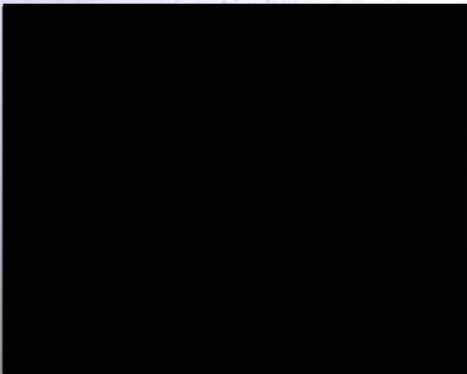


 5th March 2026

Dear Sir/Madam

Re REPLACEMENT LOCAL DEVELOPEMENT PLAN
(2021-2036) WAYCOCK CROSS PROPOSED
DEVELOPEMENT

Unfortunately, I am experiencing great difficulty in accessing the online consultation portal to enable me to comment on this development. So, I would like you to accept this letter as my opposition to this development along with all the other developments in the RLDP affecting other parts of the Vale. My specific objection is to the Waycock Cross area I have managed over the weeks however to read all you have said about the development etc.

Firstly and perhaps the most important thing to address is the total lack of infrastructure to support this development. The roads in this area are gridlocked even now without the addition of a further 300 cars plus using the road. It's ok to say a bit of road widening and some traffic lights will do the trick but it won't. In fact, this will only escalate the problem. Only a few days ago, road works were being carried out on the road where the development is being proposed. This resulted in traffic queing back towards Culverhouse Cross with 5 Mile Lane and Pontypridd Road being at standstill. The roads in this area just cannot cope with any extra traffic. Air quality will be compromised something which we will all suffer from.

Turning now to sewage/flooding. By building this development, we are losing valuable greenland which allows the natural drainage of the fields. We already have a sewage overspill in the area and the

bottom of the field is always sodden. To build over the fields would be insane and lead to flooding. I fear for the houses in the bottom of the field who would obviously, despite what your investigations say, get the full force of water overflow. Also, the fields are used for grazing cattle and alternatively for growing crops so this is not a brown site, unused and left rotting away. Your Planning Dept have simply offloaded the flooding/drainage issue to Welsh Water/Persimmon in vague terms such as "we have had conversations with.." meaning not very much at all.

We have a great variety of wildlife in the field and only recently a dead otter was found alongside the field so we have proof of wildlife being in existence here. There are bats, field mice, otters, owls, pigeons, skylarks, swallows to mention just a few. It would be totally heartbreaking to see this development put paid to these creatures.

Turning now to public transport/amenities. There is one bus per hour (if it turns up) to serve the area of Waycock Cross. The nearest railway station is a good 40 minute walk away from the development site. The local GP surgeries are running at capacity and where would all the children be schooled. Let's hope the developers can come up with an answer.

I totally support Cardiff Airport and a further strain on the roads leading to the airport would result in disaster. I have witnessed travellers leaving their cars and walking to the airport after the road has been closed due to accidents/road works causing huge tailbacks. I have also been told that travellers would not travel from Cardiff again because of this. This in itself should be enough to tell you that development of this site and all that comes with it is not acceptable. The airport is the Welsh Government's baby and it intends to invest over the coming years over £100 million pounds. I'm sure that they won't be too keen on anything that would jeopardise its future success.

Perhaps the demolition of the Biomass site in Barry would offer a solution for a housing development. It is local to rail/bus links, supermarkets, a GP surgery and a Dentist. All within walking

distance. Surely you as our Council should be protecting us and our beautiful countryside not turning it over to mass development from greedy developers.. Are these houses even needed and if so are they the right type of properties that are needed ...at the recent consultation I was told by one of the planners that Waycock Cross was in the RLDP as there was nowhere else left to build on..!!!!!!!

Thank you for taking the time to read this letter and I really do hope that my objections are noted

Yours Faithfully

Angela Emmons

