

Andrew RT Davies AM/AC



Assembly Member for South Wales Central

National Assembly for Wales  
Cynulliad Cenedlaethol Cymru

Ceiri Rowlands  
Planning Department  
Vale of Glamorgan Council  
Docks Office  
Barry  
CF63 4RT

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16 AUG 2019

Regeneration  
and Planning

13<sup>th</sup> August 2019

Dear Ceiri

**Re: Planning Application 2019/00871 (OUT) (CR) Land at Model Farm, Port Road, Rhoose**

I have been approached by several constituents regarding the above, and hold a number of concerns regarding the application.

While I accept that the site in question is included within the Local Development Plan, the LDP stipulates that it should be phased with other developments around Cardiff Airport, and this is not reflected in these proposals. Furthermore, the traffic situation in the area has deteriorated greatly since the LDP was adopted, and I firmly believe that at least until sufficient remedial measures are put in place, the development should not be given the go-ahead.

I also have strong reservations about the potential impacts the development will have on the natural environment, given it is situated in an area that includes natural woodland. Additionally, I note that the proposals include an extension of Porthkerry Park, and were this to go ahead serious regard would need to be given to ensure residents' privacy is protected sufficiently.

From my conversations with Cardiff Airport, I detect that there is currently no pressure on or demand for additional cargo space. I consequently believe that the development looks speculative at best, and I remain to be convinced by the business case for it.

For these reasons, I do not believe the development should go ahead, and I urge you to reject the application. Furthermore, were permission to be granted, the adverse effects the development will have on the community will need to be mitigated, and it in this scenario the Council would need to secure significant s106 contributions from the development.

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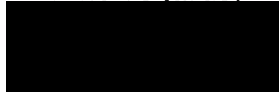


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Thank you for taking the time to consider my concerns, and I look forward to hearing from you.

Kind regards,



**Andrew RT Davies AM**  
South Wales Central Regional AM

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