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. There has never been housing proposed for the business park and it was never in the plans under the LDP.

- There are continued congestion issues getting in and out of the business park at key times. Having housing in this area will make this a lot more congested. We already have issues in the Pontprennau area with business users parking in residential streets because of parking issues and getting in and out of the business park.

- Local transport is deemed unsuitable to date. I doubt bus companies will provide a separate bus route as the take up in public transport will be low. This puts more emphasis on residents using their own vehicles, which will make congestion at peak times even worse.

- The proposed housing development at Llanedeyrn Village is planning 1200 new homes. This in itself will put a massive strain on services in Pontprennau. Why on earth would you exacerbate the situation by building more homes at the Business Park where there will be even less public services. The school, doctors surgery, dentist, shops will be in high demand and residents will have to travel further afield for the most basic of services.

- The business park was built to attract more jobs to the area. If additional houses are built where is the long term plan to attract business and increase the workforce in Cardiff? The business park owners need to think more on how to promote this land for business use and stop aiming for short term gains by applying for housing permission.

- If you have housing on a business park what happens when children start to play on private land? There could be a build-up of anti-social behaviour and increased security costs to private business owners as well as increased costs to the Police Force if damage or thefts happen as a result of putting housing next to places of work.

- What kind of housing will go on a business park. I wouldn’t want to pay high costs for a private house on a business park, so does this mean the development will be for Social Housing only?
• In the developers try to argue policy E3 it is not relevant because the UK has been in a recession since 2008. If the Welsh Government is keen to promote jobs in Cardiff and the UK in general is seeing an upturn in the economy wouldn’t it make more sense to market and promote Cardiff Gate as a business park and bring in jobs to South Wales?

• The roundabout at Junction 30 is extremely busy. Many accidents have occurred over the years and having a housing development at Cardiff Gate could increase the number of accidents as residents drive in and out of the business park.

In conclusion this land has already been identified as strategically important for business and employment in Wales. A housing proposal is a very short term gain for the current land owner. This proposal is not within the settlement boundary and the use for residential purposes would be contrary to the current and draft LDP.

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

Yours Sincerely,

Martin Gilbert

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