**Planning Application 2017/00541/FUL Northcliffe Lodge, Northcliffe Drive, Penarth**

Further to submitting objections (on three occasions in 2016) to the previous planning applications put forward by Celtic Developments for this Northcliffe site, we are extremely disappointed to see them re-submit the proposal again with very little changed. We again write to you with our objections to the development as it is outlined. We are near neighbours living opposite where the proposed junction of the new access road will join Paget Place.

1. Our objection is to the proposals for the new access route off Paget Place which will involve the **clearing and felling of a significant number of mature trees and the removal of a habitat that supports a range of wildlife**.  We live nearly opposite where the new access road would enter Paget Place – the side of the street where we live is in the Penarth Conservation Area. The creation of the proposed access road and the destruction of this wooded natural habitat will have a big impact on the boundary of the Conservation Area – where we live.
2. I am incredulous that the developers are able to make a planning application for this development before a ‘comprehensive geotechnical assessment’ as recommended in the *Slope Stability Desk Study Report* Prepared by Terra Firma  (December 2015). If this planning application is approved, the developer will be allowed to demolish the existing dwelling and remove the trees before establishing the viability of the site which  previous reports describe as highly unstable and liable to landslides! This is madness. **Planning approval should be withheld until such time as the site is confirmed as viable (having been subjected to a comprehensive geotechnical assessment). Otherwise we can end up in a situation where the trees and habitat are destroyed – needlessly – because on further investigation, the instability of the site means that the housing development is not viable.**
3. As with the previous planning application from Celtic Development (2015/01449/FUL), in this new application they are asking the Vale of Glamorgan to set aside local and national (NB. Wales -not -England) standards to allow the development to go ahead. The application as it stands, sidesteps the applicant’s obligations to provide affordable housing and to make suitable contributions under Section 106. **There are too many compromises on: Affordable Housing; Section 106 contributions; Parking provision (which is wholly inadequate); and Tree Removal. It is too big a price to pay for a small number of luxury apartments.**

Yours sincerely

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