Dear Sir or Madam

I wish to object to the proposed change to the LDP by Cardiff Gate International Business Park, representor number 2451, on the following grounds:

- The site forms part of an established business park and is zoned for business/employment purposes.

- The site is not within the identified settlement boundary as identified in the existing Unitary Development Plan and the draft Local Development Plan.

- When the developers submitted their recent planning application in their Design & Access Statement:-

  The developer try's to argue policy E3 isn't relevant because the site has been marketed for over 10 years and no development interest has been received whilst this may to true it should not be overlooked that from 2008 until now, 2015, the UK has been in a recession. As we start to see an upturn in the economy employment development recourses such as this established Business Park, on a key junction with the M4, should not be sacrificed for the short term gain of the developer.

  'Objectives' it refers to the Use land efficiently by locating development on previously developed land this land, whilst being zoned for business/employment use, has not previously been used for development, it is currently undeveloped.

  'Sustainable Development' it refers to Promoting resource efficient development especially through the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites again this is misleading in suggesting this land has previously been used for development, it is currently undeveloped.

- We already have considerable problems in the Pontprennau area with employees from the Cardiff Gate Business Park (CGBP) parking their cars in the residential areas which highlights the lack of suitable public transport links from the wider area to the CGBP and if this site was developed for residential use this would only result in the same problem occurring there and result in further conflict between residential owners and users of CGBP.

- The M4 junction 30 & the A4232 are already extremely busy roads with traffic regularly queuing or at a complete stand still.
The proposed 'St Ederyns Village' development of 1,400 homes will provide more than adequate housing in this part of Cardiff with all the associated community facilities including schools and shops.

In conclusion this land has already been identified as strategically important business/employment land which is located on a major motorway junction providing a long term opportunity for much needed employment opportunities for the people of Cardiff and the surrounding areas, it should not be sacrificed for the short term gain of the current land owner. It is not within the settlement boundary and it use for residential purposes would be contrary to the current and draft Development Plans.

Would you please acknowledge safe receipt of this objection to the proposed change to the draft LDP by representor number 2451.

David Weston