



# BARRY TOWN COUNCIL CYNGOR TREF Y BARRI

Our Ref:

Your Ref:

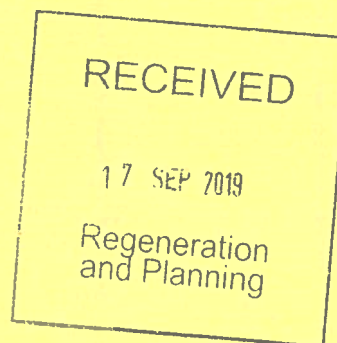
Please reply to: TOWN CLERK

EF/co

When calling please ask for:

12 September 2019

Victoria Robinson  
Operational Manager Development Management  
Vale of Glamorgan Council  
Civic Offices  
Holton Road  
Barry  
CF63 4RU



Dear Mrs Robinson,

**Re: Planning Application No 2019/00871/OUT – Land at Model Farm, Port Road, Rhoose.**

The proposed development at Model Farm, Port Road, Rhoose was discussed by Councillors at Barry Town Council's Planning Committee on Tuesday 10<sup>th</sup> September 2019, and also in attendance were several members of the public who addressed the Committee explaining their respective views.

Despite not being in Barry, the Committee felt that there are clear implications for the Barry area and its population which would justify the Town Council's views being sought and considered by the VOG Planning department. The Planning Committee therefore expressed their disappointment with the lack of formal consultation by the Vale of Glamorgan Council upon these proposals.

The Planning Committee have asked me to write to you as they wish to **strongly object** to the current proposals for the following reasons;

- The proposals would generate increased and unacceptable traffic levels, leading to congestion particularly on local roads.
- There appears a lack of a phasing programme within the application.
- The project appears purely speculative, with currently no identifiable tenants.

*The Council welcomes correspondence in English or Welsh  
Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg neu'n Saesneg*

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- The proposals do not appear to have adequately assessed the implications for the local environment.
- The project does not appear to be initiated or led by the key site activity/occupier i.e. Cardiff Airport. This reinforces the speculative nature of the proposals.
- The proposed extension of Porthkerry Park – who funds this proposal and who maintains in future- this is not explained.
- There appears to be poor linkage between pedestrian routes and cycleways in the proposals. Also question mark regarding the practicality of walking to the site via local roads and Porthkerry Park.
- The loss of a productive farm is not acceptable.
- The construction of new build on green field land is not acceptable. The Council should be directing developers to existing Brownfield sites e.g. Llandow Airfield and former Dow Corning land.
- The unacceptable and ill-timed traffic surveys- not undertaken at peak periods.
- The proposals appear at odds with the objectives and sentiments of The Well Being of Future Generations (Wales) Act 2015, to the detriment of the people of Barry and local rural villages.
- The proposals appear dysfunctional in travel/transport terms with heavy reliance upon private motor vehicles. There are limited proposals for improving public transport in terms of buses or rail passengers/freight.

I would be grateful if you could therefore consider the Planning Committee's comments in your decision making process.

Yours sincerely,



PP

David Watkins  
Planning Officer

