

Objection to site 370's inclusion into the RLDP final draft and the ratings given. - [REDACTED]

From

Dawn Jones

I have already sent a letter of objection. This second letter is an explanation of a series of photographs I am about to send which have been taken between 2022 and 2025 of the site 370, Bryn Melin.Cowbridge

Visual Impact on the site; ratings should be red

They are a record of the construction of the site entrance in 2022 undertaken by Redrow and the work done at the same time to fell several beautiful trees and construct fenced groundwork from the site going south towards the river. [no correct planning permission]

Dumping of hardcore into the field.

Motorway style entrance shoddily built on a steep incline, which within less than a year had to be repaired by the Vale Council and later adopted by the Council.

The proximity of the entrance on the northern edge of the entrance to the perimeter fence of a garden in Lake Hill Drive.

The annual flooding of the river plain ,access road to the sewage works and footpath may be impacted by the SUDS plant that will be required.

Access; ratings should be red

The photographs of the narrow road on a steep incline and right hand bend next to the site entrance show the white lines being straddled (travelling north) and a vehicle travelling south with limited lane width. Its dangerous for large vehicles travelling in either directions. They often get stuck meeting on the bend.

The difficulty would be compounded for vehicles wishing to turn right or left out of the site

The road photos show lack of space for pavements. Pedestrians are not SAFE on the road.

Relationship to and compatability to existing buildings; ratings should be red.

Significance of land; as a green wedge and a designated special landscape area, ratings should be red.

A photo taken, looking south from the top of LLanquian Close in Brookfield Park show the beautiful 10 acre site before construction of the entrance and the investigative work had begun.

The second photo taken from the entrance looking west shows the close proximity of Brookfield houses on its northern edge and the house to the northwest in Windmill Lane.

I urge the planners and councillors to look with fresh eyes at what has already happened on this site. The visual impact of the construction of the entrance has already had a n negative impact. It seems that it is not only the 10 acre site 370 which will be gobbled up by the development, but also a wide swathe of green wedge land lying next to the St Athan Road . This means that the Thaw landscape ,its habitat and biodiversity and its river plain will be wrecked. This would explain the felling of trees and the construction of a roadway / pipe ditch from the site to the river in 2022.

Dawn Jones [REDACTED]