

Dear Sir/ Madam

RE: RLDP Deposit Plan. Llanmead Gardens, Rhoose. Reference HG1 KS3

Comments on the Deposit Plans

Objections

The Development

In addition to the Llanmead propose development, with 350/400 houses there are further developments planned for Rhoose Point, Weycock Cross, St Athan & Llantwit Major. In addition, there are other developments such as Barry College near Cardiff Airport & a potential further development at Model Farm.

The amount of development is far in excess what this area can cope with for the following reasons:

Traffic Congestion

What consideration have been made to improve access to Rhoose/Cardiff Airport/St Athan/Llantwit Major? I was advised at the consultative meeting at Celtic Way community centre that adjustment may be made to Weycock Cross Roundabout? Whatever adjustments are made the increased traffic will still end up on Port Road, Porthkerry Road & the A4226. Not only this but I believe the traffic congestion would deter people using the Airport. You only have to have one breakdown or roadworks on Port Road to see the congestion that builds up from Weycock Cross back to the Hotel International on occasions & this can only become worse with further potential development

Traffic in Rhoose at current pinch points, is at a maximum with lack of parking at village shops, Schools, Doctors, Dentist & Chemist where would another potential 350 to 550 cars be accommodated from the Llanmead development alone?

At the consultative meeting above, I was advised the access to the Llanmead development via Celtic Way was at present designed to be an emergency entrance/exit. It is quite probable that this entrance/exit will be turned into a regular entrance/exit meaning, potentially, a further 220+ cars travelling up a built-up area. What road safety adjustment to this road would be made if this entrance/exit become a reality?

Overall, the village cannot cope with the additional traffic as well as Port Road, not even considering the other planned developments.

Infrastructure

The Village has seen many developments over the years with the Hollies, Celtic Way, Rhoose Point & Golwg Mor, there has been little improvement of the infrastructure, with the potential 550+ additional people requiring, Schooling, Dentist & Doctor. The infrastructure is already under severe pressures as well as changes being made to these services currently underway by local Welsh

Government. It is impractical to put more pressure on already under resourced service with an additional 550+ people.

I would enquire what investigations have been carried out with regards to the sewage capability within the village. I believe that when there are certain weather conditions the capacity of the sewage system in the village can overflow with raw sewage being evident under the bridge, on the entrance to the Fontygary Leisure Park. If this situation exists at present, then it certainly cannot cope with a further 350/400 households wastage. It may well be that the sewage system cannot be improved & as such would indicate how impractical it would be to propose further developments in Rhoose & a reminder of the Health & Safety risk to this development.

Yours sincerely

Malcolm Butchart