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- not for residential purposes. It should therefore be retained for business and 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, they tried to argue that policy E3 isn't relevant because the site has not had any development interest over the last 10 years. Whilst this may to true it should not be forgotten 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 resources 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.

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

In the 'Sustainable Development' part, 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, when in fact is has never been developed.
We already have considerable problems in the Pontprennau area with the lack of suitable public transport links from the wider area to the Cardiff Gate Business Park and if this site was developed for residential use this would exacerbate the problem, increasing the number of residential cars needing to exit at the already very busy and congested Jct 30 roundabout. We are aware of a few car accidents on the Jct 30 roundabout, and the additional traffic resulting from additional residents cars only increases the risk of further accidents.

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.

To conclude, 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.

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

Kind regards,

Branwen and Jonathan Davis