



Chair: Michael Philip Garland



Date: 18th March 2021

Dear Mr Lankshear,

Subject: Planning Application No. 2020/01170/OUT Land at Upper Cosmeston Farm, Lavernock Road, Cosmeston. Lavernock

Proposal: Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access

As Chair of Keep Cosmeston Green, I wish to make the following objections to the above-mentioned planning application.

1. It is concerning that reading the submitted Design Commission for Wales Report (dated 21st January 2021) that they report that they are unable to support the proposals as they have been submitted for outline planning consent, which in their view is a premature step.

The DCFW Report highlights their concerns; -

- over the increasing heights of the building which appear to have been raised significantly from the original application, despite a significant number of objections received on this issue.
- the positioning of the dwellings, “fronts to back”
- the location of the school and suggest that alternative locations be tested, and,
- that Active Travel and Net Zero Carbon Development aspirations cannot be achieved.

which the Design Commission for Wales feel have not been addressed appropriately.

In regard to the increasing the heights of the buildings, it would appear this is to accommodate the reduction in site area due to the set back of the coastal path and ongoing coastal erosion and the seriously contaminated land that cannot be built on, rather than the need to allow for necessary population density to sustain a community facility.

2. It was rather significant that the Vale of Glamorgan Council, Miles Punter, in response to the 23rd of December 2020 flooding at Lavernock Road, Cosmeston, Lavernock, the area where the entrance to the development and schools are to be located, stated that the flooding occurred as a result of the main sewer becoming overloaded. If the main sewer is already overloaded then the connection of a further 576 homes and two schools and Community and Sports facilities will significantly increase the risk and degree of flooding to the surrounding areas not forgetting that the site is adjacent to a flood area, and therefore the development should not be permitted.

It is concerning that Sully Brook is now designated a main river and considered suitable to take any surface water run-off, etc. Again, regarding the 23rd of December 2020 and the regular previous flooding events at Cosmeston, the levels of Sully Brook rise quite considerably as it is not only located in a flood zone but flows into further flood zones at Cog Moors and Sully Moors and will not be able to contain any excess surface water run-off.

3. Planning Policy Wales states that development on the coast should be developments that require a coastal location. A large housing development cannot be considered as an appropriate coastal development that requires a coastal location and therefore should not be permitted.
4. Such a development is incongruous with the surrounding open coastal landscape of the area, being visible from both land and sea, and therefore should not be permitted.
5. There appears to be no measures in place to address traffic overload in and outside the locality of the development, and the applicant does state that there will be a detrimental loss of air quality in the area of the access to the site and school, with the applicant hoping that residents, schoolchildren and staff will hopefully cycle and walk to use the local amenities, facilities, shops, employment, etc, the majority of which are considerably outside the maximum permitted walking distance or would require cycling on dangerous stretches of highway.
6. It is concerning and disappointing that the Vale of Glamorgan Council are supporting this planning application, even though it is significantly different to Local Development Plan proposal, the public consultation event and the original submitted planning application, in order to achieve the provision of land from the applicant for a school and maintain “agreements in principles” in regard to provision land and £8.25 million funding of a further school to be built on and adjacent site owned by the applicant.

Keep Cosmeston Green would appreciate that these comments along with previous objections made be shown within the appropriate documentation of the application as it is concerning that many Objectors comments regarding the application are not being displayed.

Yours Faithfully

Michael Garland

Chair – Keep Cosmeston Green