

From: Phillips, Gareth
Sent: 25 November 2020 10:53
To: Lankshear, Robert
Subject: Land at Upper Cosmeston Farm 2020/01170/OUT

Land at Upper Cosmeston Farm, Lavernock Road, Penarth 2020/01170/OUT

Hi Rob, good to speak to you the other day

As promised I have summarised my comments below:

1. The layout / design of the Wales Coast Path interface / boundary needs to be looked at again. I think that the buffer between the developed area and coast path is too narrow and the design of the access points needs to be carefully considered. The 'Landscape and Opportunities' plan included in Appendix 7.1 of the LVIA suggests a significant 'Landscape buffer alongside the Wales Coastal footpath' which seems to have been reduced in size in the masterplan; can you please clarify this discrepancy and confirm whether this was used during the assessment of the LVIA? Also please refer to the Design in the Landscape SPG which recommends various design parameters for design next to the coast. I'm concerned that many of the buildings in the area face away from the coast and I think the development would improve if some or all were facing the coast so that the development becomes integrates naturally with the coast path to create a safe and attractive area.
2. The existing Wales Coast Path is in poor condition in this area despite attempts being made to improve the surfacing over recent years. The building of this development will result in significant additional pressure on the surface and it is likely to deteriorate even more very quickly, possibly becoming impassable for much of the year. It important that this is upgraded as part of the development. There are several paths within the development which run parallel to the coast path and appear to be only a few metres away from it and so it would make sense to combine these into single footpath within a high quality landscaped corridor.
3. I have some concerns about the visual impact of elements of the development from viewpoints in the wider countryside.
 - a. The high block of flats is intrusive when viewed from important viewpoints outside of the site, particularly the well used Wales Coastal path (see Photomontage 17), popular Cosmeston Country Park (see Photomontage 10), Penarth Pier, albeit a more distant view (Photomontage 20) and land to the west (see Photoviewpoint 12) . The height and shape of the building makes it particularly prominent being so far from the heart of the town and close to the countryside. I would encourage the developers to reduce the height of this in order for it to more visually acceptable.
 - b. The housing on the western boundary sit on a ridge and when viewed from the Wales Coastal Path they are particularly prominent and detracting for users of the path. (see Photomontage 16). The building should be move further east off the ridge or reconfigured in some way to reduce the visual impact. The soft landscape buffer could be increased along this boundary to help the development integrate with the wider countryside setting but also to provide landscape connectivity to the open spaces within the site Also the 'Landscape and Opportunities' plan included in Appendix 7.1 of the LVIA suggests a significant 'Landscape buffer alongside the ridge which seems to have been reduced in size in the masterplan; can you please clarify this discrepancy and confirm whether this was used during the assessment of the LVIA?
4. 'The Landscape and Opportunities' plan included in Appendix 7.1 of the LVIA also suggests a significant 'Landscape buffer alongside the boundary to the area which has the new school. This buffer has also been reduced in size in the masterplan; can you please clarify this discrepancy and confirm whether this was used during the assessment of the LVIA?
5. There are four LAP play areas proposed for the development and I recommend that consideration is given to replacing these with a number of equipped play areas if possible. If they are to be retained I would like to see more detail regarding how they will be designed at this stage even if the designs are conceptual.

6. Consider the setting of the LEAP play area to the south of the site / railway embankment. This is not overlooked by any house and feels isolated being set within woodland and this may deter use or promote antisocial behaviour. I recommend that the position of this is reconsidered so that it is overlooked by housing.
7. The LEAP to the north of the site is also not overlooked (but may be too close to houses). Again consider moving to a more appropriate location, possibly more centrally within the space or as part of the coastal landscape area.
8. More detailed information is required on the design of the open space in the centre of the site which contains the NEAP, allotment and attenuation features to demonstrate that this is viable and accommodate all these features. Please provide an outline of what the NEAP will include?
9. I feel that there is generally a lack of informal recreation space provided as part of the open space provision. There are lots of woodland and attenuation areas and small pockets of open space but for a development of this size there seem to be few spaces for example for children to informally play football etc. I may be misreading the plans due to the scale at which they are provided at this stage and lack of detail but it is something that should be clarified.
10. I note that some hedgerows are being lost as part of the development and some will be retained. I have seen figures for the amount of hedgerows retained or planted and the Arboricultural Impact Assessment indicates which trees and hedgerow are to be removed/ retained; can the developer provide an estimate for the amount / number of hedgerows / trees / woodland which will be retained / removed / planted so that we can be clear on the overall figures.
11. Hedgerows are important features of the landscape and I'm surprised that the hedgerow on Lavernock Road (see Photomontage16) is a) being removed as it is in good condition and provides an excellent visual boundary for the site and b) if it has to be removed why it is not being replaced with a native hedge which would help the development significantly integrate with the landscape setting. If this has to be removed it should be replaced with a new native hedge, not ornamental planting as indicated in the photomontage.
12. I'd like to see more clarity regarding new crossing / access into Cosmeston Country Park. In Section 3.5 of the Design and Access Statement Part 2 two additional entrance points have nominally been indicated. Has work been carried out to confirm that these are feasible?

If you have any questions please do not hesitate to contact me

Gareth Phillips
Principal Landscape Architect / Prif Bensaer Tirlunio
Regeneration and Planning / Gwasanaethau Cynllunio a Thrafnidiaeth
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446704748
mob / sym: 07912292617
e-mail / e-bost: gphillips@valeofglamorgan.gov.uk



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