



From: Avery, Emily [REDACTED]
Sent: 27 March 2026 11:15
To: PEDW (PEDW.Casework@gov.wales) <pedw.casework@gov.wales>
Cc: Parker, Darren [REDACTED]; Feist, Sarah J [REDACTED]; Susan Ring [REDACTED]
Subject: CAS-02641-G8G7M5 - Land at Model Farm, Port Road, Rhoose, CF62 3BT

Good morning

As requested by the inspector at the inquiry, please see below Appellant suggestions for the Inspector's site visit:

To assist in consideration of transport matters:

- Weycock Cross – it is proposed that a visit should be made during the AM peak hour, during the day and during the PM peak hour in order to observe traffic flows across different periods of the day.

To assist in consideration of heritage matters:

- Porthkerry Conservation Area as identified in Appendix 1 within Environmental Statement Volume 3 Appendix 6.1 Built Heritage Statement.

- Church of St Curig as identified in Appendix 1 within Environmental Statement Volume 3 Appendix 6.1 Built Heritage Statement.

To assist in consideration of biodiversity matters:

- A general walkover within both Area A and Area B, specifically G14 within Area A as identified on Figure 4 within Environmental Statement Volume 3 Appendix 9.1 Preliminary Ecological Appraisal.
- Public Right of Way P4/17/2 that routes alongside the Whitelands Brook.
- Existing Porthkerry Country Park.

To assist in consideration of landscape matters: (please note that given the number of suggestions below, we have identified those that we consider to be of priority in green)

- VP1 Layby on Port Road – Looking southwest at a distance of 369m from the nearest site boundary at contour 77 AOD.
- **VP2 Junction of Port Road and PRoW P4/17/1 – Looking southwest at a distance of 153m from the nearest site boundary at contour 73 AOD (via PRoW FP P4/17/1 o Port Road).**
- **VP2a Along PRoW P4/17/1 – Looking west at a distance of 107m from the nearest site boundary at contour 70 AOD (via PRoW FP P4/17/1 o Port Road).**
- VP3 Junction of Porth Road and Blackton Lane – Looking southeast at a distance of 10m from the nearest site boundary at contour 60 AOD.
- **VP4 Near junction of Port Road and Porthkerry Road – Looking southeast at a distance of 100m from the nearest site boundary at contour 60 AOD.**
- **VP5 View from Porthkerry Road – Looking east at a distance of 5m from the nearest site boundary at contour 60 AOD.**
- **VP6 Junction of un-named lane and Porthkerry Road – Looking northeast at a distance of 200m from the nearest site boundary at contour 60 AOD.**
- VP7 Junction of Porthkerry Road and end of runway – Looking north at a distance of 501m from the nearest site boundary at contour 60 AOD.
- **VP8 Along PRoW P4-20-1 from West Ridge – Looking northwest at a distance of 507m from the nearest site boundary at contour 74 AOD.**
- **VP9 Cold Knap Point, Barry – Looking northwest at a distance of 2680m from the nearest site boundary at contour 15 AOD.**
- VP10 Friars Point, Whitmore Bay, Barry – Looking northwest at a distance of 3451m from the nearest site boundary at contour 15 AOD.
- VP11 Wales Coast Path, Neil’s Point, Whitmore Bay, Barry – Looking northwest at a distance of 3952m from the nearest site boundary at contour 25 AOD.
- VP12 Public Road, Moulton – Looking south at a distance of 2140m from the nearest site boundary at contour 71 AOD.
- **VP13 Valeways Millennium Heritage Trail near Llanbethery**
- VP 14 Valeways Millennium Heritage Trail near Font-y-gary – A very brief of glimpse of the new built development may be visible above the airport runway through the airport boundary fencing.
- VP 15 Ceri Road near recreation area – Looking east at a distance of 739m from the nearest site boundary at contour 65 AOD.
- **Existing Porthkerry Country Park at the location of the viaduct and down the lane within Area B that leads to the viaduct.**

Please note that whilst we have sought to identify site visit locations by topic, some of those locations may assist the inspector in considering multiple topics. For conciseness, we have not repeated multiple locations under different topics.

Many thanks

Emily Avery

Principal Planning & EIA Consultant
Hodge House, 114-116 St Mary Street,
Cardiff, CF10 1DY, United Kingdom



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