



**To: Vale of Glamorgan Planning Department**

Sent by email

15<sup>th</sup> February 2022

Dear Sir or Madam

**Re: Planning Application 2019/00871/OUT Land at Model Farm, Rhoose**

I am writing to you to make representations as part of the ongoing consultation regarding the above. To clarify, I am making these representations in both my capacity as a regional MS and also as the ward member.

I wish to be clear at the outset that all previous grounds for objection I have cited still stand. However, I am conscious these will automatically be considered as part of any new decision taken regarding the application. I will therefore focus my comments on the viability reports that were not disclosed when the application was initially determined.

The viability report supplied by RPS Sutton estimates that in the first 8 years, the development will make a loss of over £6million. When added to the building costs of almost £73million, this suggests a total loss of almost £80million. When planning obligations, not accounted for in the report, are added, this loss will almost certainly increase. This demonstrates that the development is not commercially viable, and so should be rejected on these grounds.

I remain of the view that the grounds for objection I have cited previously are sufficient in planning law for the application to be rejected. The new grounds I have highlighted add considerable weight to that. I therefore urge you to refuse planning permission.

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

Kind regards,

**Cllr Andrew RT Davies MS**

South Wales Central Regional MS  
Vale of Glamorgan Councillor for the Rhoose ward