Dear Sir/Madam,

I am writing to formally object to the revised Ecology Survey submitted by Legal & General regarding the proposed Model Farm development.

While the updated survey provides further ecological information, it has, in fact, highlighted deeper concerns. New biodiversity assessments have revealed that the site is far more ecologically rich and complex than previously recorded. It is home to a greater number of protected and endangered species—including bats, birds, [redacted] hares, and unique habitats such as ancient hedgerows and woodland. The mitigation strategies proposed by Legal & General remain wholly inadequate. Attempting to displace these species and relocate critical habitats is not a realistic solution; the damage and biodiversity loss would be unavoidable and permanent.

This is not simply about a single development. It is about the ongoing erosion of our countryside and the cumulative pressure of industrialisation on what has historically been a rural, agricultural, and environmentally significant landscape. This development cannot be considered in isolation. It must be seen alongside:

* The expansion of Cardiff Airport.

* The CCR Energy project at Aberthaw Power Station.

* The proposed massive solar park on greenbelt farmland between Fonmon and Nurston.

* The planning application for a Battery Energy Storage System (BESS) at Castle Road, Fonmon.

* Increased industrial activity at Tarmac Aberthaw.

* Extensive new housing developments in Rhoose and the Western Vale.

Each new development chips away at the identity and ecological health of the Vale, and this site is yet another casualty in a growing list.

Viability Concerns

There is also serious doubt about the financial viability of this proposal. The economic case remains weak. There is no clear or guaranteed prospect of meaningful job creation at this site. Other, more suitable locations already exist within the Vale and the wider region—many with better transport links and existing planning permissions that remain underused because demand simply isn't there. Pushing ahead with this development risks leaving the community with a partially completed, unsustainable project that ultimately fails to deliver on its promises.

Transport Impact

The revised Environmental Statement's conclusions regarding transport impacts are not credible. It

underestimates the very real congestion and infrastructure challenges facing this part of the Vale. With major new housing developments underway and proposed in Rhoose, the Western Vale, and now Weycock Cross, the cumulative strain on the transport network will be severe. The new college at Cardiff Airport, which already has full planning permission, will further increase traffic volumes. The roads connecting Rhoose, St Athan, Llantwit Major, and Barry are already under pressure, with frequent delays and bottlenecks. The addition of this industrial development will only make these problems worse, and this cannot be ignored.

Built Heritage

The proposed construction would also harm the cultural and historic character of the area. The conservation zone around Porthkerry Church and other listed buildings would be negatively impacted, both visually and environmentally. The projected ten-year construction period for the industrial estate is not a temporary inconvenience—it would amount to a decade of disruption to this treasured landscape. We must protect this area for future generations to experience and enjoy, not condemn it to industrialisation and long-term degradation.

Flooding and Sewage Concerns

This development also risks exacerbating the region's existing problems with flooding and sewage management. Increased surface water run-off, higher sewage discharge, and further strain on Welsh Water's already overstretched system could cause long-term environmental harm, including the discharge of untreated waste into the sea. Welsh Water's historic inability to prevent these problems gives local residents little confidence that these critical issues will be responsibly addressed. We need sustainable, forward-thinking solutions—not short-term fixes that defer the problems to future generations.

A Final Plea

I urge the Council to seriously consider the cumulative impacts of this development, which is not happening in isolation but as part of a larger, concerning pattern of over-industrialisation in the Vale of Glamorgan. Once green fields are covered in concrete, we cannot go back. The loss is permanent.

The voices of local residents, conservationists, and future generations must be prioritised over short-term industrial expansion. I respectfully ask that you reject this application and protect this vital landscape.

Yours sincerely,

David and Denise Cooper

East Hall, Fonmon