Dear Sir/Madam,

I am writing to formally object to the proposed development of a business park at Model Farm. While I understand the need for economic growth and job creation, this development poses significant concerns regarding local infrastructure, environmental impact, and the availability of more suitable alternative sites.

1. Inadequate Local Infrastructure

The road network around Rhoose is already struggling to cope with existing traffic levels, particularly along the B4265 and surrounding minor roads. The proposed business park would generate a significant increase in vehicle movements, including heavy goods vehicles, delivery vans, and commuter traffic. The current infrastructure is not equipped to handle this additional burden, leading to congestion, increased accident risks, and worsening air pollution for local residents.

A particular concern is the Co-op roundabout, which is already oversubscribed and a frequent bottleneck for traffic. Increased vehicle numbers from the development will only exacerbate delays, impacting not just those commuting to the business park but also local residents and emergency services. Without substantial infrastructure upgrades, this area will become even more congested and unmanageable.

The Vale of Glamorgan council have also made provision for around 1000 additional residential properties in Rhoose in their LDP, which will only make the traffic problems worse.

This is the key route to and from Cardiff Airport from the M4 and this will further detract from the airport's usage.

2. Lack of Public Transport Access

Public transport links to the proposed site are extremely limited, meaning the vast majority of employees and visitors would have no choice but to drive. This would significantly increase road congestion, parking demand, and carbon emissions. A sustainable development should be accessible via efficient public transport, yet this

proposal does not take that into account, making it an impractical and environmentally damaging location for a business park.

3. Loss of Nature and Farmland

Model Farm is an area of valuable farmland and natural habitat that supports local wildlife and contributes to the rural character of the Vale of Glamorgan. The development would result in the irreversible loss of greenfield land, displacing wildlife and reducing local biodiversity. At a time when sustainability and food security are growing concerns, it is short-sighted to destroy productive farmland for commercial purposes when alternative sites exist.

4. Availability of Brownfield Sites

There are several underutilised brownfield sites within a 15-mile radius of Model Farm, including at St Athan and Llandow, which could accommodate such a development without the need to sacrifice greenfield land. Using these sites would support regeneration efforts, make use of existing infrastructure, and minimise environmental harm. Developing on greenfield land should be an absolute last resort, yet this proposal disregards more sustainable options.

Given these concerns, I strongly urge the committee to reject this planning application and instead prioritise development on existing brownfield sites that can support economic growth without damaging the local environment or overwhelming infrastructure.

I would appreciate confirmation that my objection has been received and recorded.

Yours faithfully,

Emily Phillips