership certificates.
- Scaled plans, with north arrow, to identify the land to which the application relates.
- All other scaled plans, drawings and information that would be required to describe the proposed development – this includes any technical documents that would be needed in order to validate any subsequent application.
- Design and Access Statement.



- Any information that would be needed in order to comply with any local validation requirements of the relevant local planning authority.

2.2.2 In line with the above guidance, the following draft application documents were made available to the public from 28th March 2017:

- Draft Application Forms
- Design and Access Statement and Planning Statement (WYG)
- Non-Statutory Public Consultation Report (AECOM)
- Flood Consequences Assessment (AECOM)
- Drainage Strategy (AECOM)
- Air Quality Impact Assessment (AECOM)
- Noise and Vibration Assessment (AECOM)
- Transport Assessment (WYG)
- Eglwys Brewis Road Options Report (AECOM)
- Geotechnical Preliminary Sources Study Report (AECOM)
- Factual Ground Investigation Report (AECOM)
- Ground Investigation Report (AECOM)
- Phase 1 Geo-Environmental Assessment (AECOM)
- Historic Environment Desk-Based Assessment (AECOM)
- Ecological Assessment (WYG)
- Arboricultural Report (AECOM)
- Landscape and Visual Impact Assessment (AECOM)
- Landscape Management and Maintenance Plan (AECOM)
- Agricultural Land Classification (Kernon)
- Drawings
 - Site Details
 - 60509148-SHT-30-9999-CT-0100-Location Plan
 - 60509148-REF-00-0000-CT-3020-Planning Application Boundary
 - NAR_TOPO_200 Scale_OversizedA0 Sheet_RevA - Topographical Survey
 - General Arrangement Drawings
 - 60509148-SHT-30-0000-CT-0121-General Arrangement
 - 60509148-SHT-30-0000-CT-0122-General Arrangement
 - 60509148-SHT-30-0000-CT-0123-General Arrangement
 - 60509148-SHT-30-0000-CT-0124-General Arrangement



- 60509148-SHT-30-0000-CT-0125-General Arrangement
- 60509148-SHT-30-0000-CT-0126-General Arrangement
- 60509148-SHT-30-0000-CT-0127-General Arrangement
- 60509148-SHT-30-0000-CT-0128-General Arrangement
- Alignment Drawings
 - 60509148-SHT-30-0000-CT-0601-Plan and Profile
 - 60509148-SHT-30-0000-CT-0602-Plan and Profile
 - 60509148-SHT-30-0000-CT-0603-Plan and Profile
 - 60509148-SHT-30-0000-CT-0604-Plan and Profile
 - 60509148-SHT-30-0000-CT-0605-Plan and Profile
 - 60509148-SHT-30-0000-CT-4050-Typical Cross Sections
- Contour Drawings
 - 60509148-SHT-30-0000-CT-0611-Contour Plans
 - 60509148-SHT-30-0000-CT-0612-Contour Plans
 - 60509148-SHT-30-0000-CT-0613-Contour Plans
 - 60509148-SHT-30-0000-CT-0614-Contour Plans
 - 60509148-SHT-30-0000-CT-0615-Contour Plans
 - 60509148-SHT-30-0000-CT-0616-Contour Plans
 - 60509148-SHT-30-0000-CT-0617-Contour Plans
- Junction Design
 - 60509148-SHT-00-0000-CT-0151-Swept Path Analysis & Visibility Splays
 - 60509148-SHT-00-0000-CT-0152-Swept Path Analysis & Visibility Splays
 - 60509148-SHT-00-0000-CT-0153-Swept Path Analysis & Visibility Splays
 - 60509148-SHT-00-0000-CT-0154-Swept Path Analysis & Visibility Splays
 - 60509148-SHT-00-0000-CT-0155-Swept Path Analysis & Visibility Splays
 - 60509148-SHT-00-0000-CT-0156-Swept Path Analysis & Visibility Splays
 - 60509148-SHT-00-0000-CT-0157-Swept Path Analysis & Visibility Splays
 - 60509148-SHT-00-0000-CT-0158-Millands Caravan Park Swept Path Analysis
- Accommodation Works
 - 60509148-SHT-30-0000-CT-0051-Accommodation Works Plan
 - 60509148-SHT-30-0000-CT-0052-Accommodation Works Plan
 - 60509148-SHT-30-0000-CT-0053-Accommodation Works Plan
 - 60509148-SHT-30-0000-CT-0054-Accommodation Works Plan
 - 60509148-SHT-30-0000-CT-0055-Accommodation Works Plan
 - 60509148-SHT-30-0000-CT-0056-Accommodation Works - Rose Cottage



- 60509148-SHT-30-0000-CT-0057-Accommodation Works - Gate Access
- Site Clearance
 - 60509148-SHT-30-0000-CT-0201-Site Clearance
 - 60509148-SHT-30-0000-CT-0202-Site Clearance
 - 60509148-SHT-30-0000-CT-0203-Site Clearance
 - 60509148-SHT-30-0000-CT-0204-Site Clearance
 - 60509148-SHT-30-0000-CT-0205-Site Clearance
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 - 60509148-SHT-30-0000-CT-0207-Site Clearance
 - 60509148-SHT-30-0000-CT-0208-Site Clearance
- Fencing
 - 60509148-SHT-30-0000-CT-0301-Fencing
 - 60509148-SHT-30-0000-CT-0302-Fencing
 - 60509148-SHT-30-0000-CT-0303-Fencing
 - 60509148-SHT-30-0000-CT-0304-Fencing
 - 60509148-SHT-30-0000-CT-0305-Fencing
 - 60509148-SHT-30-0000-CT-0306-Fencing
 - 60509148-SHT-30-0000-CT-0307-Fencing
 - 60509148-SHT-30-0000-CT-0308-Fencing Standard Detail
- Road Restraint Systems (Safety Barriers)
 - 60509148-SHT-30-0000-CT-0402-Road Restraint Systems
 - 60509148-SHT-30-0000-CT-0403-Road Restraint Systems
- Drainage
 - 60509148-SHT-30-0000-CT-0501-Drainage General Arrangement
 - 60509148-SHT-30-0000-CT-0502-Drainage General Arrangement
 - 60509148-SHT-30-0000-CT-0503-Drainage General Arrangement
 - 60509148-SHT-30-0000-CT-0504-Drainage General Arrangement
 - 60509148-SHT-30-0000-CT-0505-Drainage General Arrangement
 - 60509148-SHT-30-0000-CT-0506-Drainage General Arrangement
 - 60509148-SHT-30-0000-CT-0507-Drainage General Arrangement
 - 60509148-SHT-30-0000-CT-0595-Llanmaes Flood Alleviation Measures
- Utilities
 - 60509148-SHT-30-0000-CT-0551-Utilities
 - 60509148-SHT-30-0000-CT-0552-Utilities
 - 60509148-SHT-30-0000-CT-0553-Utilities



- 60509148-SHT-30-0000-CT-0554-Utilities
- 60509148-SHT-30-0000-CT-0555-Utilities
- 60509148-SHT-30-0000-CT-0556-Utilities
- 60509148-SHT-30-0000-CT-0557-Utilities
- Pavements
 - 60509148-SHT-30-0000-CT-0701-Pavement Plans
 - 60509148-SHT-30-0000-CT-0702-Pavement Plans
 - 60509148-SHT-30-0000-CT-0703-Pavement Plans
 - 60509148-SHT-30-0000-CT-0704-Pavement Plans
 - 60509148-SHT-30-0000-CT-0705-Pavement Plans
 - 60509148-SHT-30-0000-CT-0706-Pavement Plans
 - 60509148-SHT-30-0000-CT-0707-Pavement Plans
- Kerbs, Footways and Paved Areas
 - 60509148-SHT-30-0000-CT-1101-Kerbs, Footways and Paved Areas
 - 60509148-SHT-30-0000-CT-1102-Kerbs, Footways and Paved Areas
 - 60509148-SHT-30-0000-CT-1103-Kerbs, Footways and Paved Areas
 - 60509148-SHT-30-0000-CT-1104-Kerbs, Footways and Paved Areas
 - 60509148-SHT-30-0000-CT-1105-Kerbs, Footways and Paved Areas
 - 60509148-SHT-30-0000-CT-1106-Kerbs, Footways and Paved Areas
 - 60509148-SHT-30-0000-CT-1107-Kerbs, Footways and Paved Areas
 - 60509148-SHT-30-0000-CT-1108-Kerbs, Footways and Paved Areas
 - 60509148-SHT-30-0000-CT-1109-Route Wide Footways
 - 60509148-SHT-30-0000-CT-0206-Public Right of Way Diversion
- Traffic Signs
 - 60509148-SHT-30-0000-CT-1201-Traffic Signs
 - 60509148-SHT-30-0000-CT-1202-Traffic Signs
 - 60509148-SHT-30-0000-CT-1203-Traffic Signs
 - 60509148-SHT-30-0000-CT-1204-Traffic Signs
 - 60509148-SHT-30-0000-CT-1205-Traffic Signs
 - 60509148-SHT-30-0000-CT-1206-Traffic Signs
 - 60509148-SHT-30-0000-CT-1207-Traffic Signs
 - 60509148-SHT-30-0000-CT-1211-Signage Strategy
 - 60509148-SHT-30-0000-CT-1212-Signage Strategy
- Traffic Signal
 - 60509148-SHT-30-0000-CT-1250-Traffic Signals



- Road Lighting
60509148-SHT-30-0000-CT-1310-Proposed Lighting Extents
- Landscaping
60509148-SHT-30-0000-CT-3000Landscaping
- Construction
60509148-SHT-30-0000-CT-0160-Permitted Routes to Site for Construction Traffic

2.2.3 Article 1 of the 2016 Order indicates that in regards to publicity: *"developers are encouraged to use web based material when such technology is available"* (paragraph 26). As such, the relevant information listed above was made available to view on the following website:

<http://www.wyg.com/consultations/northern-access-road>

2.2.4 Article 1 also states that: *"in cases when the developer has made the relevant information available on a website, the location for public viewing can be a library or other public building where computer facilities are made available to the general public"* (paragraph 28). In accordance with this guidance, the consultation letter (refer to Section 3.2 of this report) confirmed where computer facilities were available to the general public in the locality (Llanwit Major Library) and set out the relevant opening hours.

2.2.5 This PAC Report has been prepared in accordance with the paragraph 44 of Article 1 of the 2016 Order. In order to meet the statutory requirements, the following are contained within this report:

- a) copy of the site notice;
- b) a declaration that the site notice was displayed in accordance with the statutory requirements;
- c) a copy of the notice given to owners and occupiers of adjoining land;
- d) copies of all notices provided to councillors, town and community councils, and specialist consultees;
- e) a summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed; and
- f) copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.



3.0 Statutory Requirements

3.1 Site Notice

3.1.1 A copy of the site notice is attached at **Appendix A**. The notice was displayed in accordance with the statutory requirements: that is, in at least one place on or near the development site for no less than 28 days. The site notice was posted at 8 separate locations on the site boundary. A plan of the notice locations is provided at **Appendix B**.

3.1.2 The notice was displayed from 28th March until 30th April 2017.

3.2 Notice to Adjoining Owners/Occupiers

3.2.1 Consultation letters were sent to all adjoining owners and / or occupiers to the application site as well as other nearby residents. In total, 146 letters were sent – as set out in the schedule attached at **Appendix C**. In accordance with the Data Protection Act 1998, no addresses of private individuals have been included in this report and as such a sample copy of the letter is also attached.

3.3 Notice to Community Consultees

3.3.1 Copies of all letters provided to the Community Councils and Local Members are attached at **Appendix D**. Those issued with a letter are set out in the schedule below:

Name	Address	Date Letter Sent	Date Response Received
Llantwit Major Town Council	FAO Mrs R Quinn, Town Clerk Town Hall Llantwit Major Vale of Glamorgan CF61 1SD	28 th March 2017	No response
Llanmaes Community Council	Clerk Ms Carole Alexander Apt 2 Alexandra House Beach Road Penarth CF62 1FN	28 th March 2017	28 th April 2017



Name	Address	Date Letter Sent	Date Response Received
St Athan Community Council	Clerk Mrs J Haswell Old School Community Centre St Athan Barry CF62 4PL	28 th March 2017	28 th April 2017
Cllr Gwyn John	Mr Gwyn John Ashgrove House High Street Llantwit Major CF61 1SS	28 th March 2017	29 th March 2017
Cllr Edwards Williams	3 Grange Gardens Llanwit Major Vale of Glamorgan CF61 2XB	28 th March 2017	No response
Cllr Antony Bennett	'Midwell' West End Llantwit Major CF61 1SL	28 th March 2017	No response
Cllr John W Thomas	Flemingston Court Flemingston CF62 4QJ	28 th March 2017	No response
Cllr Eric Hacker	24 Llanmaes Road Llantwit Major CF61 2XF	28 th March 2017	No response

3.4 Notice of Specialist Consultees

3.4.1 Copies of all letters provided to the Specialist Consultees and other relevant departments are attached at **Appendix E**. Those issued with a letter are set out in the schedule below:

Name	Address	Date Letter Sent	Date Response Received
The appropriate person at CADW	Plas Carew, Unit 5/7 Cefn Coed Parc Nantgarw Cardiff CF15 7QQ	28 th March 2017	19 th April 2017



Name	Address	Date Letter Sent	Date Response Received
The appropriate person at the Vale of Glamorgan Drainage Department	Vale of Glamorgan Council Drainage Department The Alps Depot Wenvoe CF5 6AA	28 th March 2017	No response
The appropriate person at the Vale of Glamorgan Highways Department	Vale of Glamorgan Council Highways Department The Alps Depot Wenvoe CF5 6AA	28 th March 2017	No response
The appropriate person at NRW (as competent authority Control of Major Accident Hazards)	Natural Resources Wales (as competent authority Control of Major Accident Hazards) Cambria House 19 Newport Road Cardiff CF24 0TP	28 th March 2017	No response on major hazards
The appropriate person at NRW (as competent authority regarding Flood Risk)	Natural Resources Wales (as competent authority regarding Flood Risk) Cambria House 19 Newport Road Cardiff CF24 0TP	28 th March 2017	28 th April 2017
The appropriate person at Dŵr Cymru Welsh Water	Developer Services Dŵr Cymru Welsh Water P.O. Box 3146 Linea Fortran Road Cardiff CF30 0EH	28 th March 2017	13 th April 2017



4.0 Summary of Responses

4.1 Introduction

4.1.1 This section provides an overview of pre-application responses received from the specialist and community consultees, along with comments from the general public and neighbouring owner/occupiers. The consultation responses from specialist and community consultees have been included at **Appendix F** for reference:

4.2 Specialist Consultees

4.2.1 This section provides an overview of pre-application responses received from specialist consultees which have been appended at Appendix E for reference:

Dŵr Cymru Welsh Water

4.2.2 A response was received from Dŵr Cymru Welsh Water on the 13th April 2017 which raised no objection to the proposed development. The letter provides standard advice relating to sewerage, sewage treatment and water supply which the applicant has given due consideration to and will inform details required at the future pre-commencement and construction phases.

CADW

4.2.3 A response was received from CADW on 19th April 2017. CADW requested a copy of the Archaeology and Cultural Heritage Assessment's site visit assessment and methodology. This information is provided in the updated report accompanying the planning application to enable CADW to appropriately consider the findings of the assessment.

Natural Resources Wales

4.2.4 On the 28th April 2017, Natural Resources Wales (NRW) issued a letter identifying concerns with the proposed development, outlining several requirements and conditions to satisfy the matters raised.

4.2.5 The primary matter which NRW was consulted on was flood risk. NRW advised that based on the submitted Flood Consequences Assessment and a review of the hydraulic model, the consequences of flooding to and from the proposal as designed are deemed acceptable in accordance with TAN 15.

4.2.6 Specific matters raised by NRW requiring a response are outlined below:



Comments Received	Applicants Response
Conditions suggested on flood risk.	The letter received from NRW proposes the attachment of one condition to any future planning permission in relation to flood risk, which is considered acceptable by the applicant.
Conditions suggested on land contamination.	The letter received from NRW suggests the attachment of a series of five conditions to any future planning permission in relation to land contamination matters. The conditions are considered acceptable by the applicant and a Phase 2 geo-environmental report will be submitted to NRW for consideration.
European Protected Species - Further information is required to demonstrate that the proposal will not be detrimental to the maintenance of the favourable conservation status of European Protected Species, namely a draft dormouse strategy and specific establishment and post establishment prescriptions for translocated hedgerows and other habitats of value for dormice.	<p>A Draft Dormouse Method Statement based on the NRW 'Template Method Statement to be used within a Dormice Development Licence Application' has been prepared and is submitted in support of the planning application. It references the methodologies and mitigation to be included as part of the project (subject to final licence approval from NRW after planning permission has been granted).</p> <p>In addition, the Landscape and Maintenance Management Plan has been extended to include a Habitat Management Plan which includes all the information requested by NRW.</p>



4.3 Community Consultees

4.3.1 The community consultees consulted as part of the pre-application consultation were Llantwit Major Town Council, St Athan Community Council and Llanmaes Community Council. A number of local elected members to the Vale of Glamorgan Council were also consulted as outlined in Section 3. Responses received from the community councils and elected members are provided at **Appendix G** for reference.

4.3.2 The only response received from local elected members was from Councillor Gwynn John on 31st March 2017. Comment from the local member and the response are outlined below;

Comments Received	Applicants Response
<p>I am extremely disappointed to receive your letter giving website details of how to access the NAR Consultation, however, what really disappoints me is that everything is being hid again from the general public.</p> <p>Not everyone has a computer or even understand how to use a computer, once again the older people are being discriminated and in my opinion you are breaking equality law. What you should be doing is to hold a full public consultation at a venue in Llantwit Major and Llanmaes and have officers of the Welsh Government available to explain every question asked. In addition to this it needs to be advertised throughout, on the noticeboards and Glamorgan Gem Newspaper, which would give everyone a fair chance to respond.</p> <p>Transparency is very important and nothing must be hid from the public, so I would ask you take the measures that I have suggested.</p>	<p>First, it is noted that the Annex 1 guidance note to Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 paragraph 26 states; <i>"For the purposes of notification and publicity, the use of web based information can have significant advantages, in terms of speed and convenience, for both the developer and those with computer access. We recognise that, given the scale and type of "major development", not all developers may have the technical resources to upload plans and supporting material to a website. Whilst this is not a requirement, developers are encouraged to use web based material when such technology is available"</i> [emphasis added].</p> <p>Paragraph 28 continues to state; <i>"In cases when the developer has made the relevant information available on a website, the location for public viewing can be a library or other public building where computer facilities are made available to the general public".</i></p> <p>The consultation therefore complied with the statutory requirements of the Pre-Application</p>



	<p>Consultation process.</p> <p>Second, in response to Cllr Gwyn John's comments, paper copies of key planning documents were made available at Llantwit Major Library and, as requested by Llanmaes Community Council, provided to the Community Council also.</p> <p>Third, although not a statutory requirement, a bilingual (English and Welsh) notice was posted in the Llantwit Major Gem newspaper on 13th April 2017, advertising the public consultation and providing the relevant details in respect of viewing the proposals and leaving comments.</p> <p>In addition to the statutory pre-application consultation, an informal consultation was undertaken during November and December 2016, including public exhibitions at three local venues. Further details are provided in the public engagement report submitted in support of the planning application.</p> <p>Is it considered that the approach to the consultation process has gone notably further than the statutory requirements, taking place for more than 28 days, providing paper copies of documents and advertising in the local press.</p>
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4.3.3 In terms of the town and community councils, responses were received from St Athan and Llanmaes Community Councils. No response was received from Llantwit Major Town Council.

[Llanmaes Community Council](#)

4.3.4 Llanmaes Community Council issued a formal response to the proposals on 26th April 2017. The council confirmed that they do not support the proposed NAR on the grounds identified below:

Comments Received	Applicants Response
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Comments Received	Applicants Response
<p>1. The Community Council are of the opinion that the NAR is not essential to facilitate development at the Business Park. The proposed road is unnecessary and improvements to the existing Eglwys Brewis Road would be more reasonably and economically achieved. We do not accept the argument that the “extent of the work required to provide the possible upgrades would result in being equivalent or greater in cost than the NAR option”. The analysis in your Design and Access Statement does not give any detailed costing to back up this statement.</p>	<p>1. The Design and Access Statement and Planning Statement contains a detailed justification for the NAR, together with a comparative appraisal of the respective merits of the proposal with the Community Council’s preference for upgrading Eglwys Brewis Road. In the Welsh Ministers’ view, the NAR remains the most appropriate means for providing future access to the ABP and this part of the Enterprise Zone.</p>
<p>2. The proposed road would cut over a large area of unspoiled green countryside and will have a detrimental effect on local wildlife and the rural and peaceful environment for the residents of Llanmaes and surrounding area. The building of the road will irretrievably change the rural landscape. It will impact on the village boundary and isolate residents living to the East of the village.</p>	<p>2. The proposals are deemed essential to serve the ABP and other planned development in the locality. The potential environmental effects of the proposed development – including the benefits in terms of mitigating flood risk – are fully assessed in the various documents submitted in support of the planning application. Whilst it is for the local planning authority to consider the evidence and reach a balanced conclusion, the Welsh Ministers remain of the view that the proposal will support the sustainability of future development in and around St Athan.</p>
<p>3. It is widely believed that the majority of traffic for the Business Park will come from the East and will take the shortest and quickest route to the site through St Athan Village. It will not travel along a road with three sets of traffic lights and junctions.</p>	<p>3. A number of measures are proposed to ensure traffic utilises the NAR, rather than existing routes through local villages. These measures will include the following:</p> <ul style="list-style-type: none">• Directional signs will be erected at strategic locations on the B4265 to lead traffic to the new road.• Transport Plans will be agreed with ABP tenants



Comments Received	Applicants Response
	<p>to ensure workers and delivery drivers are directed to use the new road.</p> <ul style="list-style-type: none"> • The signalised junction at the entrance to the ABP will be configured to discourage traffic leaving the business park from turning right towards St Athan village and similarly traffic travelling west through St Athan will be discouraged from turning left into the business park. This will be achieved through the use of road markings; carriageway surface treatments; and reduced signal timings to limit the number of left/right turns permitted.
<p>4. The area is of archaeological importance and consideration needs to be given to the 2009 reports and surveys of the Glamorgan and Gwent Archaeological Trust.</p>	<p>4. The application is supported by a detailed Archaeological Assessment, which demonstrates that the proposal will not have an adverse effect on statutorily recognised heritage assets. The proposal incorporates mitigation measures specifically addressed to the possibility of finding presently undiscovered archaeological resource.</p>
<p>5. The local town council, the local community councils and residents in Llanmaes, St Athan, Boverton and Llantwit Major are all in agreement that the Northern Access Road cannot be justified on environmental, traffic management and economic grounds.</p>	<p>5. The Design and Access Statement and Planning Statement contains a detailed justification for the NAR.</p>

St Athan Community Council

4.3.5 St Athan Community Council issued a formal response to the proposals on 28th April 2017. The main comments made are outlined below and responses made accordingly;

Comments Received	Applicants Response
<p>The Northern Access road was originally proposed for delivery of both the Defence College and an ABP, in</p>	<p>The current proposal has been redesigned from</p>



<p>around 2008. At that point and during the LDP process we commented that we believed it was an 'unnecessary, over engineered and extravagant inclusion' in the plan. The original proposal was projected to cost in the region of £20m, we cannot see how the current proposal can be delivered at a much lower cost, where although the bridge area may have been downsized the addition of a roundabout at the Boverton junction will require much more 'blasting' of the embankment than the previous design.</p>	<p>that which received planning permission in 2009. The cost of the proposal is not a material planning consideration.</p> <p>Regarding the junction with the B4265 and the volume of rock cutting required, the footprint of the current proposal is smaller than the original 2009 design.</p>
<p>Of most disappointment is the inability of the Welsh Government to work and negotiate with the MOD to design and deliver a much more suitable and what we believe could be a much more prestigious entrance at West Gate. Detailed alternative plans were submitted during the original planning application process but were discounted due to potential security issues with the DC. However we believe these plans should be re-visited as it is not in the public interest to waste this amount of money on a pointless road, and we do still believe a suitable separate entrance road could be delivered at this site.</p>	<p>The NAR is one of a large number of access options that have been considered. This process, its review and its outcome are detailed in the submitted Design and Access Statement and Planning Statement. Specifically, access through West Camp via Main Gate is not considered to be an acceptable option for the ABP.</p> <p>The Welsh Ministers consider that the proposed layout and design of the NAR is the most appropriate approach to ensuring accessibility of the ABP and other developments at St Athan.</p>
<p>The positioning of the main entrance to the Aston Martin plant and the wider aspirations of the Enterprise zone, at Eglwys Brewis to the north of the site will cause issues in the surrounding country lanes as 'stat navs' will direct traffic (as it is doing today) via the many totally unsuitable single track lanes from the A48 from Cowbridge, Llantrithyd/Flemingston, and St. Hilary.</p>	<p>A number of measures are proposed to ensure that traffic utilises the NAR, rather than existing routes through local villages. These measures will include the following:</p> <ul style="list-style-type: none"> • Directional signs will be erected at strategic locations to lead traffic to the new road. • Transport Plans will be agreed with ABP tenants to ensure workers and delivery drivers are directed to use the new road.
<p>Of particular concern in St Athan is that by far the</p>	<p>The signalised junction at the entrance to the ABP</p>



<p>shorter route to the entrance for vehicles coming via the preferred route from the East along the B4265 will be through the village. While we acknowledge and welcome that the engineers have tried to mitigate this in the design – it is difficult to see how this has been achieved by the drawings, without affecting the access to Boverton/Llantwit Major for the residents of Eglwys Brewis. It was interesting to note that the organisers of the recent Aston Martin official ceremony actually identified the route through St Athan as the preferred route!</p>	<p>will be configured to discourage traffic leaving the business park from turning right towards St Athan village and similarly traffic travelling west through St Athan will be discouraged from turning left into the business park. This will be achieved through the use of road markings; carriageway surface treatments; and reduced signal timings to limit the number of left/right turns permitted.</p> <p>Local residents wishing to travel between Boverton, Llantwit Major and Eglwys Brewis will still be able to use the existing Eglwys Brewis Road or alternatively the new NAR.</p>
<p>The consultation documents also show that the preferred route to the site from the west is along the 'heritage' coastal roads, rather than the route used by many local residents via B4270. During the original proposal we commented at the lack of attention being given to other infrastructure improvements our comment was that delivery of what is a short expensive road 'in no way addresses the wider issue of access to the M4 which lies some 12 /14 miles (West /East) from this site much of which is rural roads'. Although some work is now been delivered to the East on the Gileston Old Mill road, the main link to Cardiff and Eastern M4 is a daily issue of over capacity as many commute to Cardiff. To the west however, no specific proposal is made, there is mention of a new link to the A48 via a development at Darren Farm, but no detail to ensure that this would alleviate this major issue of traffic coming through the single track road at Llysworney, a direct link to the M4 via the North and West'. We strongly feel that the funds required for this one short road, could deliver much wider improvements along the B4270 (Llantwit Major - Cowbridge) and from Pentre Meyrick to the M4 Jnt 35 Pencoed. This would not only serve the Enterprise Zone but the wider communities of the Vale and significant employment area at Llandow. In addition no attention</p>	<p>The comments requesting consideration of further highway improvements away from the development site are noted, however the scope of this planning application focusses on the NAR rather than any associated developments that could impact the wider highway network. The implications of any subsequent planning applications for either business uses within the Enterprise zone or for standalone planning applications for residential development for example would need to be addressed as part of any planning application whereby consideration would have to be given to the need for further highway improvements.</p>



<p>has been made to the North from the site via in part single track lanes to Cowbridge, which has previously during the former RAF days been a significant route for employees coming from the Llantrisant area.</p> <p>We are however pleased to see that following the consultation meetings held last year, that it appears the cycle/footpath has now been extended along the existing Eglwys Brewis Rd, to link with Eglwys Brewis itself.</p>	
<p>It was interesting to note that in the consultation introduction statement, comment is made that the NAR would serve 'new housing sites proposed by the Vale of Glamorgan Council' – with no mention that it is 'essential' for delivery of a large proportion of this housing and would allow the Welsh Government to capitalise on the agricultural land that it purchased under a cloud of potential compulsory purchase, originally for then scrapped Defence College proposal.</p>	<p>The residential sites form an integral part of the Vale of Glamorgan Local Development Plan and have been allocated by the Vale of Glamorgan Council in order to meet the need for new homes (including new affordable housing) in the Vale. The NAR will assist in providing suitable new infrastructure to serve those sites.</p>

4.4 Public Response

- 4.4.1 In regard to consultation with local residents, a total of 146 letters were issued to owners and occupiers adjoining the site and notices were placed around the application site advising local residents of the proposals. Furthermore, on the 13th April 2017 a newspaper notice was published advertising the pre-application consultation on the NAR proposals, providing the website address and procedure for making comments (see **Appendix H**).
- 4.4.2 In response, a total of 13 written responses were received via e-mail and letter over the 34-day consultation period concluding on 30th April 2017. A range of comments were expressed regarding the proposals which have been summarised in the table below and responses provided where necessary. The second section outlines any specific questions raised in respect of the proposals and responses have been provided accordingly.



Summary of public responses

Comment	No. of comments	%
Raised concern regarding noise from NAR	2	7
Raised concern regarding light pollution from NAR	1	3
Raised concern regarding pollution from NAR	2	7
Raised concern regarding impact on health of local residents	2	7
Raised concern regarding potential increase in traffic	1	3
Raised concern regarding traffic worsening after NAR construction	3	10
Suggested Eglwys Brewys Road could cope with additional traffic (widening and resurfacing)	6	20
Suggested that the existing road is adequate	1	3
Suggested that there will be issues for refuse lorry's accessing existing properties	1	3
Suggests dense shubbery or high fence should be introduced to deflect noise	1	3
Raised concern regarding the potential burden on the tax payers of the Vale of Glamorgan	1	3
Suggests the road will impact on use of Buddhist Temple at local farm	1	3
Raised concern regarding potential impact of local business (caravan park - impact on deliveries of new static homes)	1	3
Encroachment onto greenfield/agricultural land	2	7
Raised concern regarding impact on property value	1	3
Raised concern regarding proximity to neighbouring properties	1	3
Raised concern regarding impact on flooding	1	3
Raised concern regarding environmental impact	1	3
Suggestion that the road will be a visual eyesore	1	3
	30	100



Applicant's response to consultation comments

- 4.4.3 The key concerns raised by the public response are addressed below to demonstrate that all matters have been correctly and suitably considered.
- 4.4.4 The majority of respondents suggested that, in their opinion, Eglwys Brewis Road could cope with the additional traffic anticipated to be generated by the surrounding proposed development. As stated in the submitted Design and Access Statement and Planning Statement, the risks and potential delays associated with upgrading Eglwys Brewis Road, particularly in respect of negotiations with Network Rail and the need for land acquisitions (potentially by compulsory purchase), are considered to be a significant disadvantage to this option.
- 4.4.5 Comments were also made suggesting that the proposals would worsen traffic itself. A primary focus of the proposals is to reduce the negative likelihood of congestion on businesses at the ABP and therefore it is disputed that the proposals would worsen traffic conditions.
- 4.4.6 Concerns were also raised regarding the encroachment into greenfield/agricultural land. The footprint of the NAR includes only a small area of best and most versatile agricultural land. The overriding need for the development outweighs the loss of this small area.
- 4.4.7 Other key areas of concern related to noise, pollution and impact on the health of local residents. In response, attention is drawn to the relevant findings of the respective technical assessments as outlined below:
- The submitted Noise and Vibration report predicts that the proposals will result in a slight adverse effect for the majority of residential receptors within the study area for both the short term (2019) and long term (2034) scenarios. However seven properties in close proximity to the scheme will experience a moderate or large adverse affect when comparing current noise levels to predicted. Acoustic fencing (noise barriers) is proposed at three locations. It should be noted that the absolute noise levels at the closest properties to the scheme are low. It should also be noted that a number of properties along Eglwys Brewis Road will experience a positive impact. The forecast traffic volumes utilised in the long term scenario should be treated with caution as the 2034 traffic data is based upon the maximum permissible 3,000 jobs in the business park and inclusion of non-committed housing development.



- The submitted Air Quality Impact Assessment confirms that there would be a negligible change in pollutant concentrations between the 'without development' and 'with development' scenarios in 2019. Furthermore, the air quality effects are not considered to be significant in the later 2034 scenario. The assessment concludes that the overall effect of the proposed NAR on air quality is not considered to be significant and the proposals are deemed to be compliant with relevant air quality planning policy.

- 4.4.8 Due consideration has been given to all comments received over the consultation period and significant time has been allocated to ensure that matters raised have been appropriately reviewed. This approach has been taken to identify any comments that called for any minor or substantive changes to the proposals. In conclusion, no specific comments by the public were received which warranted alterations or variation to the proposed development scheme as consulted upon during the pre-application consultation period.
- 4.4.9 Several respondents to this consultation have raised specific questions in response to the proposals. A schedule of the individual queries raised and a response from the applicant has been provided at **Appendix I**. Personal details, such as addresses and telephone numbers, have been redacted.



5.0 Summary and Conclusions

- 5.1.1 In accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 a pre-application consultation was undertaken from March to April 2017, allowing the relevant owner/occupiers, community and specialist consultees the opportunity to comment on the proposed Northern Access Road at St Athan.
- 5.1.2 All responses to the consultation have been recorded and reported, appropriately responded to where necessary and relevant technical and non-technical reports updated where further clarity has been requested.
- 5.1.3 It is considered that the content of this pre-application consultation report demonstrates a robust pre-application consultation process has been undertaken to ensure the content of the application is suitable. As such, the planning application can be validated and registered promptly.



Appendix A – Site Notice

**Town and Country Planning (Development Management Procedure) (Wales)
Order 2012 as amended**

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D**

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development on land east of the B4265 between Boverton and Eglwys Brewis, St Athan, Vale of Glamorgan.

I give notice that:

the Welsh Ministers are intending to apply for planning permission to construct a new highway (called the Northern Access Road) with footways and a cycleway, new junctions, lighting, signs, fencing, flood alleviation works, acoustic barriers and other environmental mitigation measures, landscaping, demolition of garage at Rose Cottage, and all associated engineering and building operations.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at: <http://www.wyg.com/northern-access-road>

and computer facilities are available to view this information online at Llanwit Major Library, Boverton Road, Llantwit Major, CF61 1XZ between the hours of 10.00am to 5.00pm on Monday, Wednesday, Thursday and Friday; 10.00am to 7.00pm on Tuesday; and 10.00am to 4.00pm on Saturday.

Anyone who wishes to make representations about this proposed development must write to the agent, WYG Environment Planning Transport Ltd, at louise.darch@wyg.com or by post to Floor 5, Longcross Court, 47 Newport Road, Cardiff CF24 0AD by midnight on Sunday, 30 April 2017.

Signed: 

For and on behalf of WYG Environment Planning Transport Ltd

Date: 24 March 2017

**Gorchymyn Cynllunio Gwlad a Thref
(Gweithdrefn Rheoli Datblygu) (Cymru) 2012 Diwygiedig**

**HYSBYSIAD CYHOEDDUSWRWYDD AC YMGYNGHORIAD
CYN CYFLWYNO CAIS AM GANIATÂD CYNLLUNIO
DAN ERTHYGLAU 2C A 2D**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i roi sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r Awdurdod Cynllunio Lleol (ACLI). Yr ACLI perthnasol fydd yn rhoi cyhoeddusrwydd i unrhyw gais cynllunio fydd yn dilyn; ni fydd unrhyw sylwadau a rhoddir mewn ymateb i'r hysbysiad hwn yn niweidio eich gallu i gyflwyno'ch achos i'r ACLI ar unrhyw gais cynllunio cysylltiol. Dylech nodi y gellir rhoi unrhyw sylwadau a gyflwynir ar y ffeill gyhoeddus.

Datblygiad arfaethedig tir i'r dwyrain o'r B4265 rhwng Trebefered ac Eglwys Brewis, Sain Tathan, Bro Morgannwg.

Rhoddaf hysbysiad:

Bod Gweinidogion Cymru yn bwriadu cynnig am ganiatâd cynllunio i adeiladu priffordd newydd (o'r enw Heol Mynediad y Gogledd) gyda llwybrau cerdded a beicio, cyffyrdd newydd, goleuadau, arwyddion, ffensio, gwaith lliniaru llifogydd, rhwystrau acwstig a mesurau lliniaru amgylcheddol eraill, tirlunio, dymchwel garej Rose Cottage, a'r holl waith peirianyddol ac adeiladu cysylltiol.

Gallwch archwilio copïau o:

- y cais a gynigir;
- y cynlluniau; a
- dogennau cefnogol eraill

ar-lein yn: <http://www.wyg.com/northern-access-road>

ac mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Llanilltud Fawr, Heol Trebefered, Llanilltud Fawr, CF61 1XZ rhwng 10.00yb a 5.00yp ar Ddydd Llun, Dydd Mercher, Dydd Iau a Dydd Gwener; rhwng 10.00yb a 7.00yh ar Ddydd Mawrth; a rhwng 10.00yb a 4.00yp ar Ddydd Sadwrn.

Mae'n rhaid i unrhywun sydd am gyflwyno achos ynghylch y datblygiad arfaethedig hwn ysgrifennu at yr asiant, WYG Environment Planning Transport Ltd, ar ebost at louise.darch@wyg.com neu drwy'r post i Llawr 5, Cwrt Longcross, 47 Heol Casnewydd, Caerdydd CF24 0AD erbyn hanner nos ar nos Sul, 30 Ebrill 2017.

Arwyddwyd: _____



Ar ran WYG Environment Planning Transport Ltd
Dyddiad: 24 Mawrth 2017



Appendix B – Plan of Site Notice Locations

Site Notice Plan - Northern Access Road, St Athan

KEY
 — PLANNING APPLICATION BOUNDARY
 — WELSH GOVERNMENT LAND OWNERSHIP BOUNDARY



PROJECT
 ST. ATHAN
 NORTHERN
 ACCESS
 ROAD

CLIENT
 WELSH GOVERNMENT



Llywodraeth Cymru
 Welsh Government

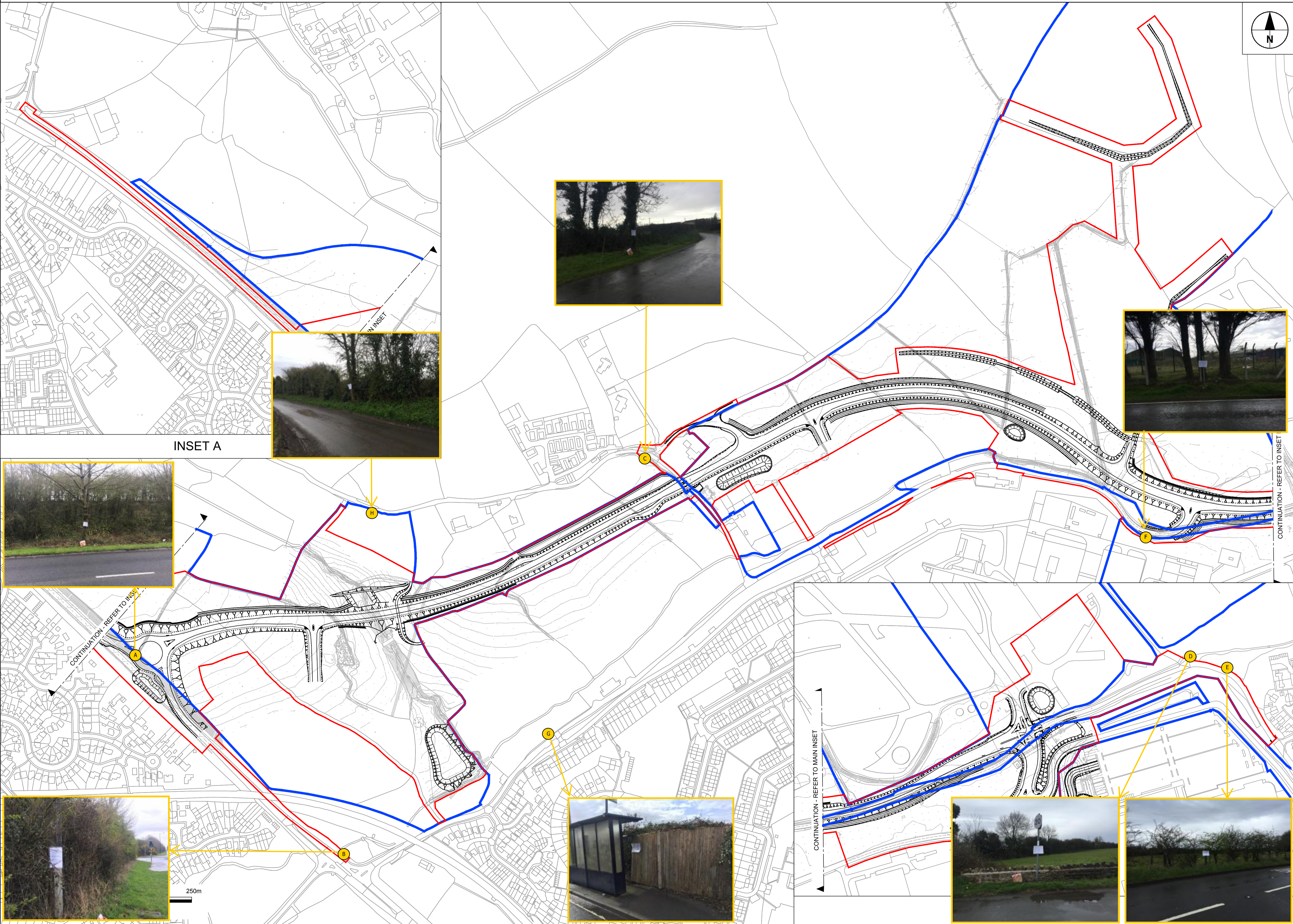
CONSULTANT

AECOM
 1 CALLAGHAN SQUARE
 CARDIFF
 CF10 5BT
 TEL: (029) 20674600
 FAX: (029) 20674699

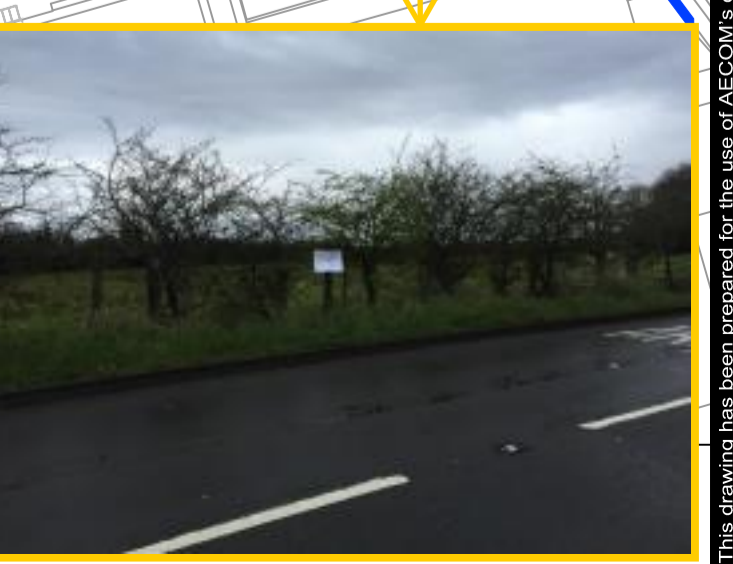
SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards normally associated with the types of work detailed on this drawing, note the following specific residual risks (Reference shall also be made to the design hazard log)

Construction
 For Hazards Refer to Document Safety in Design - Designers Residual Hazard Register



INSET A

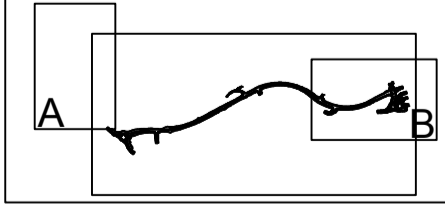


STATUS
 PLANNING SUBMISSION ISSUE

ISSUE/REVISION

IR	DATE	DESCRIPTION
A	27-03-2017	PLANNING SUBMISSION ISSUE

KEY PLAN



PROJECT NUMBER
 60509148

SHEET TITLE
 ST.ATHAN
 PLANNING APPLICATION BOUNDARY

SHEET NUMBER
 60509148-SHT-30-0000-CT-3020

File name: F:\PROJECTS\HIGHWAYS - ST ATHAN\3 EXECUTION\3 DOCUMENTS\6 CAD\1 WORKING DRAWINGS\0050 - BOUNDARY & LAND ACQUISITION\60509148-REF-00-0000-CT-3020.DWG
 Last saved by: SHORTEE
 Last plotted: 2017-03-24
 Project Management Initials: Designer: TAM Checked: RM Approved: RM
 BSO A1 594mm x 841mm

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Appendix C – Schedule of Owner/Occupiers Consulted

NAR, St Athan
Owner/Occupier

Line 1	Line 2	Line 3	Line 4	Line 5	Line 6	Line 7
Owner/Occupier	32	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	34	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	36	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	38	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	40	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	77	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	79	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	81	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	83	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	85	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	87	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	89	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	91	Harding Close	Llantwit Major	Boverton	CF61 1GX	
Owner/Occupier	9	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	11	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	13	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	15	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	17	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	19	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	21	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	23	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	25	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	27	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	29	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	31	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	33	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	35	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	
Owner/Occupier	37	Heol Merioneth	Llantwit Major	Boverton	CF61 2GS	

Owner/Occupier	4	Radnor Road	Llantwit Major	Boverton	CF61 2GR
Owner/Occupier	6	Radnor Road	Llantwit Major	Boverton	CF61 2GR
Owner/Occupier	7	Radnor Road	Llantwit Major	Boverton	CF61 2GR
Owner/Occupier	8	Radnor Road	Llantwit Major	Boverton	CF61 2GR
Owner/Occupier	16	Denbigh Drive	Llantwit Major	Boverton	CF61 2GQ
Owner/Occupier	15	Denbigh Drive	Llantwit Major	Boverton	CF61 2GQ
Owner/Occupier	14	Denbigh Drive	Llantwit Major	Boverton	CF61 2GQ
Owner/Occupier	12	Denbigh Drive	Llantwit Major	Boverton	CF61 2GQ
Owner/Occupier	8	Denbigh Drive	Llantwit Major	Boverton	CF61 2GQ
Owner/Occupier	6	Denbigh Drive	Llantwit Major	Boverton	CF61 2GQ
Owner/Occupier	4	Denbigh Drive	Llantwit Major	Boverton	CF61 2GQ
Owner/Occupier	32	Monmouth Way	Llantwit Major	Boverton	CF61 2GT
Owner/Occupier	35	Monmouth Way	Llantwit Major	Boverton	CF61 2GT
Owner/Occupier	37	Monmouth Way	Llantwit Major	Boverton	CF61 2GT
Owner/Occupier	38	Monmouth Way	Llantwit Major	Boverton	CF61 2GT
Owner/Occupier	39	Monmouth Way	Llantwit Major	Boverton	CF61 2GT
Owner/Occupier	41	Monmouth Way	Llantwit Major	Boverton	CF61 2GT
Owner/Occupier	42	Monmouth Way	Llantwit Major	Boverton	CF61 2GT
Owner/Occupier	43	Monmouth Way	Llantwit Major	Boverton	CF61 2GT
Owner/Occupier	44	Monmouth Way	Llantwit Major	Boverton	CF61 2GT
Owner/Occupier	45	Monmouth Way	Llantwit Major	Boverton	CF61 2GT
Owner/Occupier	46	Monmouth Way	Llantwit Major	Boverton	CF61 2GT
Owner/Occupier	47	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	48	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	49	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
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Owner/Occupier	51	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	53	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	55	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	57	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	59	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	61	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	63	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	64	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	65	Monmouth Way	Llantwit Major	Boverton	CF61 2GU

Owner/Occupier	66	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	67	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	68	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	69	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	70	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	71	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	73	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	74	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	76	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	78	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	80	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	82	Monmouth Way	Llantwit Major	Boverton	CF61 2GU
Owner/Occupier	7	Angelsey Close	Llantwit Major	Boverton	CF61 2GF
Owner/Occupier	8	Angelsey Close	Llantwit Major	Boverton	CF61 2GF
Owner/Occupier	9	Angelsey Close	Llantwit Major	Boverton	CF61 2GF
Owner/Occupier	10	Angelsey Close	Llantwit Major	Boverton	CF61 2GF
Owner/Occupier	11	Angelsey Close	Llantwit Major	Boverton	CF61 2GF
Owner/Occupier	Millands Caravan Park	The Bungalow	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 1	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 2	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 3	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 4	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 5	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 6	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 7	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 8	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 9	Llanmaes	Llantwit Major	CF61 2XY

Owner/Occupier	Millands Caravan Park	Unit 10	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 11	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 12	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 13	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 14	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 15	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 16	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 17	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 18	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 19	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 20	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 21	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 22	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 23	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 24	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 25	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 26	Llanmaes	Major Llantwit	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 27	Llanmaes	Major	CF61 2XY

Owner/Occupier	Millands Caravan Park	Unit 28	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 29	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 30	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	Millands Caravan Park	Unit 31	Llanmaes	Llantwit Major	CF61 2XY
Owner/Occupier	1	Picketston Close	St Athan	Llantwit Major	CF62 2DN
Owner/Occupier	2	Picketston Close	St Athan	Llantwit Major	CF62 2DN
Owner/Occupier	3	Picketston Close	St Athan	Llantwit Major	CF62 2DN
Owner/Occupier	4	Picketston Close	St Athan	Llantwit Major	CF62 2DN
Owner/Occupier	5	Picketston Close	St Athan	Llantwit Major	CF62 2DN
Owner/Occupier	6	Picketston Close	St Athan	Llantwit Major	CF62 2DN
Owner/Occupier	7	Picketston Close	St Athan	Llantwit Major	CF62 2DN
Owner/Occupier	8	Picketston Close	St Athan	Llantwit Major	CF62 2DN
Owner/Occupier	66	Church Meadow	Boverton	Llantwit Major	CF61 2AT
Owner/Occupier	68	Church Meadow	Boverton	Llantwit Major	CF61 2AT
Owner/Occupier	70	Church Meadow	Boverton	Llantwit Major	CF61 2AT
Owner/Occupier	72	Church Meadow	Boverton	Llantwit Major	CF61 2AT
Owner/Occupier	Frolics Farmhouse	Llanmaes Road	Llantwit Major	Boverton	CF61 2XF
Owner/Occupier	Froglands Farmhouse	Llanmaes Road	Llantwit Major		CF61 2XR
Owner/Occupier	Tremains Farm	Llanmaes Road	Llantwit Major		CF61 2XF
Owner/Occupier	Boverton Court Farm	Llantwit Major			CF61 2XE
Owner/Occupier	Millands Farm	Llanmaes Road	Llantwit Major		CF61 2XR

Owner/Occupier [REDACTED]	Millands Farm	Llanmaes Road	Llantwit Major	CF61 2XR		
Owners of Cwrt Newydd Yard, Boverton (WA173032)	[REDACTED]	Bryn Gwyn Gwyntog	Hendre Lane	Coity	Bridgend	CF35 6BN
[REDACTED]	Plasnewydd Farm	Llantwit Major	CF61 2YS			
[REDACTED]	11	Tathan Crescent	St Athan	CF62 4PE		
[REDACTED]	Great House Farm	Llanmaes	Llantwit Major	CF61 2XF		
Owner/Occupier	Splott House	Llanmaes	Llantwit Major	CF61 2XR		
Owner/Occupier	Oakwood	Llanmaes	Llantwit Major	CF61 2XR		
[REDACTED]	Flat 1 Belle Vue Court	19 Albert Road	Penarth	CF64 1BX		
[REDACTED]	Old Froglands	Llantwit Major	Vale of Glamorgan	CF61 2XR		
[REDACTED]	The Parwg	Boverton	Llantwit Major	CF61 1UH		
[REDACTED]	Hafan	The Drangway	Llantwit Major	CF61 1HP		
[REDACTED]	Pentwyn	Eagleswell Road	Boverton	Llantwit Major	CF61 1UF	
[REDACTED]	Aston Marin Lagonda Ltd	St Athan	Vale of Glamorgan	South Wales	CF62 4WB	
[REDACTED]	Directorate Asset	DIO Area Office	MoD St Athan	St Athan	Barry	CF62 4LZ
Vale of Glamorgan Council	Strategy and Portfolio	Civic Offices	Holton Road	Barry	CF63 4RU	
Vale of Glamorgan Council	Estates Department	The Alps Depot	Wenvoe	Barry	CF5 6AA	
Vale of Glamorgan Council	Highways Department	Civic Offices	Holton Road	Barry	CF63 4RU	
Network Rail	Managing Director	1st Floor Temple Point	Redcliffe Way	Bristol	BS1 6NL	



Appendix D – Letters sent to Town/Community Council and Local Members



A097705
24 March 2017

Llantwit Major Town Council
FAO Mrs R Quinn, Town Clerk
Town Hall
Llantwit Major
Vale of Glamorgan
CF61 1SD

Dear Mrs Quinn

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended
Publicity under articles 2C and 2D before applying for planning permission**

Proposed development of the Northern Access Road on land east of the B4265 between Boverton and Eglwys Brewis. St Athan, Vale of Glamorgan

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) 2012 as amended, we write to give you notice that the Welsh Ministers are intending to apply to the Vale of Glamorgan Council for planning permission for the following development:

"Proposed construction of a new highway (called the Northern Access Road) with footways and a cycleway, new junctions, lighting, signs, fencing, flood alleviation works, acoustic barriers and other environmental mitigation measures, landscaping, demolition of garage at Rose Cottage, and all associated engineering and building operations."

Please find enclosed the relevant notice for the above, which invites a pre-application consultation response on the proposed development to be provided to us by midnight on Sunday, 30 April 2017. Your response may be sent by post to us at the address below or e-mailed to louise.darch@wyg.com

This consultation provides the opportunity to comment directly to the developer on the proposed development prior to the submission of a planning application to the Council. Any subsequent planning application will be publicised by the Council and any comments provided in response to this notice will not prejudice your ability to make representations to the Council. You should note that any comments submitted as part of this consultation may be placed on the public file.

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Yours sincerely

Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd





A097705
24 Mawrth 2017

Cyngor Tref Llanilltud Fawr
At sylw Mrs R Quinn, Clerc y Dref
Neuadd y Dref
Llanilltud Fawr
Bro Morgannwg
CF61 1SD

Annwyl Mrs Quinn

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 Diwygiedig

Cyhoedduswydd dan erthyglau 2C a 2D cyn cyflwyno cais am ganiatâd cynllunio

Datblygiad arfaethedig Heol Mynediad y Gogledd ar dir i'r dwyrain o'r B4265 rhwng Trebefered ac Eglwys Brewis, Sain Tathan, Bro Morgannwg

Yn unol â Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 21012 Diwygiedig, ysgrifennwn atoch i'ch hysbysu bod Gweinidogion Cymru yn bwriadu cyflwyno cais i Gyngor Bro Morgannwg am ganiatâd cynllunio ar gyfer y datblygiad canlynol:

"Bwriad i adeiladu priffordd newydd (o'r enw Heol Mynediad y Gogledd) gyda llwybrau cerdded a beicio, cyffyrdd newydd, goleuadau, arwyddion, ffensio, gwaith lliniaru llifogydd, rhwystrau acwstig a mesurau lliniaru amgylcheddol eraill, tirlunio, dymchwel garej Rose Cottage, ynghyd â'r holl waith peirianyddol ac adeiladu cysylltiedig".

Yn amgaeedig mae'r hysbysiad perthnasol ar gyfer yr uchod, sy'n gwahodd ymateb ymgynghoriad cyn-cais ar y datblygiad arfaethedig i'w gyflwyno i ni erbyn hanner nos, nos Sul, 30 Ebrill 2017. Gallwch anfon eich ymateb atom drwy'r post i'r cyfeiriad isod neu ei ebostio at louise.darch@wyg.com

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Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





A097705
24 March 2017

St Athan Community Council
Clerk Mrs J Haswell
Old School Community Centre
St Athan
Barry
CF62 4PL

Dear Mrs Haswell

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended
Publicity under articles 2C and 2D before applying for planning permission**

Proposed development of the Northern Access Road on land east of the B4265 between Boverton and Eglwys Brewis. St Athan, Vale of Glamorgan

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Yours sincerely

Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd

WYG, 5th Floor, Longcross Court, 47 Newport Road, Cardiff, CF24 0AD
Tel: +44 (0)29 2082 9200 Fax: +44 (0)29 2045 5321 Email: info@wyg.com www.wyg.com

WYG Environment Planning Transport Limited. Registered in England & Wales Number: 3050297
Registered Office: Arndale Court, Headingley, Leeds, LS6 2UJ



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A097705
24 Mawrth 2017

St Athan Community Council
Clerk Mrs J Haswell
Old School Community Centre
St Athan
Barry
CF62 4PL

Annwyl Mrs Haswell

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 Diwygiedig

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Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





A097705
24 March 2017

Llanmaes Community Council
Clerk Ms Carole Alexander
Apt 2 Alexandra House
Beach Road
Penarth
CF62 1FN

Dear Mrs Alexandar

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended
Publicity under articles 2C and 2D before applying for planning permission**

Proposed development of the Northern Access Road on land east of the B4265 between Boverton and Eglwys Brewis. St Athan, Vale of Glamorgan

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Yours sincerely

Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd





A097705
24 Mawrth 2017

Llanmaes Community Council
Clerk Mrs Carole Alexander
Apt 2 Alexandra House
Beach Road
Penarth
CF62 1FN

Annwyl Mrs Alexander

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 Diwygiedig

Cyhoeddusrwydd dan erthyglau 2C a 2D cyn cyflwyno cais am ganiatâd cynllunio

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Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
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WYG Environment Planning Transport Limited. Registered in England & Wales Number: 3050297
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A097705
24 March 2017

Mr Antony Bennet
'Midwell' West End
Llantwit Major
Vale of Glamorgan
CF61 1SL

Dear Mr Bennet

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended
Publicity under articles 2C and 2D before applying for planning permission**

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Yours sincerely

Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd





A097705
24 Mawrth 2017

Mr Antony Bennet
'Midwell' West End
Llantwit Major
Vale of Glamorgan
CF61 1SL

Annwyl Mr Bennet

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 Diwygiedig

Cyhoeddusrwydd dan erthyglau 2C a 2D cyn cyflwyno cais am ganiatâd cynllunio

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Gellir gweld y ffurflen ddrafft cais cynllunio, darluniau'r cais ac adroddiadau cefnogol ar-lein yn:

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Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





A097705
24 March 2017

Mr Edward Williams
3 Grange Gardens
Llanwit Major
Vale of Glamorgan
CF61 2XB

Dear Mr Williams

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended
Publicity under articles 2C and 2D before applying for planning permission**

Proposed development of the Northern Access Road on land east of the B4265 between Boverton and Eglwys Brewis. St Athan, Vale of Glamorgan

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) 2012 as amended, we write to give you notice that the Welsh Ministers are intending to apply to the Vale of Glamorgan Council for planning permission for the following development:

"Proposed construction of a new highway (called the Northern Access Road) with footways and a cycleway, new junctions, lighting, signs, fencing, flood alleviation works, acoustic barriers and other environmental mitigation measures, landscaping, demolition of garage at Rose Cottage, and all associated engineering and building operations."

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Yours sincerely

Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd





A097705
24 Mawrth 2017

Mr Edward Williams
3 Grange Gardens
Llanwit Major
Vale of Glamorgan
CF61 2XB

Annwyl Mr Williams

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 Diwygiedig

Cyhoeddusrwydd dan erthyglau 2C a 2D cyn cyflwyno cais am ganiatâd cynllunio

Datblygiad arfaethedig Heol Mynediad y Gogledd ar dir i'r dwyrain o'r B4265 rhwng Trebefered ac Eglwys Brewis, Sain Tathan, Bro Morgannwg

Yn unol â Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 21012 Diwygiedig, ysgrifennwn atoch i'ch hysbysu bod Gweinidogion Cymru yn bwriadu cyflwyno cais i Gyngor Bro Morgannwg am ganiatâd cynllunio ar gyfer y datblygiad canlynol:

"Bwriad i adeiladu priffordd newydd (o'r enw Heol Mynediad y Gogledd) gyda llwybrau cerdded a beicio, cyffyrdd newydd, goleuadau, arwyddion, ffensio, gwaith lliniaru llifogydd, rhwystrau acwstig a mesurau lliniaru amgylcheddol eraill, tirlunio, dymchwel garej Rose Cottage, ynghyd â'r holl waith peiranyddol ac adeiladu cysylltiedig".

Yn amgaeedig mae'r hysbysiad perthnasol ar gyfer yr uchod, sy'n gwahodd ymateb ymgynghoriad cyn-cais ar y datblygiad arfaethedig i'w gyflwyno i ni erbyn hanner nos, nos Sul, 30 Ebrill 2017. Gallwch anfon eich ymateb atom drwy'r post i'r cyfeiriad isod neu ei ebostio at louise.darch@wyg.com

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Gellir gweld y ffurflen ddrafft cais cynllunio, darluniau'r cais ac adroddiadau cefnogol ar-lein yn: <http://www.wyg.com/northern-access-road>. Pe bai gofyn, mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon yn Llyfrgell Llanilltud Fawr, Heol Trebefered, Llanilltud Fawr, CF61 1XZ rhwng 10.00yb a 5.00yp ar Ddydd Llun, Dydd Mercher, Dydd Iau a Dydd Gwener; rhwng 10.00yb a 7.00yh ar Ddydd Mawrth; a rhwng 10.00yb a 4.00yp ar Ddydd Sadwrn.

Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





A097705
24 March 2017

Mr Eric Hacker
24 Llanmaes Road
Llantwit Major
Vale of Glamorgan
CF61 2XF

Dear Mr Hacker

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended
Publicity under articles 2C and 2D before applying for planning permission**

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Yours sincerely

Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd





A097705
24 Mawrth 2017

Mr Eric Hacker
24 Llanmaes Road
Llantwit Major
Vale of Glamorgan
CF61 2XF

Annwyl Mr Hacker

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Yn amgaeedig mae'r hysbysiad perthnasol ar gyfer yr uchod, sy'n gwahodd ymateb ymgynghoriad cyn-cais ar y datblygiad arfaethedig i'w gyflwyno i ni erbyn hanner nos, nos Sul, 30 Ebrill 2017. Gallwch anfon eich ymateb atom drwy'r post i'r cyfeiriad isod neu ei ebostio at louise.darch@wyg.com

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Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





A097705
24 March 2017

Mr Gwyn John
Ashgrove House
High Street
Llantwit Major
CF61 1SS

Dear Mr John

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended

Publicity under articles 2C and 2D before applying for planning permission

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Yours sincerely

Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd





A097705
24 Mawrth 2017

Mr Gwyn John
Ashgrove House
High Street
Llantwit Major
CF61 1SS

Annwyl Mr John

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 Diwygiedig

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Yn amgaeedig mae'r hysbysiad perthnasol ar gyfer yr uchod, sy'n gwahodd ymateb ymgynghoriad cyn-cais ar y datblygiad arfaethedig i'w gyflwyno i ni erbyn hanner nos, nos Sul, 30 Ebrill 2017. Gallwch anfon eich ymateb atom drwy'r post i'r cyfeiriad isod neu ei ebostio at louise.darch@wyg.com

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Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





A097705
24 March 2017

Mr John W Thomas
Flemingston Court
Flemingston
VoG
CF62 4QJ

Dear Mr Thomas

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended
Publicity under articles 2C and 2D before applying for planning permission**

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Yours sincerely

Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd





A097705
24 Mawrth 2017

Mr John W Thomas
Flemingston Court
Flemingston
VoG
CF62 4QJ

Annwyl Mr Thomas

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 Diwygiedig

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Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





Appendix E – Letters sent to Statutory Consultees



A097705
24 March 2017

Cadw
Plas Carew,
Unit 5/7 Cefn Coed
Parc Nantgarw
Cardiff
CF15 7QQ

Dear Sir/Madam

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended
Publicity under articles 2C and 2D before applying for planning permission**

**Proposed development of the Northern Access Road on land east of the B4265 between Boverton and
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Yours faithfully

Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd





A097705
24 Mawrth 2017

Cadw
Plas Carew,
Unit 5/7 Cefn Coed
Parc Nantgarw
Cardiff
CF15 7QQ

Annwyl Syr/Fadam

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 Diwygiedig

Cyhoeddusrwydd dan erthyglau 2C a 2D cyn cyflwyno cais am ganiatâd cynllunio

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Yn amgaeedig mae'r hysbysiad perthnasol ar gyfer yr uchod, sy'n gwahodd ymateb ymgynghoriad cyn-cais ar y datblygiad arfaethedig i'w gyflwyno i ni erbyn hanner nos, nos Sul, 30 Ebrill 2017. Gallwch anfon eich ymateb atom drwy'r post i'r cyfeiriad isod neu ei ebostio at louise.darch@wyg.com

Bydd yr ymgynghoriad hwn yn rhoi'r cyfle i chi gyflwyno sylwadau'n uniongyrchol i'r datblygwr ar y datblygiad arfaethedig cyn cyflwyno cais cynllunio i'r Cyngor. Rhoddir cyhoeddusrwydd gan y Cyngor i unrhyw gais cynllunio a ddilyn ac ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn niweidio eich gallu i gyflwyno'ch achos i'r Cyngor. Dylech nodi y gellir rhoi unrhyw sylwadau a gyflwynir fel rhan o'r ymgynghoriad hwn ar y ffeil gyhoeddus.

Gellir gweld y ffurflen ddrafft cais cynllunio, darluniau'r cais ac adroddiadau cefnogol ar-lein yn:

<http://www.wyg.com/northern-access-road>. Pe bai gofyn, mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon yn Llyfrgell Llanilltud Fawr, Heol Trebefered, Llanilltud Fawr, CF61 1XZ rhwng 10.00yb a 5.00yp ar Ddydd Llun, Dydd Mercher, Dydd Iau a Dydd Gwener; rhwng 10.00yb a 7.00yh ar Ddydd Mawrth; a rhwng 10.00yb a 4.00yp ar Ddydd Sadwrn.

Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





A097705
24 March 2017

Vale of Glamorgan Council
Drainage Department
The Alps Depot
Wenvoe
CF5 6AA

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended

Publicity under articles 2C and 2D before applying for planning permission

Proposed development of the Northern Access Road on land east of the B4265 between Boverton and Eglwys Brewis. St Athan, Vale of Glamorgan

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Yours faithfully

Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd





A097705
24 Mawrth 2017

Vale of Glamorgan Council
Drainage Department
The Alps Depot
Wenvoe
CF5 6AA

Annwyl Syr/Fadam

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 Diwygiedig

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Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





A097705
24 March 2017

Vale of Glamorgan Council
Highways Department
The Alps Depot
Wenvoe
CF5 6AA

Dear Sir/Madam

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Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd





A097705
24 Mawrth 2017

Vale of Glamorgan Council
Highways Department
The Alps Depot
Wenvoe
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Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





A097705
24 March 2017

Natural Resources Wales
(as competent authority regarding Flood Risk)
Cambria House
19 Newport Road
Cardiff
CF24 0TP

Dear Sir/Madam

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended
Publicity under articles 2C and 2D before applying for planning permission**

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Yours faithfully

Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd





A097705
24 Mawrth 2017

Natural Resources Wales
(as competent authority regarding Flood Risk)
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Cardiff
CF24 0TP

Annwyl Syr/Fadam

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Yn amgaeedig mae'r hysbysiad perthnasol ar gyfer yr uchod, sy'n gwahodd ymateb ymgynghoriad cyn-cais ar y datblygiad arfaethedig i'w gyflwyno i ni erbyn hanner nos, nos Sul, 30 Ebrill 2017. Gallwch anfon eich ymateb atom drwy'r post i'r cyfeiriad isod neu ei ebostio at louise.darch@wyg.com

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Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





A097705
24 March 2017

Natural Resources Wales
(as competent authority Control of Major Accident Hazards)
Cambria House
19 Newport Road
Cardiff
CF24 0TP

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended
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Town Planner
For and on behalf of
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A097705
24 Mawrth 2017

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Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





A097705
24 March 2017

Developer Services
Dŵr Cymru Welsh Water
P.O. Box 3146
Linea
Fortran Road
Cardiff
CF30 0EH

Dear Sir/Madam

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended
Publicity under articles 2C and 2D before applying for planning permission**

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Yours faithfully

Louise Darch
Town Planner
For and on behalf of
WYG Environment Planning Transport Ltd

WYG, 5th Floor, Longcross Court, 47 Newport Road, Cardiff, CF24 0AD
Tel: +44 (0)29 2082 9200 Fax: +44 (0)29 2045 5321 Email: info@wyg.com www.wyg.com

WYG Environment Planning Transport Limited. Registered in England & Wales Number: 3050297
Registered Office: Arndale Court, Headingley, Leeds, LS6 2UJ



creative minds safe hands



A097705
24 Mawrth 2017

Developer Services
Dŵr Cymru Welsh Water
P.O. Box 3146
Linea
Fortran Road
Cardiff
CF30 0EH

Annwyl Syr/Fadam

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 Diwygiedig

Cyhoeddusrwydd dan erthyglau 2C a 2D cyn cyflwyno cais am ganiatâd cynllunio

Datblygiad arfaethedig Heol Mynediad y Gogledd ar dir i'r dwyrain o'r B4265 rhwng Trebefered ac Eglwys Brewis, Sain Tathan, Bro Morgannwg

Yn unol â Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 21012 Diwygiedig, ysgrifennwn atoch i'ch hysbysu bod Gweinidogion Cymru yn bwriadu cyflwyno cais i Gyngor Bro Morgannwg am ganiatâd cynllunio ar gyfer y datblygiad canlynol:

"Bwriad i adeiladu priffordd newydd (o'r enw Heol Mynediad y Gogledd) gyda llwybrau cerdded a beicio, cyffyrdd newydd, goleuadau, arwyddion, ffensio, gwaith lliniaru llifogydd, rhwystrau acwstig a mesurau lliniaru amgylcheddol eraill, tirlunio, dymchwel garej Rose Cottage, ynghyd â'r holl waith peirianyddol ac adeiladu cysylltiedig".

Yn amgaeedig mae'r hysbysiad perthnasol ar gyfer yr uchod, sy'n gwahodd ymateb ymgynghoriad cyn-cais ar y datblygiad arfaethedig i'w gyflwyno i ni erbyn hanner nos, nos Sul, 30 Ebrill 2017. Gallwch anfon eich ymateb atom drwy'r post i'r cyfeiriad isod neu ei ebostio at louise.darch@wyg.com

Bydd yr ymgynghoriad hwn yn rhoi'r cyfle i chi gyflwyno sylwadau'n uniongyrchol i'r datblygwr ar y datblygiad arfaethedig cyn cyflwyno cais cynllunio i'r Cyngor. Rhoddir cyhoeddusrwydd gan y Cyngor i unrhyw gais cynllunio a ddilyn ac ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn niweidio eich gallu i gyflwyno'ch achos i'r Cyngor. Dylech nodi y gellir rhoi unrhyw sylwadau a gyflwynir fel rhan o'r ymgynghoriad hwn ar y ffeil gyhoeddus.

Gellir gweld y ffurflen ddrafft cais cynllunio, darluniau'r cais ac adroddiadau cefnogol ar-lein yn: <http://www.wyg.com/northern-access-road>. Pe bai gofyn, mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon yn Llyfrgell Llanilltud Fawr, Heol Trebefered, Llanilltud Fawr, CF61 1XZ rhwng 10.00yb a 5.00yp ar Ddydd Llun, Dydd Mercher, Dydd Iau a Dydd Gwener; rhwng 10.00yb a 7.00yh ar Ddydd Mawrth; a rhwng 10.00yb a 4.00yp ar Ddydd Sadwrn.

Yn gywir

Louise Darch
Cynllunydd Tref
Ar ran
WYG Environment Planning Transport Ltd





Appendix F – Responses from Statutory Consultees



Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Ms Louise Planner
WYG
5th Floor Longcross Court
47 Newport Road
Cardiff
CF24 0AD

Date: 13/04/2017
Our Ref: PPA0002008

Dear Ms Planner

Grid Ref: 299227 169264

Site Address: Northern Access Road on land Boverton & Eglwys Brewis

Development: 2D - Construction of a new highway

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

We note that the application is for the development of a Northern Access Road, East of B4265 between Boverton and Eglwys Brewis, St Athan.

No surface water, highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

The proposed development site is crossed by a public sewer with the approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building will be permitted within 3 metres either side of the centreline of the 150mm public foul sewer.

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

The proposed development is crossed by trunk and distribution watermains, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.



Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

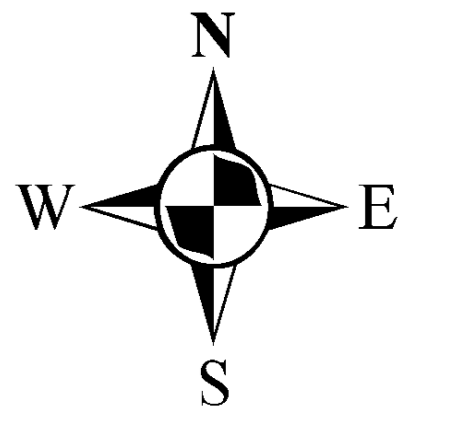
Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.



Dŵr Cymru
Welsh Water

PPA0002008



LEGEND

	Sluice valve		Stop tap
	Pressure reducing valve		Water Treatment Works
	Meter		Water Pumping Station
	Bulk meter		Existing main
	Hydrant		Non-operational main
	Cap end		Raw Water
	Air valve	NB: Water main symbol colour indicates the type.	
			Trunk
			Distribution
			Raw Water

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases, pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

The Council does not guarantee the information on this plan and the user of the information accepts the risk of general guidance only on the plan is intended and is based on the best information available. The Council is not responsible for the consequences of any actions or other works made in the vicinity of the Council's apparatus and any use of the apparatus before carrying out any maintenance work unless you are. It must be understood that the location of the information on this plan is subject to the provisions of the Highways Act 1980 and of the Council's Highways Department's site plan. The information is not intended to be used for any other purpose. Services pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map Ref: 13.04.2017
Map scale: 1:1,250
Printed by: Gill
Printed on: 299243,169270



PPA0002008

4 meters either side of 8 inch main

3.5 meters for all other mains in area

CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS

Location: East of B4265 Boverton & Brewis, St Athan

Date: 13.04.2017

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-

1. No structure is to be sited within a minimum distance as above from the centre line of the pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.

Louise Darch
Town Planner
WYG Environment Planning Transport Ltd

Reply by e-mail:
info@wyg.com

Eich cyfeirnod Your reference	A097705
Ein cyfeirnod Our reference	DE
Dyddiad Date	19 April 2017
Llinell uniongyrchol Direct line	03000 258102
Ebost Email:	amadminplanning@wales.gsi.gov.uk

Dear Ms Darch,

Proposed development of the Northern Access Road on the land east of the B4265 between Boverton and Eglwys Brewis, St Athan, Vale of Glamorgan

Thank you for your letter of 24 March 2017 inviting our comments on the pre-planning application consultation for the proposed development as described above. The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application.

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), technical advice notes and circular guidance. PPW explains that the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application whether that monument is scheduled or not. Furthermore, it explains that where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in situ. Paragraph 17 of Circular 60/96, *Planning and the Historic Environment: Archaeology*, elaborates by explaining that this means a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains. PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.

The proposed development is located within the vicinity of the scheduled monuments known as Beddford Castle (GM113), Castle Ditches Camp (GM019), Caermead Roman Site (GM020), Morfa House Round Barrow (GM188), Domen Fawr Round Barrows (GM189) and Boverton Place (GM422).

The documentation which is proposed to be submitted with the application includes an [Archaeology and Cultural Heritage Assessment](#) prepared by AECOM. Section 5.2 of this report refers Heritage Setting Impacts it states that

“An assessment, supported by a site visit, has been made of the potential impact of the development on the setting of the listed buildings (as required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990) and on the setting of the other statutorily designated heritage assets. No potential adverse impacts on the setting of any listed building, scheduled monument or conservation area have been identified.”

However, a copy of this assessment nor any information as to the methodology used reach this conclusion is provided in the report or in the appendices (including appendix 1 Archaeological Standards and Guidance). Until a copy of this assessment has been provided to us we are not in a position to provide detailed comments on this pre-application consultation.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan- Gwent Archaeological Trust, Heathfield House, Heathfield Road, Swansea, SA1 6EL.

Yours sincerely

Dave Edwards
Diogelu a Pholisi/ Protection and Policy

FAO: Louise Darch

WYG
5th Floor Longcross Court
47 Newport Road
Cardiff
CF24 0AD

28 April 2017

Annwyl Syr/Madam / Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2016.

PROPOSED DEVELOPMENT OF THE NORTHERN ACCESS ROAD ON LAND EAST OF THE B4265 BETWEEN BOVERTON AND EGLWYS BREWIS, ST ATHAN, VALE OF GLAMORGAN.

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application, plans and other supporting documents on the 24 March 2017.

Based on the information submitted to us, we have significant concerns with the proposed development. On this basis, we would recommend to the local planning authority that they should only grant planning permission if the scheme can meet the following requirements and the conditions listed below are attached to the planning permission. Otherwise, we would object to this planning application.

Requirement: *European Protected Species*

Further information is required to demonstrate that the proposal will not be detrimental to the maintenance of the favourable conservation status of European Protected Species.

Condition 1: *Flood Risk*

Conditions 2-6: *Land Contamination*

Please note that the list of conditions above should not be considered to be exhaustive; if further information is provided to satisfy the requirement, it may then be necessary to request

further conditions to avoid / mitigate other environmental effects. Further details in relation to the requirement and conditions are given below.

Requirement - European Protected Species

We have reviewed the following documents in relation to European Protected Species:

- Welsh Government St Athan Northern Access Road, Vale of Glamorgan, Ecological Assessment, March 2017 Pre-Application Consultation Draft dated March 2017 by WYG.
- Northern Access Road Design and Access Statement, March 2017 by AECOM.
- Landscape and Maintenance Management plan, dated March 2017 by AECOM.

We note the survey work completed to date and agree with the recommendation of follow up surveys as outlined in Section 14 of the Ecological Assessment. We note the presence of dormice on site and the proposed outline mitigation strategy. We therefore advise the following information is submitted in support of the planning application.

- We advise that you submit a draft dormouse strategy in support of the planning application. This will assist the Local Planning Authority with their consideration of the 3 EPS licensing tests and would be in accordance with planning policy.
- We advise the current plan 'Landscape and Maintenance Management plan' is extended to include specific establishment and post establishment prescriptions for translocated hedgerows and other habitats of value for dormice and accompanied by drawings showing landscape planting, location, widths and species to be planted. We also advise that there is a long term commitment within the plan for appropriate management, beyond the initial 5 year period.

Section 106 Condition

If the following Requirements are satisfied we are likely to advise that the proposals for the long term maintenance and management of vegetation associated with the scheme be delivered via a Section 106 agreement or similar. In this context we will be seeking the implementation of a suitable management plan for all retained and new vegetation and any other mitigation structures which form part of the proposals.

Further Information

Please note, if further information is prepared to support an application it may be necessary for us to change our advice in line with the new information. For example we note that Confidential Figure ECO03 – Badger, Reptile & Hazel Dormouse was not available on the public website under Ecological Assessment – Figures. We would wish to be re-consulted on this once this is available.

Flood Risk

We note that the proposed road scheme crosses over the Llanmaes Brook, a designated main river. The scheme lies partially within Zone C2 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines. We have reviewed the submitted Flood Consequences Assessment (FCA) prepared by AECOM dated March 2017 and subsequent AECOM TUFLOW model supporting the FCA.

Based on the submitted FCA together with our review of the hydraulic model, we advise that the consequences of flooding to and from the proposal as designed are acceptable in line with TAN 15. We recommend the following condition is secured on any planning permission granted to ensure the delivery of the proposed mitigation measures.

Condition 1:

The development is carried out in line with the submitted Flood Consequences Assessment (FCA) prepared by AECOM dated March 2017 and mitigation measures as outlined are incorporated in the development.

Land Contamination

We have reviewed the following documents in relation to Land Contamination:

- St. Athan Northern Access Road, Phase 1 Geo-environmental Assessment, Prepared by Aecom, Dated December 2016.
- St Athan Northern Access Road, Drainage Strategy, Prepared by Aecom, Dated March 2017.

We note that the Phase 1 Geo-environmental report refers to a number of previous intrusive investigations undertaken on the site, however it is unclear which parts of the overall site have been previously investigated. A number of potential sources, pathways and receptors relating to potential contamination of controlled water have been identified and the site is within close proximity to a number of military land uses. Given that the site crosses over a number of surface waters and overlies a secondary A aquifer, we would likely recommend to the Local Planning Authority that the following conditions and informative be included on any planning permission granted.

Condition 2: Risk Assessment

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:

- all previous uses

- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Condition 3: Verification Report

Prior to commencement of development a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Condition 4: Long Term Monitoring

Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long- term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Condition 5: Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Condition 6: Controlled Waters

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to

controlled waters. The development shall be carried out in accordance with the approval details.

Further to this we advise:

- Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- Refer to WLGA document 'Development of Land Affected by Contamination: A Guide for Developers' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- Refer to Groundwater protection: Principles and practice (GP3).
- Refer to British Standard for the Investigation of Potentially Contaminated Sites. Code of Practice (BS10175:2011)
- The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.
- Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.
- You should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

Further Advice

You should be advised that, in addition to planning permission, it is your responsibility to ensure all other permits/consents relevant to the development are secured.

Please note, if new information is prepared to support an application or the proposal is further modified, it may be necessary for us to change our advice.

If you have any further queries, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lindy Barratt

Ymgynghorydd Cynllunio Datblygu/ Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales



Appendix G – Responses from Community Council and Local Members

louise.darch

From: louise.darch
Sent: 16 May 2017 09:46
To: louise.darch
Subject: RE: St Athan - Public Consultation

-----Original Message-----

From: Gwyn and Gloria [<mailto:johngandg@gmail.com>]
Sent: 31 March 2017 13:33
To: louise.darch <louise.darch@wyg.com>
Cc: Llanmaes Clerk <clerk.llanmaescc@gmail.com>
Subject: Re : NAR [Filed 31 Mar 2017 14:35]

Dear Ms Darch,

I am extremely disappointed to receive your letter giving website details of how to access the NAR Consultation, however, what really disappoints me is that everything is being hid again from the general public.

Not everyone has a computer or even understand how to use a computer, once again the older people are being discriminated and in my opinion you are breaking equality law. What you should be doing is to hold a full public consultation at a venue in Llantwit Major and Llanmaes and have officers of the Welsh Government available to explain every question asked. In addition to this it needs to be advertised throughout, on the noticeboards and Glamorgan Gem Newspaper, which would give everyone a fair chance to respond.

Transparency is very important and nothing must be hid from the public, so I would ask you take the measures that I have suggested.

Kind Regards

Cllr Gwyn John (from my private laptop)



Cyngor Cymuned Llanfaes Llanmaes Community Council

Clerk: Apartment 2 Alexandra House
2 Beach Road Penarth CF64 1FN

E-Bost/E-Mail: clerk.llanmaesc@gmail.com

Ffôn/Phone: 07751372537

26 April 2016

Ms Louise Darch
Town Planner
WYG Environment Planning Transport Limited
5th Floor Longcross Court
47 Newport Road
Cardiff
CF24 0AD

sent by e-mail 28.04.17 to louise.darch@wyg.com

Dear Ms Darch

Proposed development of the Northern Access Road on land east of the B4265 between Boverton and Eglwys Brewis, St Athan. Vale of Glamorgan.

In response to your pre-application consultation notice on the above, Llanmaes Community Council do not support the proposed development and would comment as follows.

1. The Community Council are of the opinion that the NAR is not essential to facilitate development at the Business Park. The proposed road is unnecessary and improvements to the existing Eglwys Brewis Road would be more reasonably and economically achieved. We do not accept the argument that the "extent of the work required to provide the possible upgrades would result in being equivalent or greater in cost than the NAR option". The analysis in your Design and Access Statement does not give any detailed costing to back up this statement.
2. The proposed road would cut over a large area of unspoiled green countryside and will have a detrimental effect on local wildlife and the rural and peaceful environment for the residents of Llanmaes and surrounding area. The building of the road will irretrievably change the rural landscape. It will impact on the village boundary and isolate residents living to the East of the village.
3. It is widely believed that the majority of traffic for the Business Park will come from the East and will take the shortest and quickest route to the site through St Athan Village. It will not travel along a road with three sets of traffic lights and junctions.
4. The area is of archaeological importance and consideration needs to be given to the 2009 reports and surveys of the Glamorgan and Gwent Archaeological Trust.
5. The local town council, the local community councils and residents in Llanmaes, St Athan, Boverton and Llantwit Major are all in agreement that the Northern Access Road cannot be justified on environmental, traffic management and economic grounds.

Yours sincerely

Carole Alexander
Clerk to Llanmaes Community Council

louise.darch

From: Ann Barnaby <ann.barnaby@btinternet.com>
Sent: 28 April 2017 06:41
To: louise.darch
Cc: St. Athan
Subject: Northern Access Road - St Athan

Planning Consultation – Northern Access Road

20th April 2017

Dear Ms Darch

Following a our General meeting of the 2nd April, I have been asked by the members of the St Athan Community Council to comment on the proposal for the development of a 'Northern Access Road' at MOD St Athan. While acknowledging that this application comes under the ward of Llanmaes Community Council, we strongly believe that issues with this development and the siting of the main entrance to the business park will have much wider impacts to the residents of St Athan and the wider Vale of Glamorgan.

The Northern Access road was originally proposed for delivery of both the Defence College and an ABP, in around 2008. At that point and during the LDP process we commented that we believed it was an 'unnecessary, over engineered and extravagant inclusion' in the plan. The original proposal was projected to cost in the region of £20m, we cannot see how the current proposal can be delivered at a much lower cost, where although the bridge area may have been downsized the addition of a roundabout at the Boverton junction will require much more 'blasting' of the embankment than the previous design.

Of most disappointment is the inability of the Welsh Government to work and negotiate with the MOD to design and deliver a much more suitable and what we believe could be a much more prestigious entrance at West Gate. Detailed alternative plans were submitted during the original planning application process but were discounted due to potential security issues with the DC. However we believe these plans should be re-visited as it is not in the public interest to waste this amount of money on a pointless road, and we do still believe a suitable separate entrance road could be delivered at this site.

The positioning of the main entrance to the Aston Martin plant and the wider aspirations of the Enterprise zone, at Eglwys Brewis to the north of the site will cause issues in the surrounding country lanes as 'stat navs' will direct traffic (as it is doing today) via the many totally unsuitable single track lanes from the A48 from Cowbridge, Llantrithyd/Flemingston, and St. Hilary.

Of particular concern in St Athan is that by far the shorter route to the entrance for vehicles coming via the preferred route from the East along the B4265 will be through the village. While we acknowledge and welcome that the engineers have tried to mitigate this in the design – it is difficult to see how this has been achieved by the drawings, without affecting the access to Boverton/Llantwit Major for the residents of Eglwys Brewis. It was interesting to note that the organisers of the recent Aston Martin official ceremony actually identified the route through St Athan as the preferred route!

The consultation documents also show that the preferred route to the site from the west is along the 'heritage' coastal roads, rather than the route used by many local residents via B4270. During the original proposal we commented at the lack of attention being given to other infrastructure improvements our comment was that delivery of what is a short expensive road 'in no way addresses the wider issue of access to the M4 which lies some 12 /14 miles (West /East) from this site much of which is rural roads'. Although some work is now been delivered to the East on the Gileston Old Mill road, the main link to Cardiff and Eastern M4

is a daily issue of over capacity as many commute to Cardiff. To the west however, no specific proposal is made, there is mention of a new link to the A48 via a development at Darren Farm, but no detail to ensure that this would alleviate this major issue of traffic coming through the single track road at Llysworney, a direct link to the M4 via the North and West'. We strongly feel that the funds required for this one short road, could deliver much wider improvements along the B4270 (Llantwit Major - Cowbridge) and from Pentre Meyrick to the M4 Jnt 35 Pencoed. This would not only serve the Enterprise Zone but the wider communities of the Vale and significant employment area at Llandow. In addition no attention has been made to the North from the site via in part single track lanes to Cowbridge, which has previously during the former RAF days been a significant route for employees coming from the Llantrisant area.

We are however pleased to see that following the consultation meetings held last year, that it appears the cycle/footpath has now been extended along the existing Eglwys Brewis Rd, to link with Eglwys Brewis itself.

It was interesting to note that in the consultation introduction statement, comment is made that the NAR would serve 'new housing sites proposed by the Vale of Glamorgan Council' – with no mention that it is 'essential' for delivery of a large proportion of this housing and would allow the Welsh Government to capitalise on the agricultural land that it purchased under a cloud of potential compulsory purchase, originally for then scrapped Defence College proposal.

In conclusion after much discussion with the consultation teams we are still of the opinion that this proposal for the NAR would be not in the public interest.

St Athan Community Council

Old School Community Centre, St Athan
Barry. CF62 4PL

www.stathancommunitycouncil.org.uk



Appendix H – Advertisement in Local Paper



HarpingOn about Gypsy music

MARCH 24 was a big day for local group HarpingOn. They had a well known international harpist, Robin Iltis Bowen, come to Llantrist Major and give a workshop on Welsh Gypsy music at the Catholic church.

Robin, who lives near Aberystwyth, had recently returned from a concert tour in Colombia. "There are many similarities between Colombian folk music and Welsh Gypsy music," he told the group. The morning was spent exploring several tunes and learning about the tradition of Welsh music being handed down through the generations by ear. It was hard work, but very worthwhile, said Sam. "Robin has been funded by the Welsh Arts Council to teach Welsh Gypsy music to harpists throughout Wales, and the project is due to finish at the end of March, so we were very lucky to have

Robin fit to fit," said Sam Banks, one of the founders of HarpingOn.

The next workshop will be held on Friday, April 21 with Shelly Faylley, key-tracker and composer who lives in Cardiff.

HarpingOn is a group of harp enthusiasts who get together to play for local charity events, and anyone wishing to know more about the group can contact Sam Banks at sam.cynan@btinternet.com.

The driving force behind festival is honoured...



Mary Elliott Rose (on right) with Professor Amanda Coffey.

THE driving force behind the Cowbridge music festival has been honoured for her "relentless an selfless service to community music".

May Elliott Rose has been recognised for her work as Artistic Director of the festival, its an annual awards ceremony at Cardiff University.

She received the Lifetime and Merit Award for her "relentless and selfless service to community music through her work connected with the festival".

The presentation was made by Professor Amanda Coffey, Pro-Vice Chancellor for Student Experience and Academic Standards. Mary said "It was a great honour to receive the award and I want to thank all those who have also worked hard to make such a success of the festival since it started in 2010. "It would not have been possible without the joint efforts of all our trustees, volunteers, sponsors as well as the members of the Friends Association and our wonderful enthusiastic audience. "Here's to the 2017 festival!" The programme for this year's festival has just been announced. It starts on September 8 with the world-famous King's Singers and runs until September 23 with a variety of work class concerts, just and folk music. More details are on the festival website www.cowbridgemusicfestival.co.uk.

Vale AM meets Aston Martin apprentices at site hand-over

ON April 6, the Vale AM, Jane Hatt, met some of the Welsh apprentices at the official hand-over ceremony of the St Athan super hangers to the iconic British car maker Aston Martin.

The decision by Aston Martin to develop its second manufacturing facility in St Athan means cars will be built in Wales for the first time in 50 years. The facility will create 750 highly skilled jobs and more than 6000 of contracts throughout Wales. All of the Aston Martin made in Wales will be stamped "Made built in Wales".

Ms Hatt said: "It is a hugely exciting time for the Vale. It was great to talk to some of the young Welsh apprentices who have been taken on ahead of Aston Martin going into production at St Athan. "It was wonderful to hear them sound so confident and happy in their new roles."

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be published by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development on land east of the B4665 between Boverton and Eglwys Brewis, St Athan, Vale of Glamorgan. I give notice that: the Welsh Ministers are intending to apply for planning permission to construct a new highway (called the Northern Access Road) with footways and cycleways, new junctions, lighting, signs, fencing, flood alleviation works, access barriers and other environmental mitigation measures, landscaping, demolition of garage at Rose Cottage, and all associated engineering and building off-site works.

You may inspect copies of: ● the proposed application; ● the plans; and ● other supporting documents online at <http://www.wyg.gov.wales/central-access-road> and computer facilities are available to view this information online at Llanelli Major Library, Governor Road, Llanelli Major, CF61 1XZ between the hours of 10.00am to 5.00pm on Monday, Wednesday, Thursday and Friday, 10.00am to 7.00pm on Tuesday, and 10.00am to 4.00pm on Saturday. Anyone who wishes to make representations about the proposed development must write to the agent, WYG Environment Planning Transport Ltd, at issues.dard@wyg.com or by post to Floor 5, Longrove Court, 47 Newport Road, Cardiff CF24 5AD by midnight on Sunday, 30 April 2017.

Bowls Club coffee morning
At the Llantrist Major Bowls Club coffee morning on April 7, Llantrist Major in Flower were invited to sell second-hand jewellery and accessories to raise money for town flowers and a total of £126 was raised. Llantrist Major club presented Llantrist Major in Flower with a donation of £30, making a total of £156 to help towards the cost of town flowers. Thank you to everyone who helped to make this a successful morning. Graham Jones, Area Treasurer

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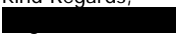


HYSBYSIAD CYHOEDDUSWRWYDDO AC YMGYNGHORIODD CYN CYFLWYNO CAIS AM GANIATAD CYNLLUNIO DAN ERTHYGLAU 2C A 2D

Dilys yr hysbysiad hon, enw'r hysbysiad hon yn rhoi sylfa i ni sylweddau unrhyw ydych chi datblygu ar ddiwygiedig arbethedig cyn cytuno'n cais cynllunio i'r Awdurdod Cynllunio Lleol (ACLU). Yr ACLU perfformio fydd yn rhoi cyhoeddiad i'r hysbysiad hon yn ddiwygiedig, m'fyddi unrhyw sylweddau a hoddor mewn ymrodd i'r hysbysiad hon yn rwyddio eidd gallu i gyflwyno ddiwygiedig yr ACLU ac unrhyw gas cynllunio cyffwrdd. Cychod nodi y galli rhoi unrhyw sylweddau a gyflwyno ar y hysbysiad hon. Datblygiedig arbethedig i'r ddiwygiedig o'r B4665 rhwng Tabeledod ac Eglwys Brewis, Sain Tathan, Bro Morgannwg. Rhoddad hysbysiad: Bod Gweinidogion Cymru yn breiddio cynnig am ganiatad cynllunio i adeiladu gwlthod newydd (yn ara Heol Myfyrdd) y Gogledd-ddir gyda lwybrau cerdded a beiddio cyffwrdd newydd, gwlthodau, unrhyddion, bariau, gwlthodau, llwyddio, ffynonellau awyrgwrdd a thrastrau linciau amgylcheddol eraill, strono, dymchweli garaj Rose Cottage, a'r holl waith penamryddol ac adeiladu cyffwrdd. Galwch ar hysbysiad o: ● y cais a gyngwng; ● y cynllunio; a ● agweddau datblygiedig eraill osiech yn <http://www.wyg.gov.wales/central-access-road> ac rose cyflwyno'n cais cyffwrdd ar gylid i wneid y cyffwrdd hon ar ein yn Dyddig Llanelli Major, Heol Tabeledod, Llanelli Major, CF61 1XZ rhwng 10.00am a 5.00pm ar Dyddio Lun. Dyddio Mawrth, Dyddio Iau a Dyddio Gwener, rhwng 10.00am a 7.00pm ar Dyddio Mawrth, a rhwng 10.00am a 4.00pm ar Dyddio Sadwrn. Mae'n hysbysiad unrhyw ydych chi gyflwyno unrhyw ydych chi datblygiedig arbethedig hon yn gyffwrdd ar yr awdurdod, WYG Environment Planning Transport Ltd, ar eiddod at ddiwygiedig wyg.com neu drwy'r post i Lawer 5, Court Longrove, 47 Heol Gwenebydd, Cardiff CF24 5AD a ddiwygiedig hysbysiad hon ar nos Sadwrn, 30 Ebrill 2017.



Appendix I – Applicant response to specific queries raised by the public

Respondent	Date	Respondent Comment	Applicant Response
Respondent 1	29.03.2017	<p>In response to your letter of the 24 March 2017, I would like offer the following points for consideration in respect the above NAR proposal:</p> <p>i) The new roundabout junction on the B4265 does not seem to be set back far enough into the current country side to prevent a 'line-of-sight' continual path of travel along the B4265 (both ways) for those foolish enough not wanting to negotiate the roundabout. This lunatic activity still happens occasionally at the Pentre'r Cwrt roundabout further west along the B4265.</p> <p>ii) Will the street lighting be directional/shaded enough and of sensible height to (a) prevent general light pollution for wildlife and (b) interference with local residential properties currently situated adjacent to the B4265 at the proposed NAR junction.</p> <p>iii) It would be of significant help if the EB2 Reflection (noise attenuation) Fencing were to run behind all the properties currently backing onto B4265 immediately behind the new roundabout junction on the south side - including [REDACTED] Denbigh Drive. [REDACTED]</p> <p>iv) It is indicated that pavements will be located on the NAR access roundabout yet not on the by-pass. What provision will be made to access these pathways from the by-pass (i.e. those wishing to access the new junction from the Monmouth Way public footpath stile). If none, there is no point to them which raises a question.</p> <p>Thank you for your attention to these matters,</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>Telephone: [REDACTED]</p>	<p>i. The roundabout has been designed in accordance with TD 16/07 (DMRB 6.2.3) to ensure appropriate deflection from the line of travel into the roundabout. Stopping sight distances, visibility splays and vehicle swept paths have been verified for the junction. Proposed earthworks cuttings on the approaches to the roundabout have been widened to ensure sufficient forward visibility to the junction.</p> <p>ii. Measure will be taken to avoid 'light spill' into local properties - for example through the use of LED lanterns which are directional. Measures will also be taken to avoid disturbance to wildlife, for example through reduced lighting where the road crosses ecological corridors such as Llanmaes Brook.</p> <p>iii. The fence has been extended.</p> <p>iv. New footways will be constructed along the length of the B4265. Pedestrians will be able to cross the B4265 at Monmouth Way (note that the speed limit will be reduced to 40mph to improve safety), then access a new footway/cycleway along the northeastern side of the B4265 to access the footway/cycleway alongside the NAR.</p>
Respondent 2	29.03.2017	<p>In response to the proposed northern access road, I would like to point out that the acoustics generated from the 'by pass', at the rear of our property, are already far too high, especially with the amount of traffic that uses this road. We had signed a petition to highlight this fact, but to no avail. This new project will only increase the traffic and therefore, the noise levels.</p> <p>What guarantees will we have that the traffic noise levels would be seriously reduced?</p> <p>The speed limit would have to be reduced. Maybe to 30 mph.</p> <p>A speed camera could be introduced, to deter motorbike traffic, especially.</p> <p>A high fence or very dense shrubbery should be laid as close to the road as possible, to deflect the traffic noise.</p>	<p>Residents within Heol Merioneth will benefit from proposed acoustic fencing (noise barriers) that are to be constructed at the top of the existing cutting (i.e. behind the residents' boundary fence). The introduction of the roundabout will result in reduced traffic speeds, as will the introduction of a 40mph speed limit. Reduced speeds are expected to result in reduced noise levels.</p>

		<p>The by pass is below our property and the noise quickly travels up the embankments on both sides. It does not matter what size boundary wall or fence we erect , it has to travel right through the back of EVERYBODY'S property to have an effect.</p> <p>They did this on the Bridgend by pass to the Mc Arthur Glen complex.</p> <p>Would it be possible to itemise what will be done to combat the already , too high, noise levels, and to send them to me on your reply?</p> <p>Kind Regards, </p>	
Respondent 4	07.04.2017	<p>Thank you for your letter dated 24 March 2017 regarding the proposed Northern Access Road on land east of B4265 between Boverton and Eglwys Brewis, St Athan, Vale of Glamorgan. As you can see from the address above our house backs onto the current Llanwit Major bypass and from your plans it would appear that the bottom of our garden will back directly onto the proposed new roundabout for the Northern Access Road. Your response to a few queries/concerns would be appreciated. 1. Will the proposed road be on the same level as the existing bypass or will it be higher? 2. Your proposals mention felling trees. Is it your intention to feel the trees at the bottom of our garden - the ones on the road banking just behind our boundary fence? 3. With regard to the acoustic barrier, will this be an eye sore when we are in our garden or look out of our windows? How high up the banking will this barrier come? Do you intend removing some of the existing banking to accommodate this? 4. Will we be adversely affected by car/street lighting? Will this illuminate our house and garden? 5. If any of the banking is removed, will this leave us vulnerable to trespassers, people thinking they can take a short cut? 6. How will the construction initially and then additional traffic affect noise levels? 7. How will additional traffic pollution affect our health and wellbeing? 8. How will the construction, road and pollution affect the wildlife and natural habitat? We are fortunate to have an abundance of wildlife - birds, hedgehogs, frogs, squirrels, slowworms, to name just a few. Have steps been taken to preserve the wildlife? 9. Our other concern is that the road will de-value our property and the estate we live on. For the past 24 years we have experienced and enjoyed peace and tranquillity in our home and garden and would like your assurance that this will not change. Your comments regarding this matter would be appreciated.</p>	<ol style="list-style-type: none"> 1. The roundabout will be at the same level as the existing B4265 Llantwit Major bypass. The new road will then rise up as it travels east to meet the existing ground levels. 2. Some trees beyond your property boundary will need to be felled in order for proposed acoustic fencing (noise barriers) to be installed. It is intended that these works would be undertaken at the start of the construction period so that local residents benefit from the noise barriers during construction and to ensure replacement trees are able to establish before the new road is opened. 3. The acoustic barrier will be a 2.5m tall timber fence installed at the top of the existing cutting slope. 4. New street lighting is proposed, but measures will be taken to ensure against light spill impacting on local residents. For example through the use of LED lanterns which provide 'directional' lighting. 5. The existing bank will remain unaffected - other than vegetation removal to allow the installation of the acoustic fencing. This vegetation will be replaced. 6. Reference should be made to the noise impact assessment for further detailed information on the impact. 7. Reference should be made to the air quality assessment. No adverse impact is expected. 8. Reference should be made to the ecological assessment. Extensive measures are being taken to ensure impacts are mitigated. 9. As noted, measures are being taken to ensure against detrimental impact on local residents.
Respondent 5	10.04.2017	<p>From: </p> <p>10th April 2017</p> <p>Northern Access Road - Eglwys Brewis, St Athan, Vale of Glamorgan</p> <p>We wish to lodge our objection and deepest concerns regarding the above development which we feel is both unnecessary and a further burden on the tax payers of the Vales of Glamorgan.</p> <p> moved to this area over ten years ago, doing so solely for the peace and tranquil life style of</p>	<p>Reference should be made to the air quality assessment which indicates that the proposals will not have a detrimental impact on air quality.</p> <p>Existing bus services will continue to utilise the existing route along Eglwys Brewis Road. A pedestrian crossing point will be provided for local residents to cross the NAR along the line of the existing Llanmaes Lane to be able to access the bus services on Eglwys Brewis Road.</p> <p>Acoustic fencing (noise barriers) are proposed where the road passes Millands Park, which will assist in reducing the noise impact.</p> <p>Regarding alternative options, a number of alternatives have been considered. Further reference should be made to the alternative</p>

		<p>country living. We hope to continue living here in our final years in this idilic corner of the Vale of Glamorgan.</p> <p>I consider that I speak for a majority of the residents of this Park Home Estate, who are all over the age of 55 years and feel as I do regarding this road construction.</p> <p>Your plans to build a road within 150 metres of our home has put a great deal of anxiety and concerns that our health will suffer as a result of the construction and pollution which up to this time, we have been able to avoid and daily enjoy the clean fresh unpolluted air and the bird song sounds of the countryside, broken only by passing commercial jet aircraft, and rifle noises from the St Athan MOD site. These days, we don't even turn our heads or are disturbed by the noise and have began to enjoy the sights and sounds of living at Millands Park.</p> <p>We have lived here unharmed by fuel fumes and smells; we are not disturbed by loud noise and light pollution and enjoy the daily bird sounds, circling birds of prey calling to each other and the sounds of bleating lambs and their mothers in the fields that will soon be transformed by grey asphalt tarmac, loud vehicle noises and consistent artificial lighting during the hours of darkness.</p> <p>Living here, there is nothing better than walking the country lanes and seeing wild animals and birds such as rabbits, stoats, shrews, field mice, owls, kytes, even Heron and Kingfisher are seen close by in the Boverton Brook.</p> <p>Has any consideration been made for those who live here and depend on public transport which use the Eglwys Brewis Main road. How are they to cross this monster road?</p> <p>My wife and a neighbour have turned an unused farm building in Froglands Farm into a Buddhist Temple, visited several times a week by devoted local followers and from further afield to attend services and meditation as followers of the Buddhist faith. How are they to get to the temple and meditate in what is presently calm and serenity?</p> <p>The excuse of allowing easier access to the Aerospace park and the Astin Martin site is a red herring - it's not needed or necessary as the Eagleswell road would cope with the additional traffic with only the minor cost of widening and resurfacing. There is even a 2nd option for access to the site from the East which from what I am aware has not even been considered.</p> <p>I would be eternally grateful if my concerns and fears are put to the planners who's sole intention with this planning application is to make a wider highway to supply routes to proposed residential estates on the green belts areas surrounding St Athan and lie adjacent to this new and not desired road.</p> <p>Yours most sincerely</p>	options report.
Respondent 6	12.04.2017	<p>Many thanks for the info and link with regards to the above. Aston Martin have no comments at this time on the proposed access road to the Aero Park. All the best with the consultation and planning.</p> <p>██████████ Aston Martin</p>	Noted
Respondent 7	18.04.2017	I wish to register my very strong objection to the proposal outlined in your letter dated 24th March	Reference should be made to the Transport Assessment which provides details of the expected

		<p>2017. There is already a perfectly adequate road already in existence used by hundreds of vehicles without any obstruction, interruption, or traffic problems on a daily basis. Putting an unnecessary and unwarranted new junction and road on the Llantwit Major bypass will inevitably result in traffic hold-ups on the B4265. This will not serve the local community in any regard whatsoever, unless there is an alternative agenda not outlined in your letter. Notwithstanding the fact that this development encroaches on green belt land. As a retired person living on Millands Park I came here preferring to live in a quiet environment and see out my final years in relative peace and harmony, not to have that disrupted by the volume of heavy goods and other traffic using this new road development. I am also very concerned that this development will have a detrimental knock on effect on the value of my property. In my opinion there is already a road infrastructure sufficient to cater for the locality and the people who live in the area. I will therefore reserve my right to claim compensation for the disruption during development, the increase in noise and hazards associated with the development. And finally the increase in pollution that will inevitably result from an increase in volume of heavier traffic which is bound to have a detrimental effect on my already poor health. I would therefore like to reiterate that I strongly object to the new access road on the B4265.</p>	<p>traffic growth as a result of job creation at the business park.</p> <p>Regarding alternative options, such as upgrading the existing Eglwys Brewis Road, a number of options were considered but would not be appropriate. Further reference should be made to the alternative options report.</p> <p>Regarding the proposed new junction on the B4265 Llantwit Major bypass, a roundabout has been selected as the most efficient form of junction and also to avoid the proliferation of signal controlled junctions on this stretch of road.</p> <p>Regarding air quality impact, reference should be made to the air quality assessment which indicates that the proposals will not have a detrimental impact on air quality.</p>
Respondent 8	19.04.2017	<p>To, whom it may concern, I wish to voice my objection to the proposed construction of a new highway (The Northern Access Road). The existing road has been used by the RAF for many years, the current road could be and should be altered by The Old Brewery public house. Thousands of vehicles use this road with no problems whatsoever. Putting an unnecessary and unwanted new junction on the Llantwit Major by-pass will slow the traffic on the B4265, it will cause hold ups. Another objection is the proposed of the new road being built of green belt land. The tenants of Millands Park have voiced their concerns to me. Tenants living here are mostly retired, preferring to live here for the peace, quiet and tranquillity. I am concerned about the effects the proposed construction will have on my residents and my business. I cannot see why, when there is a less costly alternative, that a new road is being considered. This proposed construction will undoubtedly have detrimental effect on my livelihood, especially with the transportation of units to and from Millands Park. My transport company have said they would NOT be able to deliver units around the proposed road by Froglands Farm Bungalow. Units can be up to 60' by 12'6" not including the artic tractor unit. This would mean that homes could not be replaced when required. The proposed planning development will undoubtedly devalue the homes in and around Millands Park. When in the planning process we were originally informed that if there was no college/academy then there would be no road! I therefore would like to reiterate that I strongly object to the proposed construction of the New Access Road on the B4265. Yours Faithfully Mr [REDACTED]</p>	<p>Regarding alternative options, such as upgrading the existing Eglwys Brewis Road, a number of options were considered but would not be appropriate. Further reference should be made to the alternative options report.</p> <p>Regarding the proposed new junction on the B4265 Llantwit Major bypass, a roundabout has been selected as the most efficient form of junction and also to avoid the proliferation of signal controlled junctions on this stretch of road.</p> <p>Regarding the development on agricultural land, this is a matter for the Vale of Glamorgan Council and the Local Development Plan.</p> <p>Measures are being taken to minimise the impact on Millands Farm, for example through the construction of acoustic fencing (noise barriers).</p> <p>Vehicle swept path analysis has been undertaken to ensure that the units described will still be able to access Millands Farm - indeed the proposed new road should make access safer and easier.</p>
Respondent 9	25.04.2017	<p>I wish to put on record my strong objections to the proposed development of the Northern Access Road on land east of B4265 between Boverton and Eglwys Brewys, St Athan, Vale of Glamorgan.</p> <p>There is no logical reason for this scheme to go ahead as the widening of this existing road is so much easier and would certainly be of less cost than the proposal. It is well known that "Aston Martin" has not requested</p>	<p>Regarding alternative options, such as upgrading the existing Eglwys Brewis Road, a number of options were considered but would not be appropriate. Further reference should be made to the alternative options report.</p>

		<p>this new road and are happy to use the existing road, which if widened by approx. five or six metres would provide a perfectly adequate solution and incorporate a pedestrian path etc for less cost. As the land adjoining the existing road has only a few buildings adjacent to it, the Old Brewery is an eye sore and should be knocked down as it is dangerous and serves no useful purpose to any one. Also the owner of Frogland Farm have offered to donate the lower part of their garden next to the existing road as part of the widening of the existing road: therefore is there need to rip up good farm land which would push this new road only fifty or sixty metres away from Milllands Caravan Park. We don't need your acoustic barriers, lights or noise polluting road so close to a residential retirement site.</p> <p>Building this road is in my opinion is only an excuse to build houses on the farm land that will have been destroyed</p> <p>When RAF St Athan was at its busiest era the Eglwys Brewys Road coped with hundreds of RAF vehicles everyday with no problems so as I stated there is no viable reason for this Northern access road in need or economic terms. As a cheaper and easier alternative which is available to you, is to widen the existing road and therefore not destroy good green farm land. Its about time these faceless ministers did what the local residents wanted instead of furthering there own agenders. If you as town planner do your job, to protect green field sites from being used for projects other than farming, then I expect as a rate payer that you do exactly that and object to the proposal for a new road.</p> <p>Your sincerely, ██████████</p>	
Respondent 10	27.4.2017	<p>Proposed development of the northern access road on land east of the B4265 between Boverton and Eglwys Brewis, St Athan, Vale of Glam.</p> <p>Thank you for your recent communication regarding the above proposal.</p> <p>We are against this road being 50 metres from our property.</p> <p>Our home is not made from bricks and mortar – whatever the proposals are for the road it will not stop engine noise reaching us. We have chosen to live here because of the peace and quiet Milllands gives us. The road will become a race track for motorbikes, which already happens regularly on the bypass, we on the plans there are no calming traffic facilities ie speed bumps or even cameras that could help keep traffic to the speed limit.</p> <p>Also because we live in a ██████████ [address redacted] the amount of fumes from the engines would be detrimental to the health of people living here. This is a semi-retirement park, many have chronic illness and this type of pollution would have an adverse affect on our general health.</p> <p>There is already a perfectly adequate road going to St Athan, - it would be far easier to upgrade it, without the need to build a new road, near our property. We object to this proposal.</p> <p>Yours faithfully, ██████████</p>	<p>Acoustic fencing (noise barriers) is proposed where the road passes Milllands Park, which will assist in reducing the noise impact. Further reference should be made to the noise impact assessment.</p> <p>Regarding traffic calming measures, the proposed road alignment (i.e. bends) will encourage reduced speeds and a speed limit of 40mph is proposed. The speed limit will be further reduced to 30mph at the eastern end.</p> <p>Regarding air quality impacts, reference should be made to the air quality assessment which indicates that the proposals will not have a detrimental impact on air quality.</p> <p>Regarding alternative options, a number of options were considered, including upgrading the existing Eglwys Brewis Road. Further reference should be made to the alternative options report.</p>

Respondent 11	Undated	<p>The more I think about the proposed Northern Access Road, the more I'm dismayed at decisions being made.</p> <p>In today's economic climate, who wants to spend millions of pounds on a road Aston does not want, no one in the area wants, so is it needed? I've seen several floods of the local fields, but the water always has sum were to go, so if you put a barrier in its way, what happens, who cares at what problems this will cause or where.</p> <p>During the proposed build how will people in the area travel to and from there property, has any one though about the refuse lorry's getting threw to do there job, and god forbit their was a fire how would the fire men reach us in an emergency with increase in traffic on the single track lanes people could die (who in authority would I caused that).</p> <p>The existing road has served thousand of RAF personnel and workers for many years the Aston hanger was build using the same road, its now old and tired but it would be a fraction of the cost of the new road to bring it up to a good standard, there is space the bridge is not a problem.</p> <p>If this exercise is just to build more houses, who would authorise a build on an existing flood area when each house would add to the flood problem. There are to many houses being build in this general area (I've been told sales are slowing already with several hundred to be build yet)</p> <p>Llanwit Major is full trying to add hundreds of new family's would spoil the town, or are you going to nock down half of the building and rebuild.</p> <p>How will we able to claim compensation for the different ways we will be affected by everything?</p> <p>Yours [Redacted]</p>	<p>Regarding flooding, reference should be made to the Flood Consequences Assessment. Measures are being taken to ensure that the flooding issues that have been experienced are addressed through the creation of flood alleviation measures incorporated into the road construction.</p> <p>During construction, access to local properties will be maintained, as will access for the emergency services. Most of the construction activities will take place away from the existing highway, so disruption will be kept to a minimum.</p> <p>Regarding the upgrading of the existing Eglwys Brewis Road, this option has been considered but discounted. Further reference should be made to the options report.</p> <p>Regarding potential future development, this would be a matter for the Vale of Glamorgan Council and reference should be made to the Local Development Plan.</p>
Respondent 12	30.04.2017	<p>We wish to state our objection to this proposal. It was originally planned for access to the proposed defence academy which never came to fruition. While we would have seen the benefit of this development (The Defence Academy) to the local community and can see that such an access might have been required for a development of the size that had been planned for the defence academy it is no longer merited for the businesses that occupy this site now or propose to move there and which will bring far less benefit to the local community while causing substantial damage.</p> <p>The impact on the local community in terms of damage to the environment, noise and light pollution as well as the visual eyesore and impact on those residents immediately affected are not justified in particular in these days of austerity. The Welsh Ministers would be better to put the funds for this to the upkeep of existing roads many of which locally are in a shocking state.</p> <p>We would further question the necessity of any such access to be as proposed; other schemes with far less impact on the local community have been suggested.</p> <p>We further challenge the Welsh Ministers/the agent/the proposed developer to confirm that this is not the start of building on land which had been</p>	<p>Reference should be made to the Transport Assessment which provides details of the expected traffic growth as a result of job creation at the business park.</p> <p>Measures are being taken to mitigate environmental impact, noise impact and light impact. A visual impact assessment has also been undertaken and extensive landscaping is proposed to mitigate the visual impact.</p> <p>Regarding alternative options, a number of alternatives have been considered. Further reference should be made to the alternative options report.</p> <p>Regarding potential future development, this would be a matter for the Vale of Glamorgan Council and reference should be made to the Local Development Plan.</p>

		<p>compulsorily purchased for housing and playing fields for the Defence academy and which would then spell a ribbon of development along the B4265 behind Llanmaes and beyond as this seems to us to be a hidden agenda.</p>	
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Yours sincerely

[Redacted signature]