

# **St Athan – Phase One Consultation Comments Analysis**

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On behalf of Metrix and WAG**

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## 1.0 OVERVIEW

- This analysis is based on comments made during the first phase of public consultation held from 15 – 18 July 2008. Exhibitions were held as follows:
  - 15 July, The Gathering Place, St Athan: 16:00 – 20:30
  - 16 July, The Gathering Place, St Athan: 16:00 – 20:30
  - 17 July, Cowbridge Leisure Centre: 15:00 – 19:30
  - 18 July, Llanthorian Hall, Llantwit Major: 15:00 – 19:30
- At the request of the Community Council, a further exhibition (with identical materials on display) was held in the village of Llanmaes on September 10, from 15.00-19.00. Comments recorded from this exhibition are also included within the analysis.
- The exhibitions were promoted in a number of ways:
  - An invitation letter was door-dropped to 30,000 residents living in the area immediately surrounding and in close proximity to the site including St Athan, Llantwit Major, Cowbridge, Rhoose, Bonvilston and the small villages located between them. These invitation letters were delivered just over two weeks ahead of the first exhibition. In addition, following feedback from some residents that letters had not been received, one week before the first event, 1,700 invitation letters were posted to residents living in St Athan to ensure their receipt (all letters were produced in English and Welsh).
  - Dual language adverts were placed in the South Wales Echo and Barry & District News for two consecutive weeks (w/c 30 June and w/c 7 July) and in the Glamorgan Gem series on 10 July. Editorial coverage, giving detailed information about the exhibitions, was also secured in each of the three newspapers.
  - A5 dual language flyers advertising the exhibitions were sent to libraries in Cowbridge and Llantwit Major and to the council clerks at community councils in the vicinity of the site. They were also on display at the Cardiff Airport link road public consultation events.
  - The exhibition in Llanmaes was promoted via the Community Council and included the distribution of posters/flyers in prominent locations throughout the village.
- The objective of this consultation was to seek people's views on the current proposals for the proposed development of the Defence Technical College and Aerospace Business Park at MOD St Athan and enable them to provide input.
- Comments and questions were invited about the project in general and in specific reference to the latest version of the draft indicative plan for the site which was on display and copies available to take away.

- Attendees were encouraged to fill in comment forms that were made available at each of the exhibitions. They could either complete them on the day or take them away and return them using a free post envelope provided – attendees were encouraged to return the forms by the end of September. The comment forms, produced in dual language, allowed room for ‘general comments’ to be recorded as well as asking for views in specific relation to the following areas: employment, housing, transportation and the environment.
- Following the initial return of 40 comment forms, all visitors to the exhibition (who had given their address details) were sent a reminder to complete and return forms – included with the reminder was an additional comment form, freepost envelope and copy of the draft plan. This generated a further 35 responses.
- Based on the initial feedback from the 40 comment forms, further specific questions were added to the form when it was re-issued. These additional questions were:
  - Overall, do you think the development of the Defence Technical College represents a positive opportunity for the local/regional community? **Yes** **No**
  - Overall, do you think the development of the Aerospace Business Park represents a positive opportunity for the local/regional community? **Yes** **No**
  - Are you in favour of the proposals to keep the Eglwys Brewis Road open and improve it in places? **Yes** **No**
  - Using a scale of 1-6, could you please rate the following issues with regards to the redevelopment of MOD St Athan, 1 being that of most importance to you:
 

<b>Transport</b>	<b>Access</b>	<b>Housing</b>
<b>Employment</b>	<b>Environment</b>	<b>Other (please state)</b>

The addition of these questions was highlighted in the covering letter and respondents were encouraged to answer these even if they had previously completed a comment form.

## 2.0 POPULATION SAMPLE

### Total Numbers

A total of 78 comment forms had been completed and returned as of 15 October, 2008

(N.B 10 comment forms were submitted on behalf of couples whilst three individuals submitted two separate comment forms each - adding further thoughts to their initial comments. Accordingly, this gives a theoretical total representation of 82 individuals).

<b><i>Geographical Spread</i></b>	<b><i>No of Respondents</i></b>
<b>St Athan</b> Including Flemingston (1 respondent), Picketston (1) and Llancadle (2)	<b>36</b>
<b>Llantwit Major</b> Including Llanmaes (9) and Boverton (6)	<b>24</b>
<b>Cowbridge</b>	<b>3</b>
<b>Other</b> Including Barry (2), Cardiff (3), Bridgend (1), Walterston (1), Rhoose (2), Porthcawl (1) Llanmaes (3) and address not given (2)	<b>15</b>
<b><i>Gender</i></b>	
<b>Male</b>	<b>31</b>
<b>Female</b>	<b>15</b>
<b>Comments made jointly by couples</b>	<b>10</b>
<b>Not specified</b>	<b>19</b>

## 3.0 QUALITATIVE DATA ANALYSIS

### 3.1 Methodology

The comments made on all feedback forms received during and after the Phase One exhibitions have been logged on a database and categorised according to the section of the form in which they were made: General Comments, Transport, Employment, Environment and Housing.

In order to analyse the comments and draw out consistent themes and patterns, feedback within each category was further grouped into sub-groups according to similarities in subject matter. For example, within Transport, groups of comments were identified relating to 'public transport' and 'access/routing'.

Any sub-group with eight or more comments (constituting approximately 10% or more of the total number of feedback forms received) has been highlighted in the analysis in its own right. Any sub-groups with less than eight comments have been included under the 'Other Comments' sections of the analysis.

Throughout the analysis, sample comments have been reproduced. Where quoted, these comments are reflective of the overall pattern of feedback received within each sub-group but are not an exhaustive list.

N.B. For the purpose of this analysis, where an individual has made multiple comments within each category, e.g. individuals may have commented on public transport and access/routing, each comment has been counted separately.

### 3.2 General Comments

(125 comments made in total)

In this box, the public could record their general views and opinions regarding the proposed redevelopment of MOD St Athan. By providing space for general comments, without any prompts, it was intended that the issues people felt were most important could be identified. Given the opportunity to comment on any aspect of the scheme, the following results were recorded:

- **24 individual comments were recorded regarding Transport.** Four forms were completed on behalf of a couple and thus the theoretical number of views represented totals 28.
- **20 individual comments were recorded expressing some level of Support for the development/proposals.** Two comment forms were completed on behalf of a couple and thus the theoretical number of views represented totals 22.
- **19 individual comments were recorded regarding the Information Available at the exhibitions/consultation process.** One comment form was completed on behalf of a couple and thus the theoretical number of views represented totals 20.

- **17 individual comments were recorded regarding impacts on the Environment.** One comment form was completed on behalf of a couple and thus the theoretical number of views represented totals 18.
- **12 individual comments were recorded regarding Housing.**
- **8 individual comments were recorded regarding Employment.** One comment form was completed on behalf of a couple and thus the theoretical number of views represented totals nine.
- **25 individual comments were recorded on Other Issues.** One comment form was completed on behalf of a couple and thus the theoretical number of views represented totals 26.

**These included:**

- *Two individual comments regarding access to the Field Training Area and what training would take place there*
- *Two individual comments regarding what types of aircraft will be housed/serviced on site*
- *Three individual comments regarding the provision of facilities*
- **5 boxes were left empty.** Two of these comment forms were completed on behalf of a couple and thus the theoretical number of individuals who decided not to make a specific comment totals 7.

### **3.2.a Transport (also see 3.3)**

(24 comments received in total)

The majority of comments recorded under 'general comments' regarding transport focused on concerns regarding the increase in traffic the redevelopment of MOD St Athan would result in. Whilst specific comments often focused on key areas of concern to the individual, regarding particular roads, junctions etc., all shared a concern over the negative impact the increase in traffic would have.

*Comments on specific areas of concern included:*

- *'Please can you consider implementing traffic lights at the monument in St Athan'*
- *'All we will have is HGVs coming and going from the business park'*
- *'The site entrances will encourage a rat run through Picketston from Cowbridge'*
- *'I am concerned about the apparently inadequate consideration so far of the implications of increased road traffic in the Vale of Glamorgan and in the heavily congested area of Culverhouse Cross'*
- *'The town (Llantwit Major) has limited parking spaces - not enough at busy times'*
- *'I am concerned about the routing of the proposed new road it could have a lot less impact on the environment if it came down by the railway line and joined the old road before the old brewery pub'*

*General comments on transport included:*

- *'Worried about the respect of the village and the links to roads in peak times, specifically in and out of St Athan'*
- *'I am concerned about the apparently inadequate consideration so far of the implications of increased road traffic in the Vale of Glamorgan'*
- *'It is important to co-ordinate planning and implementation of transport infrastructure schemes arising from proposed major projects in this area'*
- *'It is important that the transport infrastructure is put in place before the development starts'*

### **3.2.b Comments of Support**

(20 comments made in total)

Twenty comments of support were recorded under 'general comments' ranging from 'support in principle', e.g. as long as considerations such as traffic were taken onboard, to outright support for the scheme.

*Comments included:*

- *'Fully support the development'*
- *'Broadly in favour of the redevelopment due to the economic benefits'*
- *'The concept is highly commendable'*
- *'Although I generally support the development, I have concerns concerning transport and access to the site'*
- *'I think the general concept is good. It will be nice to see the population of the camp back where it was 50 years ago'*
- *'It has been sad seeing RAF St Athan shut down over the years. It will be nice to see it fully operational again'*
- *'My wife and I are in agreement with the proposed Defence Academy'*

### **3.2.c Information Available at the Exhibitions/Consultation Process**

(19 comments made in total)

19 comments were recorded under 'general comments' concerning the quality of information available at the exhibition and the consultation process in general. The majority of comments (13) split almost evenly between those who felt the exhibition was helpful and were satisfied with the level of information provided and those who wanted to see more detail and felt the information available was limited.

*Comments included:*

- *'Like many people, I found the first display very basic and lacking in detail'*
- *'I enjoyed the recent exhibitions but would have liked a little more detail'*
- *'The proposals as a whole are too vague to enable a true picture of what is proposed to be understood'*
- *'A very poor presentation, no information to be able discuss anything. Very juvenile map a six year old could have produced'*

- *'Very good presentation, looking forward to seeing the final plan'*
- *'Excellent display at the Gathering Place. Boards very informative and staff knowledgeable'*

### **3.2.d Employment (also see 3.4)**

(8 comments received in total)

Comments regarding employment recorded under 'general comments' tended to focus on the negative, and suspicion about whether the local community would really benefit from the jobs available.

*Comments included:*

- *'This is a low unemployment area and jobs and their value are overestimated'*
- *'I hope (the development) will provide employment for local people'*
- *'I feel that this academy is not being built to make local jobs more available, I think it is just John Smith trying (and succeeding) in making himself better, and conning the local community into thinking there are going to be more local jobs'*
- *'Any development seems to get the go-ahead as soon as extra employment opportunities are mentioned, regardless of the effects on surrounding countryside, villages and roads'*

### **3.2.e Environment (also see 3.5)**

(17 comments made in total)

Clearly many of the comments made, such as those regarding transport and housing, relate to the 'environment' and an associated impact. Arguably, this is therefore the most common subject of all. However, given its all encompassing nature, for the purposes of this analysis, comments attributed specifically to the 'environment' are those encompassing ecology, biodiversity, noise, flooding and pollution.

The most common comment regarding the environment recorded under 'general comments' focused on noise impact - caused during the construction phase, through the operation of the Defence Technical College/Aerospace Business Park and by the increase in traffic. Comments on noise accounted for more than half of those recorded. Other comments included concern over flooding, pollution and general impact on the environment.

*Comments included:*

- *'The noise will make being outside unbearable as it is now with just one VC10'*
- *'Can we have a promise that there will be no noise during the night and minimal during the day? I don't want to listen to gunshots all day or building contractors at 7am for the next three years'*
- *'I am concerned that with the Aerospace Business Park located so close to St Athan village, the noise of engine testing, power tools etc. will be much higher than has previously been the case'*

- *'Primary concerns are the direct effects on my family, i.e. pollution. Currently suffer fumes from engine testing as well as noise from all activities. This often renders our garden useless'*
- *'This development should not be at the expense of biodiversity in the Vale of Glamorgan'*
- *'I feel the easy option has been taken in a number of cases and not enough thought has been given to minimise the impact on the environment and human beings'*

### **3.2.f Housing (also see 3.6)**

(12 comments made in total)

Comments regarding housing recorded under 'general comments' predominantly focused on the impact the construction of housing would have on the immediate environment and also, through the increases in population, on surrounding infrastructure and facilities.

Half of the comments recorded made specific reference to concern over the potential loss of holes to the golf course caused by the development of the Service Family Accommodation.

*Comments included:*

- *'At present, to use existing green areas to build even more houses on (up to 550) would seem to be totally unnecessary and environmentally damaging'*
- *'550 new houses would create an extreme pressure on education system'*
- *'I also cannot see why you want to build on open countryside when there are brown field sites available at Llandow Industrial Park'*
- *'It appears from your plans that part of our course will be used to build houses! I can not believe you are being so short-sighted. The golf course is a ready made wonderful sport facility. . .'*
- *'Why is Metrix putting this local sports facility at risk when there must be alternative locations on which the families' accommodation could be built without such an impact?'*
- *'An excellent sporting facility is already in situ for the use of employees of Metrix - St Athan Golf Course. Why are you proposing to take some of the land and close this facility?'*

### **3.2.g Other Comments**

(25 comments made in total)

There was no real pattern to the other comments recorded under 'general comments'. They crossed a whole variety of subjects including community facilities (three comments), the types of aircraft that would be used on site (two comments), what would happen on the Field Training Area (two comments) and doubts over the benefits to the economy the development will bring (two comments).

*Comments include:*

- *'Sport, leisure and possible retail outlet would certainly benefit the area. Would be appropriate to encourage service personnel and civilians to use these facilities together to promote relationships'*
- *'Access to the sports facilities should be 'outside the wire' so local people can use the facility and integrate with service personnel'*

- *'Regarding the field training area, there is no access route to this area marked on the map, how will trainees get to and from this area.....what type of training and field training area? Does this involve live firing or blanks being used by the trainees?'*
- *'The Aerospace Business Park is mentioned. What aircraft is it envisaged will come here? Historically, there has been no interest in bringing aircraft here. The MOD has shown its lack of commitment to St Athan by withdrawing all the fast jet platforms already'*
- *'Multi-million pound injection into the local economy? By a bunch of students? I don't think so'*

### **3.2.h Conclusion**

The General Comments section of the feedback form provided respondents with an opportunity to make unprompted comments and only five respondents chose not to make any comments in this section.

Based on the analysis conducted, the following conclusions can be drawn:

- Because feedback in this section was unprompted, a broad range of topics were covered providing valuable feedback for the St Athan team.
- Nobody objected outright to the principle of redeveloping St Athan. Where issues and concerns were raised, they tended to be about a specific aspect of the redevelopment, such as transport or housing, rather than broad comments about the project as a whole.
- Although positive comments were made about the information available during Phase One of the consultation programme, this was balanced with a similar number of negative comments. Many of these were based around a perceived lack of detail, particularly on the draft plan. By the Phase Two exhibitions, it should be possible to provide a more detailed draft plan which will hopefully counteract these negative perceptions.
- Transport was the most common subject of comments made in this section (24 comments) with many focusing on the potential impact of increased traffic on the local area.
- A high number of comments were also made about the environment, the majority of which related to noise. Both 'environment' and 'transport' were given dedicated boxes for comment further on in the feedback form. Therefore, comments made in the General Comments section should be read alongside those made in the dedicated sections.

### 3.3 Dedicated Subject Areas

Following the unprompted 'General Comments' section of the feedback form, respondents were invited to make comments about four specific areas: Transport, Employment, Environment, Housing. Based on previous consultation, these are recognised as key areas of interest to the local community. Therefore, the St Athan project team was keen to hear comments relating to these specific areas.

#### 3.3.a Transport

(94 comments made in total)

In this box, the public were prompted to specifically comment on issues regarding transport. The following results were recorded:

- **37 individual comments were recorded regarding Access/Routing.** Five forms were completed on behalf of a couple and thus the theoretical number of views represented totals 42.
- **25 individual comments were recorded regarding Public Transport.** Two forms were completed on behalf of a couple and thus the theoretical number of views represented totals 27.
- **32 individual comments were recorded regarding Other Comments.** Three forms were completed on behalf of a couple and thus the theoretical number of views represented totals 35. These include:
  - *Five individual comments regarding figures on predicted traffic numbers*
  - *Five individual comments regarding the timing of transport/infrastructure improvements*
  - *Four individual comments regarding construction traffic*

#### Access/Routing

(37 comments made in total)

The most common subject related to issues concerning routing and access – whether travelling in/out of the site itself or in/out of the surrounding community.

Comments predominantly expressed concern over the impact in increased traffic the redevelopment of MOD St Athan would result in and then went on to draw attention to specific roads, junctions, streets and/or villages that they felt needed to be given particular attention.

The need to ensure an effective linkage between the development and the M4 was raised by 10 individuals. Eight comments were made regarding the Eglwys Brewis road, four of these regarding concern over the construction of the new junction whilst other comments included the need to ensure the existing road was made safer and concerns over the increase in traffic along the road. Five comments were made regarding the need to improve the St Athan to Cowbridge Road.

Comments included:

- *'Road links between the site and the M4 Motorway must be given more consideration'*
- *'For the Metrix project to work there must be a direct link to the M4 Junction'*
- *'Access from the M4 is far more essential than creating another access to the base'*
- *'It is quite evident that major improvements to the road network in particular will be required, not only in the immediate vicinity but also to provide adequate access from the M4 and A48'*
- *'No need to spoil existing countryside to east of Llanmaes when you can upgrade exiting road to Eglwys Brewis'*
- *'I do not like the new road. Why do you have to cut up the countryside? Why do you not use the existing road and modify it?'*
- *'The Cowbridge Road between Cowbridge and St Athan is already inadequate. The road needs to be upgraded or traffic restrictions put on it'*

## **Public Transport**

(25 comments made in total)

Comments regarding public transport were the second most common. Over half the comments recorded called for the St Athan Railway Station to be reinstated. The remaining comments highlighted a general need to improve public transport in the area or specifically referenced a need to improve the bus service.

Comments included:

- *'Re-open the St Athan Railway Station and perhaps create a further station closer to the camp'*
- *'A new rail station should be positioned at St Athan'*
- *'A more frequent train service with a railway station at St Athan will be essential'*
- *'The existing public transport system is ridiculously unreliable and should be updated e.g. more frequent, predictable timetables, more available routes and cleaner buses'*
- *'Bus service needs improving, other transport is good'*
- *'Service/civilian personnel attending the site must be encouraged to use public transport'*
- *'Public transport must be improved if it is your intention for site personnel to leave their own transport at home'*

## **Other Comments**

(32 comments made in total)

Other comments continued a theme of raising concerns over the general negative impact the project would have on the transport network but went on to focus on a variety of other issues. These included questions/comments regarding predicted traffic numbers (5 comments), the need to consider the timing/phasing of improvement works (5 comments) and the need to consider the impact of construction traffic (4 comments).

Comments included:

- *'Being a resident living very close, how much traffic is estimated to be travelling through St Athan and are there/will there be any time constraints on when this traffic can start/stop in a day'*
- *'Secondly, the local bus services struggle to pass each other on stretches on the Eglwys Brewis Road. Has any survey been done to establish what volume of traffic use these lanes and projections for the impact of the new development?'*
- *'I was unable to obtain any meaningful estimates of the additional road traffic which will be generated by the proposed development either during the construction period or subsequently'*
- *'Before construction begins, a revamp of the roads is a must'*
- *'Infrastructure works must be completed prior to any onsite construction'*
- *'Before construction begins, a revamp of the roads is a must. Failing that, there must be an embargo on any construction traffic using unsuitable lanes'*

### 3.3.b Employment

(55 comments made in total)

In this box, the public were prompted to specifically comment on issues regarding 'Employment'. The following results were recorded:

- **16 individual comments were recorded that Welcomed the Employment Opportunities the development would bring.** One comment form was completed on behalf of a couple and thus the theoretical number of views represented totals 17.
- **12 individual comments were recorded where individuals raised Suspicions about Employment Benefits and Job Numbers.** One comment form was completed on behalf of a couple and thus the theoretical number of views represented totals 13.
- **12 individual comments were recorded regarding Employment and the Local Community.** Three comment forms were completed on behalf of a couple and thus the theoretical number of views represented totals 15.
- **15 individual comments were recorded regarding Other Issues.** Three comment forms were completed on behalf of a couple and thus the theoretical number of views represented totals 18.

**These included:**

- *Five comments regarding the Types of Jobs available*
- *Three comments from individuals Interested in Work*
- **19 boxes were left empty.** Three of these comment forms came from a couple and thus the theoretical number of individuals who decided not to make a specific comment in the employment box totals 22.

### Welcomed Employment Opportunities

Apart from those who made 'no comments', the most common response recorded acknowledged the employment benefits the project would bring and welcomed these within the local community.

*Comments included:*

- *'Very good, all for it, excellent opportunities'*
- *'The prospects are encouraging for the local community'*
- *'The more local employment, the better'*
- *'I look forward to improved employment facilities for local people and the introduction of apprenticeships for local people'*
- *'Good for all the local area'*
- *'Any employment is very much needed in the area – there is not work for young people'*

## Suspicious about Employment Benefits and Job Numbers

The second joint most popular comment related to a general suspicion about the employment benefits the project would deliver and/or the total number of jobs that would be created.

*Comments included:*

- *'I can see no positive employment gain for the area other than a few low paid service type jobs'*
- *'Exactly what jobs will be available? Because this is all a bit vague and no-one believes you!'*
- *'As time goes on there seems to be less and less mention of the amount and type of employment this project will generate for the civilian community'*
- *'I don't think there will be much local employment apart from building work'*
- *'I do not see many local jobs being created by this proposed academy. When the hanger was built the company used their own staff. All staff will come from existing sites in the UK'*

## Employment and the Local Community

12 individual comments recorded focused on employment from the perspective of the local community. Comments predominantly stressed the need to ensure that local people benefited from employment opportunities and that the 'better' opportunities did not just go to people from outside the region.

*Comments included:*

- *'Pay a fair wage and not just offer the lower end jobs to the locals'*
- *'Very good if it creates jobs for local community'*
- *'The need for local jobs for local people'*
- *'Efforts should be made to fill vacancies using local labour'*
- *'Proposals sound interesting. Hopefully it will benefit local people and bring good jobs to this area.'*

## Other Comments

Of the 15 'other comments', the only consistency of note regarded questions calling for more information on the types of jobs that would be available (five comments). Other comments came from individuals looking for employment opportunities (three comments), the need for local schools to consider the nature of local employment opportunities in their syllabus (one comment) and the catchment area for employment (one comment).

Comments included:

- *'Hopefully there will/is potential for increase in local employment but what types? Will it be 'service' work only?*
- *'What type of jobs?'*
- *'Also, what type of jobs?'*
- *'The schools must improve their science teaching so that their students are up to the employment challenges ahead'*
- *'I would be interest to know proposed catchment area for employment that have been considered in the proposal'*

### 3.3.c Environment

(59 comments made in total)

In this box, the public were prompted to specifically comment on issues regarding the 'Environment'. The following results were recorded:

- **14 comments were recorded regarding Biodiversity, Wildlife and Landscape.** Three comment forms were completed on behalf of a couple and thus the theoretical number of views represented totals 17.
- **12 comments were recorded regarding Pollution.** Three comment forms were completed on behalf of a couple and thus the theoretical number of views represented totals 15.
- **33 comments were recorded regarding Other Comments.** Four comment forms were completed on behalf of a couple and thus the theoretical number of views represented totals 37.

**These included:**

- *Six comment forms that noted that 'the environment' looked to have been considered in the current plans*
  - *Five comments regarding traffic*
  - *Five comments regarding flooding*
- **33 boxes were left empty.** Two of these comment forms came from a couple and thus the theoretical number of individuals who decided not to make a specific comment in the employment box totals 35.

### Biodiversity, Wildlife and Landscape

14 comments were recorded regarding biodiversity, wildlife and the landscape. These focused on the potential damage the proposed development would cause with respect to each of these considerations.

Comments included:

- *'The level of building would result in a serious loss of greenfield sites and wildlife'*
- *'Beautiful fields ruined!!'*
- *'A rich biodiversity has developed on the site supporting WAG priority species (Skylark, Yellowhammer, etc) and habitats (unimproved grassland). Development should be sympathetic to wildlife which helps to enrich the surroundings for those based at or working at the site'*
- *'It will ruin the local area if this goes ahead on green field sites, there is plenty of room on the existing camp'*
- *'This is a concern. Promises have been made about preserving the environment and conservation at other projects in England and not kept'*

## **Pollution**

Comments regarding pollution were raised by 12 individuals. Noise pollution was the most common concern (six comments), followed by light, traffic and pollution in general (each receiving a total of two comments).

- *'More noise, more pollution'*
- *'In respect to the environment, we are concerned with the potential (night) light and noise pollution which is likely to be generated by the development of the DTA and especially the proposed development of the Aerospace park'*
- *'Hopefully this will not have too much effect but how much extra noise will this aerospace park create?'*
- *'Will this project add noise pollution to the area? I feel it is a shame to build such a large project in one area'*
- *'Moving the shooting range closer to Llanmaes will markedly increase noise pollution in the village'*

## **Other Comments**

A total of 33 comments were recorded on other subjects. Consistencies worth noting included comments regarding flooding (five comments) and traffic (five comments). Comments concerning traffic tended to refer to the increase in numbers rather than any specific reference to pollution. Six comments were also recorded where individuals felt the environment was already being satisfactorily considered as part of the current plan.

Comments included:

- *'Flood preservation, as a stream runs through the site'*
- *'Boverton was flooded five times between 1998 and 2002. The Highway Culvert is not fit for purpose - it is too small. It is imperative that any run off water from new buildings built in connection with the Defence Academy be routed away from this area'*
- *'More traffic, more nuisance to local residents from probable 24 hours site working'*
- *'Roads already busy'*

- *'The plans look very good, and as the Air Force has been here for many years, the overall impact on the environment should not change very much'*
- *'Once the construction period is complete I believe the impact on the area will not be seriously damaged'*

### 3.3.d Housing

(62 comments made in total)

In this box, the public were prompted to specifically comment on issues regarding 'Housing'. The following results were recorded:

- **17 comments were recorded regarding the potential sites for new housing.** Two comment forms were completed on behalf of a couple and thus the theoretical number of views represented totals 19.
- **10 comments were recorded regarding the impact new housing could have on the local community and associated infrastructure (including traffic).**
- **35 comments were recorded regarding Other Comments.** Seven comment forms were completed on behalf of a couple and thus the theoretical number of views represented totals 42.

#### These included:

- *Five comments in favour of developing additional housing in the area*
- *Five comments regarding a potential divide between local military and civilian populations*
- *Three comments regarding the issuing of Compulsory Purchase Orders*
- **32 boxes were left empty.** Three of these comment forms came from a couple and thus the theoretical number of individuals who decided not to make a specific comment in the housing box totals 35.

### Potential Sites for New Housing

17 comments were recorded regarding the potential sites for new housing. The majority of these comments raised concern about specific locations currently highlighted as potential sites, including the St Athan Golf Course. Other comments expressed concern about the potential development of green field sites.

#### Comments included:

- *'Why are you proposing to accommodate service families in new houses on a golf course? What other sites for new houses do you have besides St Athan Golf Course?'*
- *'There appears to be plenty of land to build the required housing – other than on the golf course!'*

- *'Utilising 'green' land to build a massive housing estate effectively destroys what little land is left in our community'*
- *'Infilling of land for residential use is readily available in Llantwit Major and St Athan'*
- *'Any additional requirement should be provided as close to the site as possible to reduce traffic'*

## **Impact on Infrastructure**

10 comments were recorded regarding the impact new housing could have on the local community and associated infrastructure (including traffic). Four of these raised concerns about increased levels of traffic associated with the new housing and the impact this could have on local roads. The remaining comments focussed on the impact new housing would have on other infrastructure and local community facilities.

*Comments included:*

- *'More housing means more strain on existing roads and facilities'*
- *'Proposed developments will overwhelm existing facilities. Significant investment is required'*
- *'One concern of an additional 550 houses within the area is with infrastructure limitations i.e. sewerage, drainage of the current systems'*
- *'With the planned additional housing, is there going to be additional support facilities i.e. schools, doctors, dentists etc'*
- *'The level of housing on East Camp side will dramatically increase traffic through St Athan village'*

## **Other Comments**

A total of 35 comments were recorded on other subjects. Although these comments covered a diverse range of subjects, some consistencies can be drawn from them. For example, comments were made about the potential for the location of housing to create a divide between military and civilian populations (five comments) and the issuing of Compulsory Purchase Orders (three comments). Five comments were made by individuals supportive of the development of new housing in the area.

*Comments included:*

- *'We do need more available housing – both to buy and rent – for young people in the future'*
- *'Will turn the area into a military enclave to the detriment of other families, especially children'*
- *'Will there be any compulsory purchases?'*
- *'New housing should be designed to be carbon neutral'*
- *'You had plenty of housing till you sold it off'*

### 3.3.e Conclusion

The four dedicated subject areas gave respondents an opportunity to make detailed comments on specific topics. It is clear from the feedback forms received that those people who provided comments had put thought and consideration into their responses which were predominantly constructive.

Based on the analysis conducted, the following conclusions can be drawn:

- Many comments were generated by a frustration that some information was not available, such as detailed employment figures or the exact location of houses to be constructed. It should be possible to provide clarity on these areas during later phases in the consultation process as the development plans are finalised.
- As could be expected with a redevelopment project of this size, transport was the key area of concern and a range of issues and comments were raised. These focused predominantly on the impact that increased traffic levels could have on the local road network and the potential access routes to the site. In recognition of the level of concern about transport, a workshop will be dedicated to discussing the subject in more detail (see below).
- Despite many people acknowledging the employment opportunities that the redevelopment will bring to the local area, some respondents expressed suspicion about the total number of jobs that would be created locally. Metrix fully intends to engage with communities and business supply chains to ensure that commercial benefits are passed on to the local area and it is important that this is demonstrated during the next phases of consultation.
- The location of the proposed redevelopment in a predominantly rural area has resulted in a number of comments expressing concern about the potential negative impact it could have on both the surrounding environment and infrastructure. It will be important to demonstrate how the project team is taking these issues into consideration and is taken the necessary steps to ensure any negative impacts are minimised.
- Concerns about the potential location/s for new housing – particularly St Athan Golf Course - were raised by a number of respondents. At the moment, locations have not been finalised, but it will be important to communicate the chosen sites as soon as possible so that specific questions and concerns can be responded to.
- In addition to analysing the comments made, it is important to acknowledge that a number of respondents chose not to make comments in some of the 'prompted' sections of Transport, Employment, Environment and Housing. For example, 19 people did not comment specifically on Employment, 33 did not comment on Environment and 32 did not comment on Housing.

## 4.0 QUANTITATIVE DATA ANALYSIS

Following the Phase One public exhibitions, all visitors to the exhibition who had provided contact details were sent a reminder to complete and return feedback forms. Included with this was a revised feedback form with an additional four closed-answer questions as detailed in section 1.0. Thirty-five people returned the revised feedback form.

Following is a quantitative analysis of the responses received to the additional questions.

**Question 1: Overall, do you think the development of the Defence Technical College represents a positive opportunity for the local/regional community?**

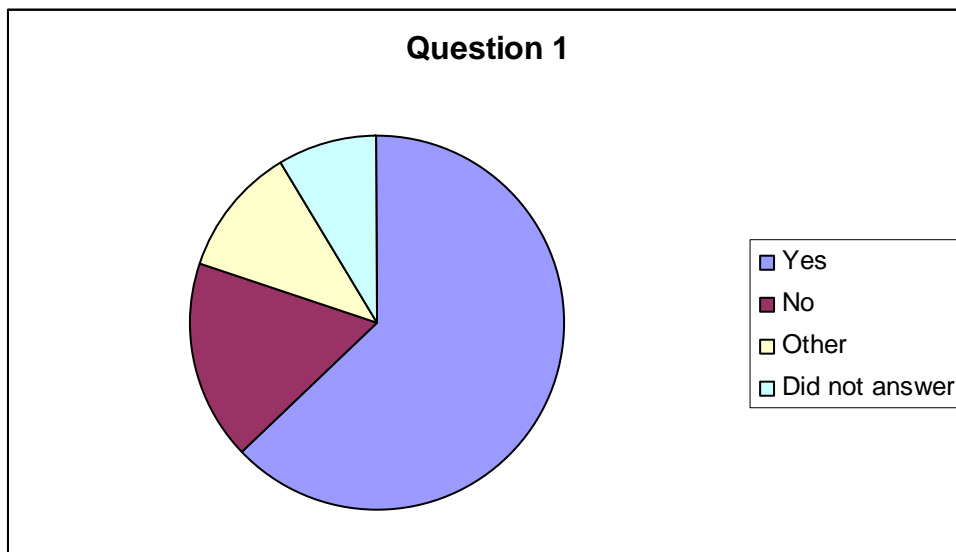
Yes 22 No 6

Did not answer 3

Four respondents chose to give an alternative answer:

Locally, no – Regionally, yes 2 Possibly 1

Cannot answer effectively 1



**Question 2: Overall, do you think the development of the Aerospace Business Park represents a positive opportunity for the local/regional community?**

Yes 24 No 4

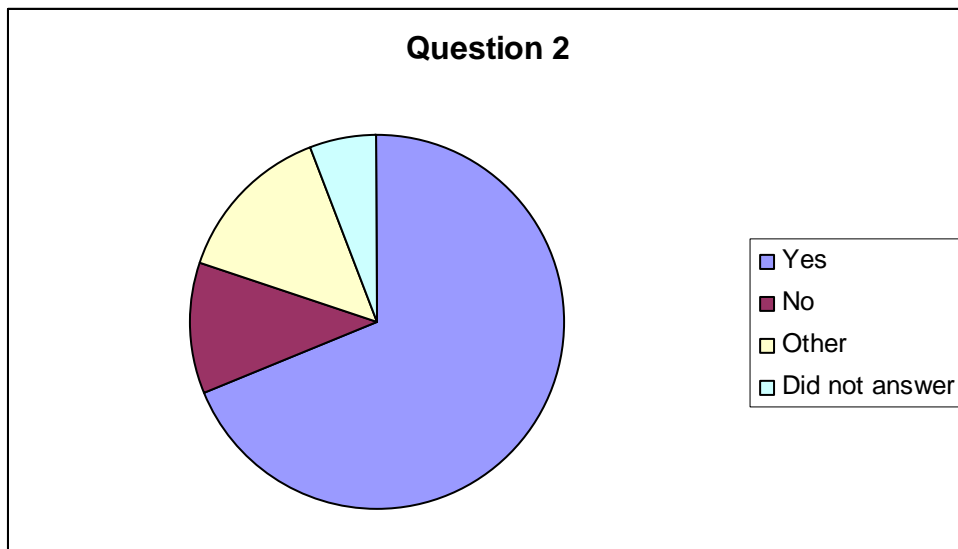
Did not answer 2

Five respondents chose to give an alternative answer:

Don't know enough about it 1 Locally, no – Regionally, yes 1

Only if civil A/V servicings are brought to the area 1 Yes, with reservations 1

The description worries me 1



**Question 3: Are you in favour of the proposals to keep the Eglwys Brewis Road open and improve it in places?**

Yes 27 No 2

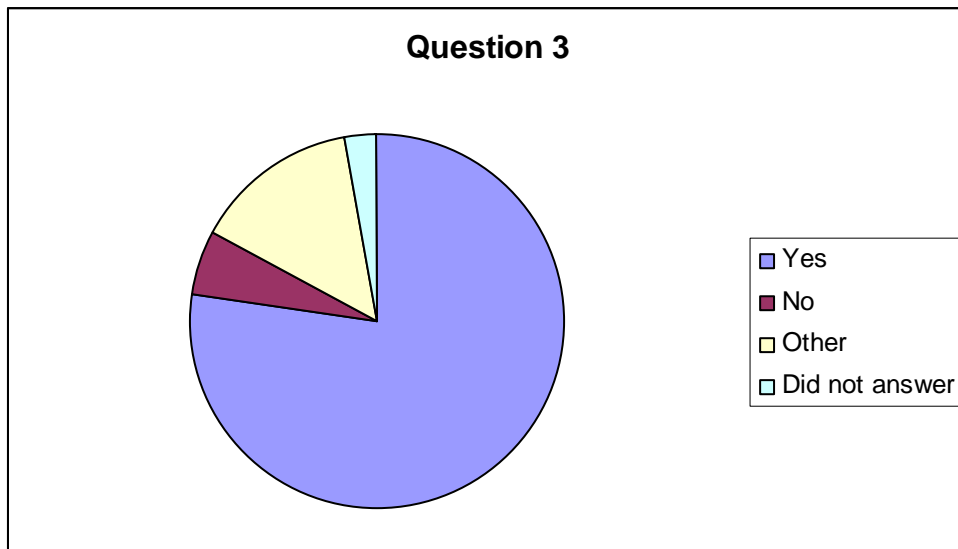
Did not answer 1

Five respondents chose to give an alternative answer:

No strong views 1 Unsure 1

Unable to comment, no immediate local knowledge 1 Don't know 1

I do not understand the comment 1



**Question 4: Using a scale of 1 – 6, could you please rate the following issues with regards to the redevelopment of MOD St Athan, 1 being that of most importance to you:**

**Transport                      Access                      Housing**  
**Employment                  Environment                  Other (please state)**

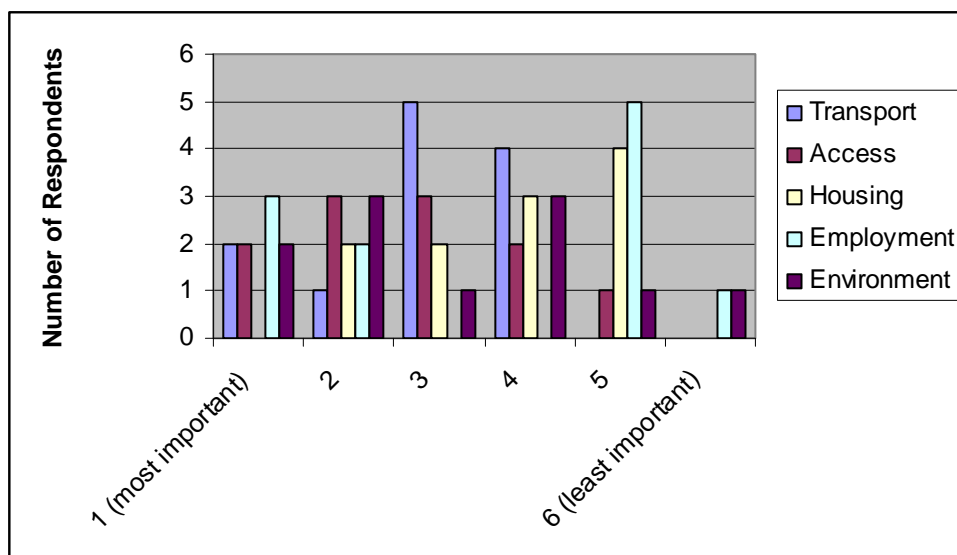
Respondents have interpreted this question in one of two ways. Some have used the scale comparatively, as was intended, ranking the issues in order of concern. However, some have treated each issue separately, rating each on a scale of one to six. Therefore, the responses have been analysed in two groups.

**Group One – issues ranked comparatively**

The following table shows how the 11 respondents that used a comparative ranking rated each issue:

	1 (most important)	2	3	4	5	6 (least important)
<b>Transport</b>	2	1	5	4	0	0
<b>Access</b>	2	3	3	2	1	0
<b>Housing</b>	0	2	2	3	4	0
<b>Employment</b>	3	2	0	0	5	1
<b>Environment</b>	2	3	1	3	1	1

The following graph shows how many times each issue was ranked with each score:

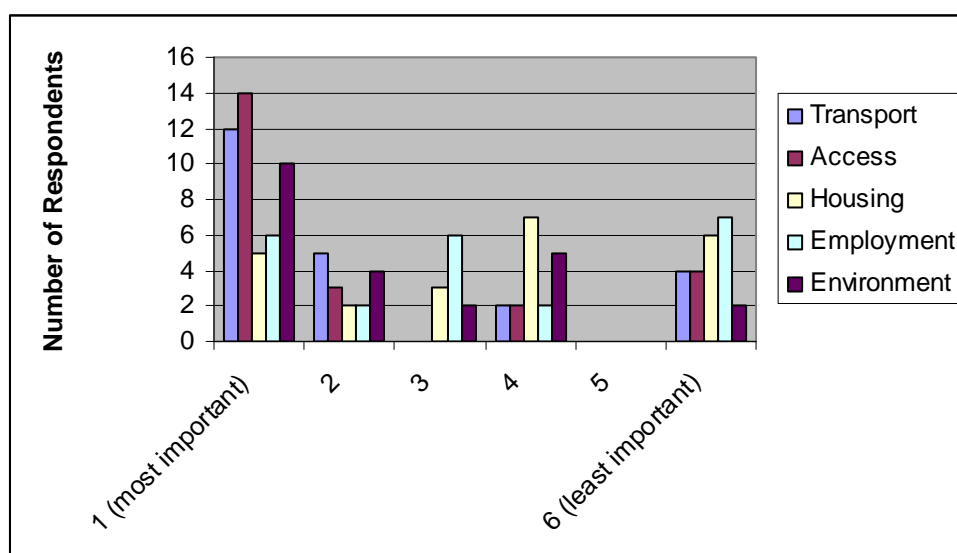


## Group 2 – issues ranked individually

The following table shows how the respondents that rated each issue individually scored each issue:

	1 (most important)	2	3	4	5	6 (least important)
<b>Transport</b>	12	5	0	2	0	4
<b>Access</b>	14	3	0	2	0	4
<b>Housing</b>	5	2	3	7	0	6
<b>Employment</b>	6	2	6	2	0	7
<b>Environment</b>	10	4	2	5	0	2

The following graph shows how many times each issue was ranked with each score:



Nine respondents specified 'other' issues as being of particular concern to them. These were:

- support for local children and teenagers
- 'abandon'
- sports facilities
- make facilities available to local residents
- information
- design quality
- noise
- construction
- PFI

## Conclusion

Although it is important to recognise that the quantitative analysis is based on a smaller number of responses than the qualitative analysis, it has provided some interesting results.

The overwhelming majority of respondents said they think that both the Defence Technical College and Aerospace Business Park represent a positive opportunity for the community. In addition, a similar number of respondents were supportive of the proposals to keep Eglwys Brewis Road open – demonstrating that the changes made to the draft plan following feedback received at the initial public exhibitions had been welcomed.

## **5.0 NEXT STEPS**

The St Athan project team is committed to consulting with the local community in the build up to the submission of a planning application in 2009. Much of the detail of the development is still to be agreed and there is considerable scope for comments and ideas from within the community to influence the evolving plans.

Phase One of the St Athan consultation programme has generated a high level of interest from the local community and has provided an invaluable opportunity for the project team to receive feedback direct from local stakeholders and residents. This feedback will now be taken into consideration as the development plans move forward.

### **Workshops and interest groups**

The next stage in the consultation process is a series of four workshops and interest groups, each focusing on a key area of interest/concern to local stakeholders and residents. Comments made and feedback received during Phase One will feed in to this and the events will provide an opportunity for further discussion on key areas of interest.

**- ends -**