**Cyngor Cymuned Dinas Powys Community Council**

Council Office

Parish Hall

2 Britway Road

Dinas Powys

CF64 4AF

15 November 2017

Dear Mr Butler

**Land off Cardiff Road/Cross Common Road**

**Planning Application: 2017/00746/FUL**

Dinas Powys Community Council **OBJECTS** to the planning application for the development of the land at Cross Common Road for housing as it currently stands for the following reasons:-

Additional traffic generated:

1. The Cross Common Road / Cardiff Road junction is inadequate
2. The Murch Road / Cardiff Road / Millbrook Road junction will need improvement to cope with additional traffic
3. The Pen-y-Turnpike Road / Leckwith Road junction will need improvement to cope with additional traffic
4. The Merry Harrier junction is already at capacity

We are also concerned that this development will provide additional undue pressure on parking in an area where there are already significant problems since the redevelopment of access into Cross Common. The provision of access into the housing development from Cross Common Road will further reduce the amount of parking available to residents and generate further problems for coaches accessing the facilities at Hebron Hall.

Flood Risk

1. Danger of flooding – the area is too close to the flood plain. There is only room for 40% of runoff water from the proposed development;
2. The existing culvert is not coping with current flows, which will only increase – the proposed development needs to address this.
3. The pond will lead to flooding of the highway and existing homes / land

Character of Development

The proposed block of flats is out of character with the surrounding properties

We request that:

1. Additional parking provision is provided to compensate for the loss of on road parking for properties on Cross Common Road;
2. Access for larger vehicles to Hebron Hall will be improved / not compromised

We also request that the following comments are taken into account:

1. Housing is too close the A4055 with its huge queues of traffic at peak times resulting in a build-up of toxic gases
2. See figures of November 2014 traffic count
3. Cross Common Road, Longmeadow Drive and Plas Essyllt are too narrow to take the extra traffic that this development would generate.

Regards

Bogda Smreczak

Clerk to Dinas Powys Community Council