

Llan-Yr-Afon
Well Lane
St. Nicholas
CF5 6SG

Emma Watkins

Senior Planner

Regeneration and Planning

The Vale of Glamorgan Council

Dock Office,

Barry CF63 4RT

Re: RE (8): FW: RE(2); FW (2) Planning application 2020/00874/RG3

29th October 2020

RE: Proposed rebuilding of St Nicholas Church-in-Wales Primary School to accommodate an extra 108 pupils, 234 in total.

Dear Mrs Watkins,

I am writing to strongly object to the proposed enlarged capacity and rebuilding of a larger school on the existing site. I am an owner of a property in St. Nicholas and I am extremely concerned about this development and its impact on the area as a whole.

Traffic and Safety Issues

The existing area is limited in width and cannot take the number of cars that currently arrive at various times of the day at present. The village is currently over run with approx. 40 extra cars in the morning and at collection time between 3-3:30pm. There is no parking space to accommodate the estimated 119 cars as per the traffic survey cars will end up blocking School Lane completely and backing up on the A48.

It may be that more than 119 cars will be arriving to collect children as this calculation was based on the TRICS 'car passenger' mode share model which estimates 1.4 pupils per car but this model was calculated pre COVID 19

2.8.5 of the latest revised survey claims, "the X2 bus service provides feasible transport option for AM arrivals to school from Cardiff". I do not agree that parents would walk at least a mile from their homes, in all weather to cross the largest and busiest roundabout in the area!

Emergency vehicles will not be able to access a number of properties at drop off and pick up times. All it will take is an incident whereby someone needs emergency services and emergency vehicles will have serious problems trying to access the area in a safe and expedient manner. There are a lot of elderly people and children living in the area, so the need for such vehicles is very real. People living in the area should feel safe walking around their own community and should not be limited at certain times of the day to venture out in fear that they will be run over by cars dropping children off at school. This has happened to me in the past when a car came at speed around the side of the church and I and I had to jump into a neighbour's driveway, it was 9:05am and it was obviously a parent late in dropping their children off to school!

The A48 is already saturated with vehicles and already it is hard getting in and out of the village. People turning in and out of the village are already creating tailbacks and this will only make matters worse.

The 90% of the proposed intake of pupils will live over 3km away in Ely and surrounding area therefore they will always have to be brought to school by car and therefore the proposed plan cannot comply with **PPW, LTP, LDP** and other legislative requirements. These children should have school access provided within 3km of their home. Why is VOG paying for school to educate Cardiff Council pupils.

Due to the narrow access in village and at proposed school there isn't adequate space to accommodate a bus or coach to turn and pick up/drop off.

There are no footways around the roads that access the school

No existing voluntary one way system actually exists in the village nor will a one way system solve the problem

Development on this site will reduce the playing/amenity area per pupil to less than the minimum requirement by law for primary schools

I cannot believe that it is suggested that cars exit the junction by the phone box which is narrow and has extremely poor vision to oncoming traffic which drive very fast on that road. This will not comply with regulations which clearly demonstrates that AECOM haven't even been to the location to measure the visibility splay.

Construction and Farming traffic

The area is notoriously substandard due to the fact that it is a small and narrow village with no footpath other than in Ger-Y-Lan. On a daily basis I see delivery Trucks and tractors stuck, reversing and blocking me from entering my lane due to cars parked outside the church (most don't have driveways in the village). A construction period for this for the size development like that proposed would be cumulatively detrimental to the health and safety of road and community users in St. Nicholas. This development would only serve to exacerbate the traffic situation particularly during the school term when school activity gives rise to a substantial increase in vehicular traffic as most children will be travelling from another council area. It will be necessary for it to connect to services, water, Gas, Electric. To do so at any time will lead to traffic chaos in St. Nicholas and on the main A48 as well. On Traffic considerations alone the planning for this development should be refused.

Need for a development of this type

I would question is there a need for a development of this type considering the traffic and safety issues that this would bring to the area. The proposed development to accommodate extra pupils that do not live in the area and are not within any reasonable walking distance to the area.

Impact on my Family and Neighbours

This proposed new development will have a profound impact on the lives of myself, my family and neighbours. Trying to get out of our roadway will be exacerbated by additional cars from this proposed development. I am fearful for the safety of my children who walk and cycle around the village due to increased traffic and also the additional HGVs and trucks due to the construction of such a development.

Other Matters

The council agreed a price to purchase a much larger plot of land from Mr Treharne in a much better location. Why didn't this proceed?

Why has the decision been influenced by people that will only have a transient connection with the village? It appears that the council have not followed their own and government procedures

Villagers should have been consulted when the initial idea of rebuilding a new school was first contemplated by the council/ 21st Century Schools not after the decision has already been made this is not in line with PPW policy direction.

I strongly urge the Vale of Glamorgan Council to refuse permission for this development. St. Nicholas is at capacity as it is.

Yours Sincerely

Conor McCloskey

A solid black rectangular box used to redact the signature of the sender.

I have been a resident in St Nicholas for 18 years