

23 Upper Cosmeston Farm
Penarth
CF64 5UB

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

Dear Sir,

We would like to strongly oppose the proposal above on the following below points

1. The close proximity to the Wales coastal path, impacting the visual and aesthetic properties of this coastal for generations to come.
2. The rate of erosion of the cliffs around Penarth and impact on the development and the coastal path in the future. There should be allowance for the erosion and maintaining the coastal path for the future.
3. Loss of countryside, destroying wildlife and their habitats.
4. Historical remains have been found including a rare post-medieval farmhouse and Iron Age remains. These should be protected and not destroyed for housing targets.
5. The traffic impact on existing road infrastructure. From the Welsh Assembly's own report on Commuting in and around Wales, over 70% of commuters in the Vale of Glamorgan leave by car and with 576 new homes added, the additional car volume will be significant. From the same report we see average commuting distances of 16.6km, these are not short journeys.
6. Traffic impact of the school has not been correctly identified in the plans. Active travel data taken from the 2018-19 National Survey for Wales shows that primary school pupils were more likely than secondary school pupils to travel by car to school. If this school is a Welsh medium school or a special needs requirement as per recent news articles, then the proportion travelling by car would be higher, due to catchment areas, and impact on the infrastructure greater at peak times.
7. Housing requirements from the LDP are based on out-of-date statistics and should be revisited before removing valuable green space forever.
8. Land contamination exists from the lands previous use as a tip, in use during the 1970's when there was less licensed waste removal. Some of this could be hazardous and movement of the earth could have significant health implications for those not only living on the development, but also surrounding areas and workers on the site. The cost to future generations could greatly out-way the cash generation to the assembly selling the land.

In summary the plan for the usage of this land should be re-assessed to ensure it is based on accurate and up to date information and does not have a severely negative impact on the local community.

Yours faithfully

Sian & Andrew Kestle

Planning Application Upper Cosmeston Farm 2020/01170/out - Objections

I refer to the above Planning Application for up to 576 units, a primary school, community space and public open space ("the Development") at the above location. I live at 77 Cosmeston Drive, Penarth which estate is adjacent to the Development.

Having reviewed the proposed application, the plans and other supporting documents which are on your web site, I have the following objections:

- 1). The adverse effect that the Development will have on an already congested road system in the Penarth area. I appreciate that under the Travel Plans the Welsh Government wish to "promote sustainable travel and specifically to encourage and promote the choice of walking and cycling above other modes of transport where travel is required." However I don't think this will work. I believe the Development will follow Cosmeston Estate in that, as Asbri Planning's survey found, most residents will choose car as the transport method of choice. The Development, like Cosmeston Drive, is too far from amenities to walk or cycle (e.g. the average resident is not going to walk or cycle to local supermarkets to do a weekly shop).
- 2). The lack of capacity in both local doctors' surgeries and our nearest NHS Hospitals (the Heath and Llandough). My daughter is a nurse in emergency medicine at the Heath and that Hospital was consistently working at overcapacity pre the current pandemic.
- 3). The lack of capacity in local primary schools in Penarth to accommodate children in the Development whose parents would not wish them to attend a Welsh Medium Primary School. This would also adversely impact on the congested road system. .

LAWRENCE and JENNIFER
Tunbridge

14 Upper Cosmeston Farm

Penarth CF645UB

3rd Nov 2020

Town and country planning act

Application no. 2020/01170/OUT

Reason : objection to the development of land at Upper Cosmeston Farm.

The plans were submitted just on the fire break making it impossible for any meetings with the Welsh government about this project thus making it one sided. This issue should not be political but for the good of the communities.

We object to to the development of green areas instead of brown sites. The number of dwellings has risen from around 250 to over 570. Also, we were assured that the plans would take into consideration existing properties. These properties having been built on previously used areas. However this is not the case.

There is a row of eighteen houses running along the length of our row of houses.

As the land is higher, the new buildings would appear overwhelming especially if they rise to 14metres. This would also be light blocking for our property and feel invasive.

There also shows new hedgerows . These should include the natural,well established,open trees that currently run down our side of the field and being of benefit to the environment.

Traffic is another issue. People WILL use cars whether we like it or not. The increase in the number of cars that is bound to happen would cause chaos on the already very busy main road giving rise to more pollution for the environment . Even a young representative at your initial public consultation slipped up by saying people should ride bikes But went on to say she had driven to the meeting at Cosmeston because she lived in

Cogan !!

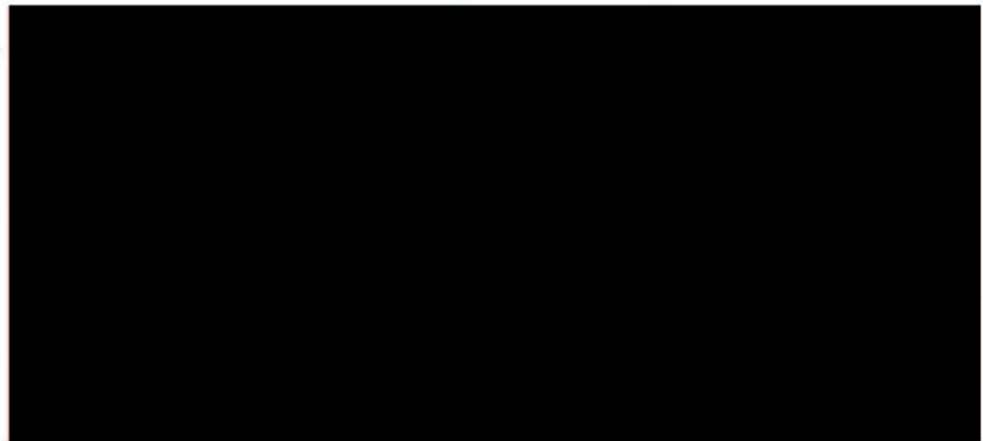
Finally, some of the most important reasons for objecting are of archeological and environmental interests .

Dormice, buzzards , hawks, foxes, woodpeckers, thrushes, fieldfare, voles, hedgehogs, bats, pheasants and many other birds have been frequent visitors. These WILL be affected.

The area does not have good drainage so promoting flooding. Even if a pond is in the plans will this turn into a lake?

There is a hazardous land fill area and although this is planned as a recreational area, only a small amount of disturbance of any of the asbestos or chemicals that were witnessed being buried here would have dire consequences. Something we have witnessed. Best to leave Pandora's box closed.

We do hope that all our voices are heard and objections taken seriously
Thank you



Town and Country Planning Act 1990

Application No 2020/0101170/ out

Land at Upper Cosmeston Farm Lavernock.

Response to above 23.11.2020 J Green Ref. 404

Dear Ms Robinson

Thank you for the information on the above. I have been following the machinations on the above since 2012 initially with Vaughan Gething and later with:

Mr S. Thomas and Mr Kevin Mahoney.

My particular interest is because my property at the top of Cosmeston Drive overlooks the proposed building site. I am not a native of Penarth but have lived all over the British Isles and abroad. The current proposal would seem to ignore all tenets of Conservation of green land, Climate change forecasting- increased storms and rain on this exposed site and possible land and traffic pollution. Some of these points are developed below.

The proposal to build 560 units, schools, and high rise buildings etc of affordable housing on land at the above site will be devastating for those already living in the Cosmeston Community and for others in Penarth who enjoy walking across the cliffs at weekends. Any problems encountered during the process will have effect on the site below, built in the 1980. There would seem to be very good reasons why the builders choose then, not to build further back to the boundary. They are all identified in your current appraisal some with serious consequences

The land is currently owned by the Welsh Office and is in agricultural use. This has benefits for the people living on Cosmeston Drive particularly in periods of heavy rain. The field absorbs much of the water, the remainder running down the drive and pooling at Lavernock Rd. Many people now choose to cement over their lawns increasing the problem. Climate change identifies the prospect of more winds and heavy rain. Which will have an effect on this site especially on high rise buildings together with further erosion of the cliffs?

AS far as the site itself is concerned the building process will involve constant noisy, heavy traffic exiting on to an already pressured Lavernock Rd. If and when this site is established it will mean at least an additional 2000 cars. Most homes have two cars, and this together the proposed Cog development will have an interesting effect on the rush hour and on a town with no car parks.

There are many serious problems identified in the appraisal. The site itself has archaeological artefacts. Also a history of past use as a waste dump. This will have an effect on the ground loading of the site and its ability to sustain 560 houses. The intention to build

to within 10m of the boundary is of concern. Given the vulnerability of the cliffs to coastal erosion.

Other matters of concern relate to the fact that there is a main river running thru the vicinity which it is hoped will drain off excess surface water. If it does not, then what? The vulnerability of Cosmeston Lakes is also identified in relation to the proposal. The site is also crossed by a strategic foul public sewer which may require diversion! The sites also has conservation status of European protected species.

All of the above auger potential problems for the current residents of Cosmeston and require investigation by appropriate independent agencies. They are acknowledged in the document. Welsh Water, Natural Resources Wales, Glamorgan Gwent Archaeological Trust. In addition there should be a Health Impact Assessment which measures the effect of a project on the health of the local people, also an Environmental impact assessment particularly in relation to the coast. Victorian Penarth already seems at bursting point in terms of houses with no dedicated parking and no car parks.

Valid objections to a planning application have been outlined by the London Borough of Richmond have some relevance here. In what possible ways are the current residents of Cosmeston Drive and to some extent the town of Penarth likely to be disadvantaged by the proposal in addition to the points outlined above. There is a question of

- 1 geological suitability of the land itself to sustain the size of the build.
- 2 Loss of privacy , light, and views possibly current dwellings overlooked by the new build.
- 3 Noise and disturbance over a considerable period of time. Congestion on small streets.
- 4 Loss of green space and trees
- 5 Lay out and density of the proposed buildings
- 6 Road access - traffic difficult now. How will this be addressed?
- 7 Disturbance of significant archaeology
- 8 Perceived loss of property value
- 9 Competition between construction firms
- 10 Ownership disputes.

Yours sincerely Joan Green (Dr) 46 Cosmeston Drive ,

[Redacted signature]

Mr Robert Lankshear
Vale of Glamorgan Council
Dock Office, Barry Docks
Barry, CF63 4RT

Mr Michael and Mrs. Lorraine Garland
3 Plover Way, Lavernock Park
Lavernock, CF64 5FU

17th November 2020

Ref: Planning Application 2020/00170/OUT
Location: Upper Cosmeston Farm, Lavernock Road, Lavernock.
Proposal: for residential development, a primary school, community space and public open space with all matters reserved other than access,

Applicant: Welsh Government

Dear Mr. Robert Lankshear,

We wish to make the following objections and observations on the afore-mentioned planning application.

1. The proposed development will exacerbate increased traffic, congestion and pollution.

The proposed development site does not have enough essential services and facilities within the Maximum Permitted Walking Distance of 2km to make the development sustainable.

Apart from the current bus stops being 500m from the development, the only other nearby facilities are a Mediterranean Restaurant (650m) and a Private Members Golf Club (700m), the essential services and facilities are located within Penarth or Cardiff which are further distant than the MPWD.

- Penarth Town Centre is approximately 2.9km with
- Penarth Railway Station (2.5km).
- Penarth Town Centre (2.9km).
- Distances to schools are.
 - Nursery Schools – St Aubin Nursery (2.1km), Bute Cottage Nursery (2.8km), Sully Nursery (3.2km), Cogan Nursery (4.1km).
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- Sully Library (2.3km) and Penarth Library (2.7km).
- Leisure Facilities – Cogan Leisure Centre (4km), Sully Sports and Social Club (2.7km). International Sports Village, Cardiff (4.8km).

Although there would be a regular bus service passing the proposed development, as a method of commuting, it can be onerous traveling into Cardiff with journey times in the region of 40-50 minutes, with no direct routes to various commercial areas, and the terminus not centrally located. It is noted that contributions can be made by the developer to increase the number of buses servicing a route, although this is usually for a set period with the extra services then coming to a stop.

Traveling by train into Cardiff is also not without its' problems as the service is undependable, trains turn up with too few carriages for the passengers travelling, and trains cancelled at short notice.

Owing to poor infrastructure, limited street lighting and which is non-existent on most of Railway Walk and Wales Coastal Path, the journey between the site and these locations would not be very safe or convenient for people walking or cycling. They would be off-putting for many, especially for those parents / child-carers with buggies and pushchairs to manage. Journeys along these walking and cycling routes would also be off-putting in inclement weather conditions.

Traveling by train into Cardiff is also not without its' problems as the service is undependable, trains turn up with too few carriages for the passengers travelling, and trains cancelled at short notice.

For the above reasons, future occupants of the proposed dwellings would almost certainly rely on private motor vehicles to access these facilities and services.

It is proposed that a total of 1,539 parking spaces will be available for residents on the development and the Primary School, although the number of residents vehicles may exceed this total and together with other vehicles servicing the site will substantially increase the traffic journeys to and from the development.

It is also proposed that the development will also provide a primary school, but it is understood that the Vale of Glamorgan Council Education Department have recommended that the school site be allocated to a 150 place Special Educational Needs School (a satellite operation to Ysgol y Deri) which will cause an increase in traffic and congestion volumes with the additional minibuses, coaches and cars necessary for the delivery of pupils to the Special Educational Needs School, plus children attending Nursery, Primary and Secondary Schools in Penarth travelling away from the development.

Residents of the Vale of Glamorgan who travel to the capital city by car or bus for employment, shopping or entertainment purposes are obliged to use one of three bridges across the Ely River. This is acknowledged by all responsible authorities as a major problem not does not have a solution at the present time. The problem will get even worse with this development and other developments at Sully, Barry and Llandough.

Existing traffic flows through Penarth and Dinas Powys to the extremely busy Merrie Harriers junction which feeds two of the bridges. Traffic flows at the junction are already being increased as a result of construction of the first phase of the 250-dwelling development at Cog Road, Sully and by development at Barry Waterfront. Without any mitigation measures in place. The proposed development would further exacerbate this problem and, while the supporting documentation suggest that prospective residents would be “encouraged” to walk and cycle to Penarth Station, it is inevitable that car and bus users from the Vale as a whole would experience even longer delays as a result of additional traffic movements generated by the proposed development.

Traffic generation from the proposed development and the resulting delays, especially to peak commuter traffic is already causing widespread controversy. The traffic problems on the western edge of Cardiff are widely acknowledged, yet this proposal conflicts with the applicants own policies that, amongst other things, require that careful consideration is given to the allocation of new sites which are likely to generate significant levels of movement. This proposal will significantly increase traffic flows along Lavernock Road, through Penarth, resulting in delays, noise, and pollution for its residents, as well as for residents of the eastern Vale travelling to and from Cardiff.

2. The development will have an impact on catchment area pupil numbers and will exacerbate the shortage of Nursery, Junior and Secondary school places available.

Currently the area does experience a shortage of adequate Nursery, Primary and Secondary School places This development, together with the housing development at Cog Road, Sully will substantially increase the number of school spaces required and put added pressure onto the Vale of Glamorgan Council Education Department.

In the planning application a reference is made to the provision of a new school site, inferring that this site would provide additional primary school education places within walking distance of the new proposed housing development.

However, the Vale of Glamorgan Council Education Department have recommended that the school site be allocated to a 150 place Special Educational Needs School (a satellite operation to Ysgol y Deri).

Whilst not objecting to the benefit of additional Special Educational Needs provision, this situation would only intensify the shortage of current Nursery and Primary School places, together with causing increased traffic congestion volumes with the additional minibuses, coaches and cars necessary for the delivery of pupils to the Special Educational Needs School.

The development is in an unsustainable location and will have an impact on active travel in respect of permitted maximum walking distances to schools and reliance on motor vehicles.

Walking distances to schools are.

- Nursery Schools – St Aubin Nursery 2.1km, Bute Cottage Nursery 2.8km, Sully Nursery 3.2km, Cogan Nursery 4.1km
- Primary Schools – Evenlode Primary 2.1km, Sully Primary 3.9km.
- Secondary Schools – Stanwell School 2.6km, Westbourne School 2.6km.

Owing to poor infrastructure, limited street lighting and which is non-existent on most of Railway, the journey between the site and these locations would not be very safe or convenient for people walking or cycling. They would be off-putting for many, especially for those parents / child-carers with buggies and pushchairs to manage.

For the above reasons, future occupants of the proposed dwellings would almost certainly rely on private motor vehicles to meet the need for their children to gain access to these schools.

3. The development will have an unacceptable impact on the countryside and its biodiversity environment.

The building of 576 dwellings on 60 acres of farmland and green fields will in no doubt prejudice the open nature of the land, together with its ecology, biodiversity, and amenity.

A development of this size and form is going to have a significant effect. Not only the loss of arable and pasture farmland but the loss of important open spaces that contribute to the local amenity, character, and distinctiveness of the area

The proposed development will have a significant harmful effect on the area, which is of more than local importance due to its position adjacent to the Severn Estuary Special Area of Conservation (SAC) and designated Marine Protection Area. The site is also protected under the Ramsar Convention as part of the coast, together with Cosmeston Lakes Country Park, as an assembly and arrival point for migrating Birds.

The erosion of Green Wedge and proximity of developments to the Wales Coastal Path would have a harmful impact on both, as well as harming the setting of Cosmeston Medieval Village. While the area may not be of the highest intrinsic landscape value, its importance as an effective visual and practical buffer between Sully and Penarth is significant and locally important.

The development will result in a loss of biodiversity as mitigation measures will do little to conserve and enhance the natural habitats of the flora and fauna present on the site and the surrounding areas.

This site is strategically important for wildlife because it lies between a number of wildlife areas, Cosmeston Lakes Country Park, to the West, Ty-r-Orsaf, Site of Nature Conversation (SINC) to the South and the Severn Estuary (Ramsar, Special Protection Area (SPA) Special Area of Conservation (SAC) and Penarth Coast (SSSI) to the north, acting as a buffer zone and a corridor to connect them.

The site supports a huge diversity of species

- Bats - 6 species including common pipistrelle, soprano pipistrelle, Nathusius.
- Great Crested Newts (European Protected Species)
- Reptile – slow worms
- Birds – 56 species of bird including Herring Gull, Skylark, Barn Owl, Cettis Warbler, Peregrine Falcon. 21 species being of conservation concern. Red List 7. Amber List 14.
- Doormice
- Foxes
- Other animals and insects.

For many of these species this area is their natural habitat, while for others it is their natural roosting and foraging area, a corridor to connect them to other areas, such as Cosmeston Lakes Country Park, or used as a migratory passage

The natural habitats of these animals, spread over the site range from hedgerows, woodland, trees, tree stumps, wood piles, ditches, ponds, watercourses and grassland will all be lost when the site is developed, being replaced by hedgerows and small green areas in close proximity to populated buildings, gardens, play areas, roads, vehicle noise and pollution. While a “central corridor” through the site will be populated by walkers and cyclists.

The loss of woodland, wetland, grassland, and hedgerows will seriously reduce the insect biomass on which the birds, bats and other species rely on.

4. Contamination within the site renders the site unsuitable for development.

Landfill material, comprising both domestic and commercial waste was used to fill three historic quarries on the site during the 1960's and 1970's, resulting in the majority of the site becoming contaminated by the wide variety of substances which were dumped in them.

No records of what materials were placed in the landfill were maintained or kept by the relevant authorities at the time. However, the applicant's Environmental Statement states that testing and investigations found.

- the presence of asbestos containing materials (ACM), sulphate (aggressively attacks building materials and structures), arsenic and organic compounds (PAH and TPH).
- the site was used for cattle pyres during the foot and mouth epidemic in 2001.
- that areas of site are currently being used to store a number of materials, including fencing, signage, cones, and metal containers. A number of other man-made materials such as plastic tubs, cement, lubricants, and tar-macadam products were stored directly on the ground along with bottles of propane gas bottles, farm machinery and fly tipped materials.
- that area E (The "Old Quarry") was not accessible for investigation, due to ecological constraints and therefore no assessment was undertaken.
- That areas of archeological importance are present in Areas A (West Fields), and C (The historic former quarry and part of a former landfill).

It is concerning that parts of the site were not investigated due to ecological constraints and therefore a full and proper assessment has not been undertaken.

The excavation and disturbance of the soils will have the potential to spread contamination to uncontaminated areas, both on and off-site, placing people, animals, gardens, etc., on the development and surrounding areas at risk. Severe health problems can arise if materials containing asbestos are disturbed or damaged, asbestos fibres are released into the air and breathed in by people and puts them at potential risk of contracting a number of serious diseases later in life including mesothelioma and lung cancer. Are families expected to live in this area containing potentially lethal chemicals, exposing them to life-threatening health risks.

5. The development proposals will have an adverse impact on the important architectural heritage and archaeological remains present on the site.

It is concerning that the Applicants Reports dismiss the archaeology, as not identified of being of sufficient significance, and the architecture of Lower Cosmeston Farm as not worth retaining and described it as of 'moderate to limited heritage significance', in order to implement this development.

This is in total contrast to,

- to the research and investigations of local archaeologists who have recently discovered through two trial trenches archaeological remains of almost certain medieval date.
This newly discovered medieval archaeology has the capacity to transform our understanding of not only the evolution of Cosmeston as a settlement, but to also elicit more information about the lives of some of Cosmeston's earliest inhabitants. It is a fascinating and exciting discovery and represents the first new discovery at Cosmeston for almost 30 years.

- the Royal Commission on Ancient and Historical Monuments Wales (RCAHMW) recognised that Lower Cosmeston Farm as a rare surviving example of a 16th century, single-unit, end-entry hearth passage house.

This was deemed important enough to be listed within an inventory of ancient monuments compiled by the RCAHMW and published in 1988 within the book 'Glamorgan Farmhouses and Cottages'.)

It is also recognised by RCAHMW that this building has an intrinsic value which cannot be replaced. Two of the outbuildings are of late eighteenth-century date and survive in excellent condition retaining their original hand crafted timber roof structures and a great deal of its architectural features such as its stone spiral staircase, fireplaces with lintels, bread ovens and wooden corbels. The basic layout of Lower Cosmeston Farm was noted on the Bute estate map of 1824 and has for the most part remained unchanged since.

Lower Cosmeston Farm is also home to a rich historical and archaeological environment The Farmhouse is an early 17th century building (mentioned in the Glamorgan Hearth Tax records of 1670) The basic layout of Lower Cosmeston Farm was noted on the Bute estate map of 1824 and has for the most part remained unchanged since.

- Glamorgan Gwent Archaeological Trust (GGAT) have stated that there is a strong possibility that further medieval archaeology will be present on the site, and advised that, some parts of the site may need to be retained as open space in order to protect archaeological features.
(Vale of Glamorgan Council Statement at LDP Hearing Session 24)

Cosmeston has a history dating back to the early 12th century when it was founded as a manor granted to the de Constantine family from where the settlement takes its name.

The first known record of the settlement can be seen in the *Liber Niger* where Robertus de Constantine held one knight's fee, doubtless in Constantinestun, and is the earliest mentioned Lord of the Manor of Cosmeston, which lay between Sully in the South and extended into (modern day) Penarth in the north.

With a population of 200 plus it would show that the village of Cosmeston would encompass more of the surrounding area than that covered by the current reconstructed Medieval village located

Past archaeological finds in the area around the shrunken Medieval Village that lies alongside the proposed development site, have indicated that medieval Cosmeston was not just a farming community involved in dairy and bakery production but also a flourishing pottery industry, cloth production, and across Channel trade through the port at Swanbridge.

Given that the village had a population of 200 plus and the close proximity of these recent archaeological remains to the shrunken medieval village at Cosmeston Lakes Country Park, there is undoubtedly a connection to a larger village setting.

There are layers of Middle Jurassic Lias Cliff formation containing fossilised remains. Only recently there was a find of what is thought to be dinosaur footprints which is being investigated by researchers of the Natural History Museum of Wales

There are many points of concern regarding Lower Cosmeston Farm's archaeological, historical, and natural environment that will be lost not only to the public now but too generations to come if this housing development were to proceed.

6. The increase in Surface Water Run-off from the development site will lead to increased flooding on Lavernock Road, and difficulties accessing the residential areas and School.

Lavernock Road at the development location runs alongside a flood zone incorporating Sully Brook and has experienced many occasions of flooding during heavy rain making the road nearly impassable. The flooding on Lavernock Road can stretch from The Schooner Inn to the North, to past Lower Cosmeston farm in the South.

The development of 576 houses, a school and roads will decrease the area of green space available leading to an increase in Surface Water Run-off from this area onto Lavernock Road. It should be noted that access to the development will be located on this length of Lavernock Road which may greatly affect the access to and from the development site and the proposed school.

Although the on-site attenuation ponds may mitigate some of the Surface Water Run-off there will still be an excess of Run-off onto Lavernock Road.

7. The application does not conform with the adopted Vale of Glamorgan Council Local Development Plan 2017 (LDP).

The application site is larger than the area allocated for that purpose in the LDP. The scale of the proposed development significantly exceeds the threshold of 150 dwellings or 6ha.

Whilst the additional area of land is modest in size, when taken together with the proposed development it encroaches even further into the Green Wedge identified in the LDP. This is in direct conflict with Policy MG 18 which seeks to prevent the incremental loss of open land and lead to coalescence of settlements. The policy states that within these areas development which prejudices the open nature of the land will not be permitted. Clearly, 576 dwellings, including a number of high-rise blocks and a primary school conflicts with this policy.

In Conclusion we are concerned that the proposed development at Upper Cosmeston Farm is inappropriate and out of character to the area in that it will greatly will greatly affect the local wildlife ecology and biodiversity here and in the surrounding areas together with a loss of the areas countryside amenity and local cultural historical heritage.

Such a large development will be unsustainable due to the lack of local highway and health infrastructure and will exacerbate traffic congestion and flooding in nearby areas.

Mr Robert Lankshear
Vale of Glamorgan Council
Dock Office, Barry Docks
Barry, CF63 4RT

Mr Michael and Mrs. Lorraine Garland
3 Plover Way, Lavernock Park
Lavernock, CF64 5FU

17th November 2020

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Residents of the Vale of Glamorgan who travel to the capital city by car or bus for employment, shopping or entertainment purposes are obliged to use one of three bridges across the Ely River. This is acknowledged by all responsible authorities as a major problem not does not have a solution at the present time. The problem will get even worse with this development and other developments at Sully, Barry and Llandough.

Existing traffic flows through Penarth and Dinas Powys to the extremely busy Merrie Harriers junction which feeds two of the bridges. Traffic flows at the junction are already being increased as a result of construction of the first phase of the 250-dwelling development at Cog Road, Sully and by development at Barry Waterfront. Without any mitigation measures in place. The proposed development would further exacerbate this problem and, while the supporting documentation suggest that prospective residents would be “encouraged” to walk and cycle to Penarth Station, it is inevitable that car and bus users from the Vale as a whole would experience even longer delays as a result of additional traffic movements generated by the proposed development.

Traffic generation from the proposed development and the resulting delays, especially to peak commuter traffic is already causing widespread controversy. The traffic problems on the western edge of Cardiff are widely acknowledged, yet this proposal conflicts with the applicants own policies that, amongst other things, require that careful consideration is given to the allocation of new sites which are likely to generate significant levels of movement. This proposal will significantly increase traffic flows along Lavernock Road, through Penarth, resulting in delays, noise, and pollution for its residents, as well as for residents of the eastern Vale travelling to and from Cardiff.

2. The development will have an impact on catchment area pupil numbers and will exacerbate the shortage of Nursery, Junior and Secondary school places available.

Currently the area does experience a shortage of adequate Nursery, Primary and Secondary School places This development, together with the housing development at Cog Road, Sully will substantially increase the number of school spaces required and put added pressure onto the Vale of Glamorgan Council Education Department.

In the planning application a reference is made to the provision of a new school site, inferring that this site would provide additional primary school education places within walking distance of the new proposed housing development.

However, the Vale of Glamorgan Council Education Department have recommended that the school site be allocated to a 150 place Special Educational Needs School (a satellite operation to Ysgol y Deri).

Whilst not objecting to the benefit of additional Special Educational Needs provision, this situation would only intensify the shortage of current Nursery and Primary School places, together with causing increased traffic congestion volumes with the additional minibuses, coaches and cars necessary for the delivery of pupils to the Special Educational Needs School.

The development is in an unsustainable location and will have an impact on active travel in respect of permitted maximum walking distances to schools and reliance on motor vehicles.

Walking distances to schools are.

- Nursery Schools – St Aubin Nursery 2.1km, Bute Cottage Nursery 2.8km, Sully Nursery 3.2km, Cogan Nursery 4.1km
- Primary Schools – Evenlode Primary 2.1km, Sully Primary 3.9km.
- Secondary Schools – Stanwell School 2.6km, Westbourne School 2.6km.

Owing to poor infrastructure, limited street lighting and which is non-existent on most of Railway, the journey between the site and these locations would not be very safe or convenient for people walking or cycling. They would be off-putting for many, especially for those parents / child-carers with buggies and pushchairs to manage.

For the above reasons, future occupants of the proposed dwellings would almost certainly rely on private motor vehicles to meet the need for their children to gain access to these schools.

3. The development will have an unacceptable impact on the countryside and its biodiversity environment.

The building of 576 dwellings on 60 acres of farmland and green fields will in no doubt prejudice the open nature of the land, together with its ecology, biodiversity, and amenity.

A development of this size and form is going to have a significant effect. Not only the loss of arable and pasture farmland but the loss of important open spaces that contribute to the local amenity, character, and distinctiveness of the area

The proposed development will have a significant harmful effect on the area, which is of more than local importance due to its position adjacent to the Severn Estuary Special Area of Conservation (SAC) and designated Marine Protection Area. The site is also protected under the Ramsar Convention as part of the coast, together with Cosmeston Lakes Country Park, as an assembly and arrival point for migrating Birds.

The erosion of Green Wedge and proximity of developments to the Wales Coastal Path would have a harmful impact on both, as well as harming the setting of Cosmeston Medieval Village. While the area may not be of the highest intrinsic landscape value, its importance as an effective visual and practical buffer between Sully and Penarth is significant and locally important.

The development will result in a loss of biodiversity as mitigation measures will do little to conserve and enhance the natural habitats of the flora and fauna present on the site and the surrounding areas.

This site is strategically important for wildlife because it lies between a number of wildlife areas, Cosmeston Lakes Country Park, to the West, Ty-r-Orsaf, Site of Nature Conversation (SINC) to the South and the Severn Estuary (Ramsar, Special Protection Area (SPA) Special Area of Conservation (SAC) and Penarth Coast (SSSI) to the north, acting as a buffer zone and a corridor to connect them.

The site supports a huge diversity of species

- Bats - 6 species including common pipistrelle, soprano pipistrelle, Nathusius.
- Great Crested Newts (European Protected Species)
- Reptile – slow worms
- Birds – 56 species of bird including Herring Gull, Skylark, Barn Owl, Cettis Warbler, Peregrine Falcon. 21 species being of conservation concern. Red List 7. Amber List 14.
- Doormice
- Foxes
- Other animals and insects.

For many of these species this area is their natural habitat, while for others it is their natural roosting and foraging area, a corridor to connect them to other areas, such as Cosmeston Lakes Country Park, or used as a migratory passage

The natural habitats of these animals, spread over the site range from hedgerows, woodland, trees, tree stumps, wood piles, ditches, ponds, watercourses and grassland will all be lost when the site is developed, being replaced by hedgerows and small green areas in close proximity to populated buildings, gardens, play areas, roads, vehicle noise and pollution. While a “central corridor” through the site will be populated by walkers and cyclists.

The loss of woodland, wetland, grassland, and hedgerows will seriously reduce the insect biomass on which the birds, bats and other species rely on.

4. Contamination within the site renders the site unsuitable for development.

Landfill material, comprising both domestic and commercial waste was used to fill three historic quarries on the site during the 1960's and 1970's, resulting in the majority of the site becoming contaminated by the wide variety of substances which were dumped in them.

No records of what materials were placed in the landfill were maintained or kept by the relevant authorities at the time. However, the applicant's Environmental Statement states that testing and investigations found.

- the presence of asbestos containing materials (ACM), sulphate (aggressively attacks building materials and structures), arsenic and organic compounds (PAH and TPH).
- the site was used for cattle pyres during the foot and mouth epidemic in 2001.
- that areas of site are currently being used to store a number of materials, including fencing, signage, cones, and metal containers. A number of other man-made materials such as plastic tubs, cement, lubricants, and tar-macadam products were stored directly on the ground along with bottles of propane gas bottles, farm machinery and fly tipped materials.
- that area E (The "Old Quarry") was not accessible for investigation, due to ecological constraints and therefore no assessment was undertaken.
- That areas of archeological importance are present in Areas A (West Fields), and C (The historic former quarry and part of a former landfill).

It is concerning that parts of the site were not investigated due to ecological constraints and therefore a full and proper assessment has not been undertaken.

The excavation and disturbance of the soils will have the potential to spread contamination to uncontaminated areas, both on and off-site, placing people, animals, gardens, etc., on the development and surrounding areas at risk. Severe health problems can arise if materials containing asbestos are disturbed or damaged, asbestos fibres are released into the air and breathed in by people and puts them at potential risk of contracting a number of serious diseases later in life including mesothelioma and lung cancer. Are families expected to live in this area containing potentially lethal chemicals, exposing them to life-threatening health risks.

5. The development proposals will have an adverse impact on the important architectural heritage and archaeological remains present on the site.

It is concerning that the Applicants Reports dismiss the archaeology, as not identified of being of sufficient significance, and the architecture of Lower Cosmeston Farm as not worth retaining and described it as of 'moderate to limited heritage significance', in order to implement this development.

This is in total contrast to,

- to the research and investigations of local archaeologists who have recently discovered through two trial trenches archaeological remains of almost certain medieval date.
This newly discovered medieval archaeology has the capacity to transform our understanding of not only the evolution of Cosmeston as a settlement, but to also elicit more information about the lives of some of Cosmeston's earliest inhabitants. It is a fascinating and exciting discovery and represents the first new discovery at Cosmeston for almost 30 years.

- the Royal Commission on Ancient and Historical Monuments Wales (RCAHMW) recognised that Lower Cosmeston Farm as a rare surviving example of a 16th century, single-unit, end-entry hearth passage house.

This was deemed important enough to be listed within an inventory of ancient monuments compiled by the RCAHMW and published in 1988 within the book 'Glamorgan Farmhouses and Cottages'.)

It is also recognised by RCAHMW that this building has an intrinsic value which cannot be replaced. Two of the outbuildings are of late eighteenth-century date and survive in excellent condition retaining their original hand crafted timber roof structures and a great deal of its architectural features such as its stone spiral staircase, fireplaces with lintels, bread ovens and wooden corbels. The basic layout of Lower Cosmeston Farm was noted on the Bute estate map of 1824 and has for the most part remained unchanged since.

Lower Cosmeston Farm is also home to a rich historical and archaeological environment The Farmhouse is an early 17th century building (mentioned in the Glamorgan Hearth Tax records of 1670) The basic layout of Lower Cosmeston Farm was noted on the Bute estate map of 1824 and has for the most part remained unchanged since.

- Glamorgan Gwent Archaeological Trust (GGAT) have stated that there is a strong possibility that further medieval archaeology will be present on the site, and advised that, some parts of the site may need to be retained as open space in order to protect archaeological features.
(Vale of Glamorgan Council Statement at LDP Hearing Session 24)

Cosmeston has a history dating back to the early 12th century when it was founded as a manor granted to the de Constantine family from where the settlement takes its name.

The first known record of the settlement can be seen in the *Liber Niger* where Robertus de Constantine held one knight's fee, doubtless in Constantinestun, and is the earliest mentioned Lord of the Manor of Cosmeston, which lay between Sully in the South and extended into (modern day) Penarth in the north.

With a population of 200 plus it would show that the village of Cosmeston would encompass more of the surrounding area than that covered by the current reconstructed Medieval village located

Past archaeological finds in the area around the shrunken Medieval Village that lies alongside the proposed development site, have indicated that medieval Cosmeston was not just a farming community involved in dairy and bakery production but also a flourishing pottery industry, cloth production, and across Channel trade through the port at Swanbridge.

Given that the village had a population of 200 plus and the close proximity of these recent archaeological remains to the shrunken medieval village at Cosmeston Lakes Country Park, there is undoubtedly a connection to a larger village setting.

There are layers of Middle Jurassic Lias Cliff formation containing fossilised remains. Only recently there was a find of what is thought to be dinosaur footprints which is being investigated by researchers of the Natural History Museum of Wales

There are many points of concern regarding Lower Cosmeston Farm's archaeological, historical, and natural environment that will be lost not only to the public now but too generations to come if this housing development were to proceed.

6. The increase in Surface Water Run-off from the development site will lead to increased flooding on Lavernock Road, and difficulties accessing the residential areas and School.

Lavernock Road at the development location runs alongside a flood zone incorporating Sully Brook and has experienced many occasions of flooding during heavy rain making the road nearly impassable. The flooding on Lavernock Road can stretch from The Schooner Inn to the North, to past Lower Cosmeston farm in the South.

The development of 576 houses, a school and roads will decrease the area of green space available leading to an increase in Surface Water Run-off from this area onto Lavernock Road. It should be noted that access to the development will be located on this length of Lavernock Road which may greatly affect the access to and from the development site and the proposed school.

Although the on-site attenuation ponds may mitigate some of the Surface Water Run-off there will still be an excess of Run-off onto Lavernock Road.

7. The application does not conform with the adopted Vale of Glamorgan Council Local Development Plan 2017 (LDP).

The application site is larger than the area allocated for that purpose in the LDP. The scale of the proposed development significantly exceeds the threshold of 150 dwellings or 6ha.

Whilst the additional area of land is modest in size, when taken together with the proposed development it encroaches even further into the Green Wedge identified in the LDP. This is in direct conflict with Policy MG 18 which seeks to prevent the incremental loss of open land and lead to coalescence of settlements. The policy states that within these areas development which prejudices the open nature of the land will not be permitted. Clearly, 576 dwellings, including a number of high-rise blocks and a primary school conflicts with this policy.

In Conclusion we are concerned that the proposed development at Upper Cosmeston Farm is inappropriate and out of character to the area in that it will greatly will greatly affect the local wildlife ecology and biodiversity here and in the surrounding areas together with a loss of the areas countryside amenity and local cultural historical heritage.

Such a large development will be unsustainable due to the lack of local highway and health infrastructure and will exacerbate traffic congestion and flooding in nearby areas.

Mr Mark Russin
72 Stanwell Road
Penarth
CF64 3LQ

As a resident of Penarth, I object to planning application 2020/01170/OUT for the following two reasons.

First:

The transportation assessment shows major impacts on the studied road junctions. The application should not be approved without suitable solutions identified. The physically restricted nature of the local highway system may not accommodate the increased traffic without affecting public safety and air quality.

Second:

The locating of "feature buildings" on the highest portion of the site is not in keeping with the rural setting of the area. This development is not a cultural or commercial destination worthy of calling undo attention to itself. While it would be nice to have high quality architectural design in Penarth, experience has shown that local residential developments have all fallen far short of this quality. Taller buildings are important for housing density, but can be located on lower sections of the site to reduce their visual impact. These taller buildings are to contain commercial units, but the current location so far into the site, and with poor external access will limit their potential. The development should be revised to limit visual impact and better support the business/commercial needs of Lower Penarth.

Mr Robert Lankshear

Michael Philip Garland (Chair)
On behalf of Keep Cosmeston Green
3 Plover Way,
Lavernock Park,
Cosmeston,
Lavernock
CF64 5FU

25th February 2021

Re: Application No: 2020/01170/OUT

Land at Upper Cosmeston Farm, Lavernock Road, Cosmeston, Lavernock.

Dear Mr Lankshear,

I would wish to make the following comments regarding the aforementioned planning application.s2

- This proposed development being located on the coast will have detrimental impact on the nature of ground conditions with the potential need for remedial and defence works required on the site and the effects it will have on the coastal landscape, nature conservation, agricultural land, historic landscape including archaeology, effects of coastal erosion from eroding cliffs which suffer regular substantial cliff falls and land instability, together with the detrimental visual aspect from both land and sea.

It will have a significant harmful effect on this coastal area, which is of more than local importance due to its position adjacent to the Severn Estuary Special Area of Conservation (SAC) and designated Marine Protection Area. The site is also protected under the Ramsar Convention as part of the coast, together with Cosmeston Lakes Country Park, as an assembly and arrival point for migrating Birds.

The applicant has not provided sufficient and appropriate information, within the application, to demonstrate that the proposed site can be safely developed without significant adverse effect, and many of the issues are only going to be addressed by the applicant during the development of the site. It is further understood that matters regarding coastal erosion and set back of the site are currently under discussion and it would therefore appear that the applicant has not provided a detailed investigation, full risk assessment or environmental study, especially regarding coastal erosion, prior to the lodging of the planning application, contrary to Planning Policy Wales and TAN 14: Coastal Planning.

- The proposed development does not conform to the site allocated within the Local Development Plan 2017 (LDP) in so far as it will be encroaching further into the adjacent area designated as "Green Wedge" without significant reason given for doing so and as such this inappropriate development will result in a significant loss of open land and coastal landscape and lead ultimately to the coalescence of the settlements of Penarth and Sully for which the "Green Wedge" area is allocated to prevent any resultant detrimental impact upon agriculture, the landscape and the amenity value of land.

The under provision of land by the applicant to be provided to the Vale of Glamorgan Council for a school is not felt to be a significant reason now to counteract the loss of land within the allocated site which cannot be developed due to the severe land contamination which has been present on the site for over thirty years, prior to the applicant proposing the location as a candidate site for the LDP, as the site is undergoing considerable expansion in areas away from the school location. The proposed major development of housing is inappropriate to this area on the coastal zone, which in the previous Vale of Glamorgan Council Unitary Development was designated as "undeveloped coast" and there does not appear to be any significant reason for this designation to be changed, in regard to Planning Policy Wales.

Any such development which prejudices the open nature of the land in this coastal area, should not be permitted.

Regards,

Michael Garland

Chair: Keep Cosmeston Green

16 Upper Cosmeston Farm
Penarth
The Vale of Glamorgan
CF64 5UB

Application No 2020/01170/OUT/RL

Land at Upper Cosmeston Farm, Lavernock Road, Penarth

This proposal is not in accordance with the Vale of Glamorgan Local Development Plan, covering an area significantly greater than the LDP. This encroaches on the “Green Wedge” that is supposed to be protected in order to prevent coalescence between Sully and Penarth.

The proposal involves building right up to the existing cliff path, which is part of the Welsh Coastal Path. There are two problems with that. Firstly, aesthetic, in that it would be a visual blight, for walkers on the path. The coastal path is not a route from A-B but rather an unpolluted open space to enable people to exercise and enjoy the peace and quiet of the existing countryside. Also, the cliffs are eroding at a considerable rate. The area has eroded by approximately 36 feet (11m) since 1986 and the rate of erosion appears to be accelerating. Nothing new should be built within 250m of the receding cliff edge.

This area between the Bristol Channel and Cosmeston Lakes Country Park is a farming area, full of biodiversity and wildlife. The reports obtained so far on the impact on wildlife and nature in general have been inadequate, being focused on very small specific spots such as the land immediately around Lower Cosmeston Farm House, and have not addressed the area as a whole.

The existing infrastructure can hardly cope with the normal flow of traffic between Sully and Penarth as it is. Currently, while the pandemic is affecting us all, traffic levels have been artificially reduced, however at normal times it is constant, with queuing traffic and the associated noise pollution. The proposed development would by sensible estimates increase vehicular traffic in the immediate area by 1,000 vehicles, some undertaking multiple journeys a day, at least half of which would be during peak hours.

In summary, the whole plan should be reviewed in the context of the original Vale of Glamorgan LDP

Stated:

“The Council’s Engineers have advised that future development proposals should be supported by a robust Transport Assessment which evaluates and determines mitigation measures that alleviate any detrimental impact the development will have on the local highway network and associated road junctions.”

The Environmental Statement Volume 2 Chapter 10 Transport prepared by ‘asbritransport’ states that “A full data-set of collisions recorded in the study cordon has been secured in 2020 from Welsh Government and as such the highway safety analysis that follows has been based on the 2020 data-set.”

2020 data set was conducted in the middle of a COVID Pandemic where everyone was working from home and the even then The Environmental Statement Volume 2 Chapter 10 Transport on page 10.5.14 states:

“Tables 10.10 shows that the junctions the Lavernock Rd/Westbourne Rd junction will experience a Major adverse effect during the 2025 and 2029 AM peak hour. This has been identified as a congestion hotspot within the analysis with discussions to be held with the local highway authority to identify potential mitigation measures including the introduction of traffic management measures.”

This The Environmental Statement Volume 2 Chapter 10 Transport prepared by ‘asbritransport’ does not meet the requirements of the Vale of Glamorgan Local Development Plan requirements as the base data is based on lower than average numbers of cars on the road in the COVID crisis and still shows Major adverse effects on residential roads.

Application No. 2020/01170/OUT - Land at Upper Cosmeston Farm, Lavernock Road, Penarth

Comments:

I have read the majority of the documents related to this proposed development and object to it taking place for the following reasons.

As one would expect the documents are worded to say how wonderful this development would be for the residents of the new properties but there appears to be little if any regard taken for the impact on existing residents of the area.

Much has been said about increased traffic flows that will be created along Lavernock Road, particularly during the rush hours, where it can currently take anything up to 5 mins for a suitable gap to appear in the traffic to enable an exit from either Upper Cosmeston Farm and Cosmeston Drive during these periods. Whilst the proposals paint a rosy picture of people walking, cycling and using public transport to mitigate any traffic issues the reality is that it will take many years to change people's attitudes to forgo their cars and use alternative means of transport. Added to this there will be all of the construction traffic to contend with as soon as the development is started and all of the way through to completion which according to some of the documentation will be a period of 8 years.

Whoever had the original idea of combining pedestrians and cyclist on the same piece of tarmac, really needed their head examined. What I find even more amazing is the stupidity of all the developers and councils that think this is a wonderful idea and continually promote their use. It is very apparent that when a person gets onto two wheels that the rules of the road are generally completely ignored and that pedestrians are fair game to be scared out of their wits by speeding cyclist competing for the same piece of tarmac. Being classified as an elderly couple we have now given up going for a walk at the weekends as we cannot go anywhere locally without having to negotiate a dual use path, it is simply just too dangerous. The thought of adding even more cyclist on these paths fills us with horror.

The documentation makes much of the views from the new properties and the lack of impact of the surrounding developments on these views but there is only scant mention of the visual impact of the development on existing properties. The houses along the south boarder of Upper Cosmeston Farm for example, which currently enjoy views over farmland, will have 2 to 3 story properties at the bottom of their gardens with no proposals for additional screening to be planted, but according to the proposals this will be partially mitigated in 15 years by the growth in vegetation. The impact that this will have on people's mental health as well as the financial impact of the drop in the value of their properties needs to be taken into consideration.

There is very little mention of the lane that runs along the north side of Upper Cosmeston Farm other than it is to become a combined cycle and pedestrian pathway. This has been in the past fairly quiet with just the odd tractor and horse riders using it, but lockdown has given us a taster of what it will be like as a foot/cycle path. The path is literally only a couple or so metres from the side of our property and has transformed from a quiet lane to noisy

lane during the summer months and we find ourselves having to put up with dog walkers and families walking along there and shouting at their charges as they attempt to keep them under control. However, what concerns us most is that this lane will be used as an access point during the construction phase of the development. We had a sample of this in 2018 when the farmer fertilised the fields and we were getting up to 20 heavy lorry movements a day along the lane. The dust, noise and vibration from these vehicles was horrendous and is something we should not have had to put up with. Because our property and garden are above the level of the lane, we had some soil erosion which needed to be replaced and the fear is that this could be exacerbated by construction traffic should this proposal go ahead.

Building sites are not quiet places and having to put up with the noise, smell and dust whilst this development is built should not be allowed. Mention is made that the school and surrounding properties will be built first so that the impact on the children and staff of the building process will be minimised on them. However, it seems ok that that the current residents should have to put up with the disruption and possible health impacts. By the reports own admissions on this point alone should be enough to stop this development going ahead.

My property boundary borders the northern boundary of the proposed development site where it meets Upper Cosmeston Farm.

When I attended the initial public consultation for the development at Cosmeston Country Park in the Spring of 2019, I was assured by Welsh Government officials & Vale of Glamorgan planning representatives that any indicative plans for housing would take in to consideration and be sympathetic to the current outlook of existing properties which border the proposed site, in order to minimise the impact of the development on existing housing. Given the proposals outlined under the current Masterplan, I do not believe this to be the case and feel this important consideration has been completely disregarded.

Therefore, I object to the Masterplan for the following reasons:

Overbearing:

The proposed height of housing from 8 to 14 metres along the northern boundary of the proposed development site will be significantly higher than the height of the existing line of privately owned properties at Upper Cosmeston Farm, which borders the proposed development site. The indicative plan shows properties of between 2.5 and 3 storeys high built in terraced style, the rear of which will directly face the rear of the existing line of properties at Upper Cosmeston Farm. This is very imposing on the existing line of properties and not sympathetic to minimizing the impact on existing housing. Detached housing of a similar height to the houses which already exist at Upper Cosmeston Farm positioned at an angle which means the rear of the properties aren't facing directly square on to each other would have far less impact on the outlook of existing properties.

Overshadowing:

The current Masterplan shows terraced housing between 8 to 14 metres high to be built approximately 28 metres from the back of my existing property at proposed site boundary with Upper Cosmeston Farm. I believe this height and style of housing will cause overshadowing in my south facing rear garden, blocking natural sunlight from reaching certain parts of my garden and casting sizeable areas of shadow over large parts of my garden and the rear of my property, particularly during winter months. Detached housing of a similar height to those houses that already exist at Upper Cosmeston Farm will mean far less overshadowing over existing properties.

Natural Habitats & Green Infrastructure:

The existence of several species of wildlife, some of which are protected, within the site boundaries of the proposed development including bats, dormice, various birds of prey including Buzzards, Sparrow Hawks, Barn Owls, Tawny Owls, field mice, voles, shrews, slow worms, rabbits, pheasants, hares, foxes etc. means that there is a requirement for enough green space and natural hedge grows to allow for significant movement of wildlife within the area. Whilst some consideration has been made for North/South movement, not enough consideration has been made for East/West movement. For example, the existing North/South hedgerow being retained just to the East of my property ends when it meets the proposed new access road in to the development. There

needs to be adequate green infrastructure to allow wildlife to move East/West at this point otherwise there is nowhere for the wildlife to go. I suggest widening the green corridor at the boundary of the development where it meets Upper Cosmeston Farm, as this will provide a more wildlife friendly route for animals and birds to move in and out of Cosmeston Lakes.

Archaeological Artefacts:

The proposed development site encompasses the farmhouse and outbuildings at Lower Cosmeston Farm which is considered one of the oldest buildings in Penarth, dating back 400 years. Medieval coins and pottery have been found in this area through excavation and several of the outbuildings contain building materials and design dating back to the 14th century. The statement in the Masterplan that *'it is highly unlikely that development of the site will have anything more than a minimal impact on archaeological remains'* is simply not true because the current plan is to demolish the farmhouse and outbuildings whilst ground works for the development will destroy any archaeological artifacts lying undiscovered. Significantly more exploratory work needs to be undertaken before any one can say with confidence that the proposed development will have minimal impact and the plan to demolish the farmhouse and outbuildings need to be scrapped.

For these reasons I strongly object to the current Masterplan and urge you to consider alternative sites with less ecological and archaeological significance, which would be able to better support the huge impact the building of 578 new homes will have on existing infrastructure. The infrastructure surrounding Penarth is already creaking under the pressure placed by current housing, not to mention the added pressure from 540 new homes currently being built in Sully.

Jason Williams
12 Upper Cosmeston Farm
Penarth
CF64 5UB

Planning Application 2020/01170

Upper Cosmeston Farm, Lavernock Road, Penarth

As a local resident fronting on to what will be the main access route to this development, I am rightly concerned about the level of over-development involved with inadequate infrastructure, especially in terms of roads and public transport. At rush hours, traffic from this area, either through Penarth or Barry, already queues massively at sequences of junctions that cannot cope with the volume of vehicles. This number of new residences will make congestion and the consequent pollution many times worse.

I am also specially able to draw your attention to major concerns about the sensitivity and importance of the site in heritage terms, as Director of the Cosmeston Archaeological Project, a joint venture between Cardiff University and the Vale of Glamorgan Council. The medieval settlement at Cosmeston is of unique importance as a rich and complex archaeological site, especially for the period from the Norman Conquest of Glamorgan through to the Industrial Revolution, and with a vital back-story from the Late Iron Age and Roman Period onwards. Through both fieldwork and post-excavation analysis of material collected and recorded from the late 1970s and in the 1980s, we have been working very hard and successfully to realise the potential of this site in respect of the insights it provides on the long-term development of this part of South Wales, how the local population lived and sought to thrive, and what their links were. In all of these respects, the evidence of the landscape setting around the actual built area is utterly vital. This does not in itself preclude all development, but we already know from air photographs that plots of the village continue on the west side of the B4276 around Lower Cosmeston Farm, as well as the farmstead itself containing standing historic building. It is especially the area blocked out for a school on the

current plans where the risk of irretrievable damage to important archaeological deposits is greatest.

I have carefully read the Archaeology and Heritage Assessment, and am reassured that preparatory desktop and field assessments have been undertaken. Nonetheless, the work has not consulted those who know the complexity and quality of the site here best, and the tone of the report appears to have been governed by a desire to de-emphasize the potential archaeological importance of the area, and indeed to claim a distance from the known remains of the medieval 'village', with a photograph captioned as showing the roofs of reconstructed buildings in the distance. In particular in the school area (Area 2A) but also in all the other areas, there are objects which should be examined in order to retrieve and save the evidence they hold for the complete development and functioning of the site — however mundane a single ditch or pit might appear on its own. Allowance should therefore be made for excavation where appropriate and proper handling of the post-excavation results and work in accordance with the Vale of Glamorgan Council's commitment to the Cosmeston Archaeological Project, and making the most of this immensely valuable heritage and tourist asset.

Thank you for your attention,

Professor John Hines, FSA

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Tamsin Reynolds"/>
Address	<input type="text" value="1 Clos Y Cadno, Penarth, CF64 2UF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="These fields are teeming with birds and so many species of wildlife. The destruction of their natural habitat should be a crime. These houses will not be affordable for those who need it the most and it's just another way of making the rich richer. Shame on you for allowing it to reach this stage."/>
Received Date	<input type="text" value="24/10/2020 23:40:58"/>
Attachments	The following files have been uploaded:

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Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
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Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Ian Perry"/>
Address	<input type="text" value="2 Ger y Llan,CF5 6SY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am objecting to the privatisation of this public asset. I object to the disregard of our environment, and the needs of future generations. Place making is more than simply building dwellings."/>
Received Date	<input type="text" value="25/10/2020 01:10:52"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Caroline Whittaker"/>
Address	<input type="text" value="7 Britten Rd, Penarth, CF643QJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this development as the local infrastructure cannot take this amount of housing. Within 1 mile there are 1000 new homes being built. There is one road in and out, limited public transport and a lack of medical facilities. It's also disgraceful that despite the rhetoric the Vale of Glamorgan and the Welsh Government are content to destroy a haven for wildlife and bio-diversity, within overdevelopment in an area of natural beauty"/>
Received Date	<input type="text" value="25/10/2020 14:02:43"/>
Attachments	The following files have been uploaded: <input type="text" value="1"/>

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Andrew Hall"/>
Address	<input type="text" value="15 Petrel Close,,Lavernock Park,,Penarth,,,CF64 5FT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="There is a development on Cog road with an estimated 540 homes, the Lower Cosmeston Farm development is estimated at 540 homes. The initial report advised that there would be no upgrade or revision to the road infrastructure, it is estimated that that around 1100 homes would put an estimated 1600 more vehicles on our roads. When you add in the extra service vehicles one can easily envisage over 2000 extra vehicles on our already congested roads. The pollution alone coming from these vehicles is enough to cause concern, but in the documentation originally published, there are no plans to enhance our environment, except for extended cycle paths. When you look closely at the original planning for the cycle paths, they have not taken into consideration that cycling along the cliff top path is not allowed and cycling along the railway path is already congested and does not have a safe, sensible exit into Penarth Town Centre"/>
Received Date	<input type="text" value="25/10/2020 17:21:37"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">Lower Cosmeston Farm Development Objection.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Daniel Barnett"/>
Address	<input type="text" value="9 Plover Way, CF64 5FU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly oppose the proposed development for many reasons. The green belt will disappear forever Penarth will virtually join Sully which will drastically reduce the countryside The volume of traffic using the main road is already a problem for residents as it is very difficult to leave the estates along this stretch as it is. Adding probably over 1000 more vehicles will be a total nightmare plus if there is a school or other public buildings included matters get even worse. I understand that 1 or 2 blocks of flats are proposed rising to 8 or 9 stories. This may merge comfortably in a city but not in the countryside. If true who on earth proposed it. It seems it is all about money and profits which will outweigh the wishes of residents who live here. The existing farm is of historical significance and needs to be preserved as part of Lavernocks heritage. Lavernock Road is prone to flooding in the area of the proposed development. Additional pollution is also a factor."/>
Received Date	<input type="text" value="25/10/2020 21:49:44"/>
Attachments	The following files have been uploaded: <input type="text" value="1"/>

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Amanda Biss"/>
Address	<input type="text" value="1 Falcon Grove,CF64 5FB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This planning application is totally inappropriate for the area. The traffic is already an issue, Doctors surgeries are already unable to cope with demand. Listen to the residents and don't try to sneak the approval through in lockdown where residents cannot visit the council offices."/>
Received Date	<input type="text" value="26/10/2020 09:23:48"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Jenny Williams"/>
Address	<input type="text" value="6 Thorn Grove, Penarth, Vale of Glamorgan, CF64 5BZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attachment"/>
Received Date	<input type="text" value="26/10/2020 15:18:33"/>
Attachments	The following files have been uploaded: UPCOSFMOBJ.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Elizabeth Schroeter"/>
Address	<input type="text" value="5 Thorn Grove, Penarth, CF64 5BZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please find letter attached."/>
Received Date	<input type="text" value="26/10/2020 15:38:40"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">UPCOSFM0BJLIZ.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Berenice Luceau"/>
Address	<input type="text" value="4 petrel close,CF64 5FT"/>
Type of Comment	<input type="text" value="Support"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object just because the road infrastructure doesn't allow new development. This is going to be mayhem every morning to get out of Penarth"/>
Received Date	<input type="text" value="26/10/2020 15:47:37"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Michael Carter"/>
Address	<input type="text" value="105 Westbourne Road, Penarth, CF64 5BQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We are interested in this development because we live in Westbourne Road, I attach a document listing our concerns"/>
Received Date	<input type="text" value="27/10/2020 20:32:11"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">1 Cosmeston development.pdf

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Sylvia Nickels"/>
Address	<input type="text" value="107,PLYMOUTH ROAD,CF64 5DF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="No infrastructure plans for this many houses. No places at secondary schools for the new primary school to feed into. No additional doctor surgeries in penarth/sully to serve this many households. Taking this number of houses and the other new houses in sully, cars will be the main mode of transport thus using the already extremely busy roads through sully, dinas powys and penarth. The green spaces will disappear which have been so important during this pandemic and also provide escape for the rainwater which regularly gathers in this part of penarth. Not sure how this fits with Prince William and Sir David Attenborough's campaign to Save the Planet.."/>
Received Date	<input type="text" value="28/10/2020 17:46:39"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Tim Hodgson"/>
Address	<input type="text" value="1 Bittern Way Penarth CF645FS,CF645FS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Having read the planning report there is no doubt that this sites highly polluted with TPHs PAHs arsenic, and asbestos. There have been objections in the past from the Wales Children's Commissioner about building on such contaminated sites. Also the Welsh Gov site on asbestos in schools states that children exposed to asbestos have an increased risk of developing diseases such as mesothelioma/lung cancer later in life NHS sites and civil engineers sites who have examined this land state thereis NO safe limit. So why arethe welsh gov playing Russian roulette housing people here. t"/>
Received Date	<input type="text" value="29/10/2020 11:42:24"/>
Attachments	The following files have been uploaded: I

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Miss Julie Robinson"/>
Address	<input type="text" value="31 Melyn Y Gors, Barry, CF63 1DE, CF63 1DE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attached letter."/>
Received Date	<input type="text" value="30/10/2020 10:50:27"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">Letter of objection. v1docx.docx

Comment for planning application 2020/01170/OUT

Application Number	2020/01170/OUT
Location	Land at Upper Cosmeston Farm, Lavernock Road, Penarth
Proposal	Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access
Case Officer	Mr. Robert Lankshear
Organisation	
Name	Mr Neil Pugh
Address	8 BitternWay,,Penarth,CF64 5FS
Type of Comment	Objection
Type	neighbour
Comments	The whole premise of this development is based on the misguided belief that people will walk and cycle to work. The reason people will by these houses is its proximity to Cardiff for work. Virtually every house will have 2 cars and will use them extensively. The local transport infrastructure is insufficient for this. The concept of 7 storey buildings being a landmark feature is laughable. It is intrusive and totally inappropriate for what is part of Wales' coastline. I hesitate to use the word "heritage" as this seems to have been totally ignored in this overdevelopment. We already have a local convenience store and it would not be long before this "local shopping area" becomes more takeaways.
Received Date	30/10/2020 13:01:51
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr tim richards"/>
Address	<input type="text" value="7 Raven Way, CF64 5FH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We are totally against this planning application, it is a huge over-development which will put more strain on the roads and local area. We will be losing a large area of greenbelt between Penarth and Sully which will have a major effect on peoples well being and the wildlife. We also would like to point out that the plans have been changed a number of times to suit the developer, we know this as we have been to the consultations they held. We STRONGLY URGE you to TURN DOWN this application"/>
Received Date	<input type="text" value="30/10/2020 13:11:07"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Jonathan Howell"/>
Address	<input type="text" value="Norbury, Crosscommon Rd, Dinas Powys, CF64 4tp"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Another huge development, not only blighting the landscape but eroding green space, reducing Cardiff, Penarth, Sully, Dinas Powys and Barry into a huge, sprawling urban mess. Also, what improvements have been, or will be made to improve the appalling road and transport infrastructure? Historically, nothing has been done to address this, yet more houses are proposed, making the problem even worse."/>
Received Date	<input type="text" value="30/10/2020 13:44:10"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Richard Reid"/>
Address	<input type="text" value="1 Osprey Close,CF64 5FD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The whole site is an abomination! This area should be kept green. Far too much green land has already been taken away for housing that isn't needed. Penarth cannot handle the number of homes, people and cars as it is, the last thing we want are even more of them. The infrastructure cannot take it and already can't. Commuting to work (6 miles) during peak times already takes 45minutes+ when in reality it should take 15 with normal traffic. It will significantly worsen in the localized area during school drop off/up times. Its simple LEAVE OUR GREEN COUNTY ALONE!!"/>
Received Date	<input type="text" value="30/10/2020 15:04:09"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr JOHN CLARK"/>
Address	<input type="text" value="Flat 2. DENBIGH COURT,SALISBURY CLOSE,PENARTH.,CF64 3JQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input anyone="" but="" concern="" for="" no"="" themselves"="" type="text" value="The road network around this Proposed Site is unsuitable for such a large Development. This is demonstrated by the GRIDLOCK every Week day. This Planning Application is a GREEDY Exploitation by people only interested in the AMOUNT OF PROFIT THEY WILL MAKE WITH "/>
Received Date	<input type="text" value="30/10/2020 16:36:41"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Ms DIANA PIKE"/>
Address	<input type="text" value="10 FULMAR CLOSE, COSMESTON, PENARTH., CF64 5FE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input \"must="" \"this="" application,="" approved\""="" be="" greed\"="" money="" not="" planning="" profit="" type="text" value="This is a DISGUSTING Over development I live in this area and Traffic Congestion is already Unbearable every Weekday. This is all about \"/>
Received Date	<input type="text" value="30/10/2020 17:06:13"/>
Attachments	The following files have been uploaded: I

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Nicholas Pratt"/>
Address	<input type="text" value="40 Brockhill Way, Penarth, CF64 5QD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Infrastructure, roads, secondary schools, doctors surgeries etc. will not support this unwanted, over development - glib statements like 'people will cycle to work' are quite frankly naive and idiotic."/>
Received Date	<input type="text" value="30/10/2020 19:13:33"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Ms Jane Barker"/>
Address	<input type="text" value="3 Shearwater Close, Penarth, CF64 5FX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Infrastructure can't cope with the current amount. And are you mad, building flats? They will catch every bit of wind and no one will want to live there. Flooding will be an issue. Why remove all that green belt?"/>
Received Date	<input type="text" value="30/10/2020 19:22:12"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Ms Viv Edwards"/>
Address	<input type="text" value="30 Althorp Drive, Penarth, Cf645 FF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Penarth cannot cope with any more traffic going through it. It already takes about half an hour to get out in the morning with Lavernock Road and Redlands Road often at a standstill. GP surgeries are busting at the seams and the thought of a high rise block of flats on our coastline makes no sense. If 575 houses are to be built plus flats, it could generate at least 1000 more cars. I could go on but the ecological impact but I doubt if any of this will be taken into consideration"/>
Received Date	<input type="text" value="30/10/2020 19:59:24"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Terry Rosoman"/>
Address	<input type="text" value="45 Cedar Way, Penarth, Cf64 3nn"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="What Penarth doesn't need is thousands more residents living in a huge eyesore of an estate (with a block of flats!) that was once beautiful, peaceful, green fields. It may see like just empty waste land to you but I promise you, those fields of so important to the look, feel and abeyance of Penarth. It's why people want to live here in the first place and now there's plans to strip it away, smash it down and tarmac it all. Terrible"/>
Received Date	<input type="text" value="31/10/2020 06:53:07"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mrs Lynde Carnell"/>
Address	<input type="text" value="42 Cosmeston Drive, Penarth, CF64 5FA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish the counsel to note that I am commenting on the outline plan and wish an opportunity to comment again on the final plan. I wholeheartedly oppose the whole of this development 1. there is no infrastructure available to accommodate this development. No senior school, no doctors, no retail, no road provision. The area cannot support this. 2. The impact on the archeologically important site will be devastating 3. It does not comply with the government's plans for preserving natural habitats and in contradiction to the emissions policy (min 567 extra cars idling in traffic due to congestion) 4. The survey of the quality of the land is not robust. This is not a definitive list but suffice it to say, this area cannot support this development in any way that it does not have an impact on everyone in the immediate and surrounding areas"/>
Received Date	<input type="text" value="31/10/2020 09:34:02"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Nigel Morgan"/>
Address	<input type="text" value="2 Spathglade, Sully, Penarth,, CF645TU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This proposal would create further traffic problems on the main road between Penarth and Sully and Barry. It is in addition to new and proposed developments in Sully, all of which will create considerable increased traffic. It also increases the density of housing between the two areas and further erodes the green fields and rural character of the area. I therefore object on the grounds of traffic congestion and impact on the area's environmental assets."/>
Received Date	<input type="text" value="31/10/2020 10:22:44"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Judith Cook"/>
Address	<input type="text" value="53 Althorp Drive, Cosmeston, Penarth, CF64 5FJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please attached letter of objection."/>
Received Date	<input type="text" value="31/10/2020 11:40:45"/>
Attachments	The following files have been uploaded:

┆ planning objection J Cook 31.10.20.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Margaret Herbert"/>
Address	<input type="text" value="12 Raven Way, Cosmeston, Penarth, CF64 5FH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to this planning application for 2 main reasons: 1. the increased traffic levels that this will undoubtedly cause. It is already difficult to pull out onto from Cosmeston Drive onto Lavernock Road at peak times and the addition of further traffic will makes this more difficult and dangerous. It will also cause further problems at the well know 'bottle necks' at the Baron's Court and Merrie Harrier. This is not adequately addressed by the proposed mitigation, nor to I believe it can be. 2. GP and dental surgeries are already overwhelmed with patients. Penarth's services will not be able to cope with so many additional residents."/>
Received Date	<input type="text" value="31/10/2020 12:00:10"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr William Jones"/>
Address	<input type="text" value="The White House, 50 Camp Road Gerrards Cross,SL97PD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="It's fundamentally wrong to urbanize more of our coastline which impacts wildlife, wetlands and migrations. Our coastline is a unique ecosystem at the boundary between land and sea and deserves protection"/>
Received Date	<input type="text" value="31/10/2020 14:05:26"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Ms M Pemberton"/>
Address	<input type="text" value="20 st garmon road, Penarth , Vale of glamorgan , CF643FY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The fact that no new link roads will be built means traffic from this new estate will be travelling through an already over congested Penarth, llandough. Any fool can see that the town cant cope with the traffic already here."/>
Received Date	<input type="text" value="31/10/2020 14:40:33"/>
Attachments	The following files have been uploaded: I

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Lynda Jones"/>
Address	<input type="text" value="9 Porlock drive, sully ,Cf645qa"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We already have a large estate being built in sully, this will only add to more traffic which at peak times will end in grid lock, it already takes my husband 45 minutes to get from sully to the end of red lands rd"/>
Received Date	<input type="text" value="31/10/2020 15:40:27"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mr Frederick Cripps"/>
Address	<input type="text" value="4 Bittern Way, Vale of Glamorgan, CF64 5FS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I have grave concerns that this development, which would add over 500 new homes and cars, will significantly increase congestion on Lavernock Road, and there is no credible evidence in the development plan that this has been accounted for. Residents already struggle with congestion and further development will bring significant disruption to the area. I am also concerned that the development would have a very harmful impact on the wildlife and biodiversity of the area, given it's proximity to Cosmeston park and lakes. The proposed development seems to stand in stark contrast to the stated aims of the Vale of Glamorgan's own Biodiversity and development supplementary planning guidance. I also note that many archeological groups and activists have criticized the assessment carried out in this proposal, and feel it does not accurately assess the value of the site."/>
Received Date	<input type="text" value="31/10/2020 20:03:43"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Alyson Rees"/>
Address	<input type="text" value="64 Plymouth Road, Penarth, Cf64 3dj"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The whole are is becoming a huge conurbation and spoiling a beautiful area of countryside. This will add to the already congested roads."/>
Received Date	<input type="text" value="31/10/2020 21:35:11"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Natasha Davies"/>
Address	<input type="text" value="90 Windsor Road,CF64 1JL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="If you build that many houses how many extra cars are going to be coming in and out of Penarth at peak times. Have you tried to drive out of Penarth in the morning-? the cars queue all the way up Windsor Road- causing air pollution and can add 30 mins for a small stretch of road. The buses are stuck in the traffic and the train stations do not have car parking spaces. Great for local businesses? I agree but no one car park in Penarth to support these businesses at present let alone more cars. All good building primary school how about the Doctors and Senior schools. I cant get a Doctors appointment now and the schools are rammed. No consideration for the people in Penarth just people making money."/>
Received Date	<input type="text" value="01/11/2020 10:31:43"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Lynden Arnold"/>
Address	<input type="text" value="28 Cosmeston Drive, Penarth, CF64 5FA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="please see attachment. Your website keeps telling me it is over 1000 words but my copy of Microsoft show it as less"/>
Received Date	<input type="text" value="01/11/2020 11:35:06"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">Objections KCG in Word.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Geoffrey William Dunn"/>
Address	<input type="text" value="32 Porlock Drive, Sully, Vale Of Glamorgan, CF64 5QA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="1/ An obvious increased to an already heavily trafficked road Penarth to Barry being at the point of gridlock many hours of the day 2/More loss of 'green wedge' plus loss of wildlife in many forms 3/This development will mean more 'concrete jungle' with less open space for people to enjoy 4/ Loss of farmland 5/ The current political consensus to to promote more green space for space - this application contradicts this by crammig more housing into the area 6/The future 10-15 years will at this 'rate of building/urban development' herald the onset of one huge urban area, i.e. Cardiff, :Penarth, Sully, DInas Powys, Barry and Wenvoe"/>
Received Date	<input type="text" value="01/11/2020 13:26:39"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs TERESA RUSSELL"/>
Address	<input type="text" value="40 COSMESTON DRIVE,,,,CF64 5FA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I"/>
Received Date	<input type="text" value="01/11/2020 13:28:13"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">objections to the planning application.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Alistair Nute"/>
Address	<input type="text" value="24 Underwood Place Brackla,CF31 2LR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Keep Cosmeston green!"/>
Received Date	<input type="text" value="01/11/2020 14:01:05"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr William Edward Dunn"/>
Address	<input type="text" value="32 Porlock Drive, Sully, Vale Of Glamorgan, CF64 5QA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="1/ Contravention of existing 'green' environmental policy by permanent removal of farmland and natural landscape - loss of aesthetic character 2/ Permanent loss of existing, varied wildlife which people enjoy 3/ Cramming in of more urban development in a densely populated area, e.g. Sully, Penarth, Barry, Dinas Powys - concrete jungle syndrome 4/ Increase air pollution - fumes also emitted from large chemical plant, biomass burner, water treatment works - public health hazard 5/ Ignoring of other suitable sites previously suggested by me and other resident over the last 5 or so years 6/ Creation of absolute gridlock along major roads - there can never be a suitable road infrastructure here any more than exists - coastal main road leading to very often heavily congested other main roads"/>
Received Date	<input type="text" value="01/11/2020 14:12:11"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Ms Victoria Phillips"/>
Address	<input type="text" value="16 Norris Close,Cf64 2qw"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Destroying green land, overwhelming already stretched resources, the roads alone cannot handle any more traffic. Absolutely awful that no-one has recognised these issues. Ruining the heart of Penarth with more flats and housing should not even be considered."/>
Received Date	<input type="text" value="01/11/2020 14:24:37"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Andras Luka"/>
Address	<input type="text" value="16 Norris Close, Penarth, Cf64 2qw"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I would like to object to the above proposal on the following counts: 1. The road network is currently inadequate for current inhabitants. 2. Both Doctors surgeries and secondary schools are presently swamped by current population. 3. The green spaces we currently have should be preserved and any building should only take place on brown field sites. 4. Building should be concentrated in the Valleys were there are ample brown field sites and not take place in localities close to Cardiff to distribute the wealth away Cardiff and to regenerate valley communities."/>
Received Date	<input type="text" value="01/11/2020 15:02:25"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Peter Wilson"/>
Address	<input type="text" value="1 Hastings Avenue, Penarth, CF64 2TE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Penarth does not have the infrastructure in place to accommodate an influx of so many people. The roads network will not cope with so many extra cars in the area. Entering and leaving Penarth has always been a problem. If the council / welsh labour government are committed to becoming environmentally neutral, this will not happen with so many extra cars in the area. AND there will be extra cars! They won't use buses etc. Convenience will make sure of that Why do we not see plans for Barry and the Vale for these large housing estates? The reason is that there are more Barry councillors who do nothing for Penarth. You just have to look at the state of Penarth roads to understand that we pay the most council tax to finance Barry"/>
Received Date	<input type="text" value="01/11/2020 16:22:40"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Lynden Arnold"/>
Address	<input type="text" value="28 Cosmeston Drive, Penarth, Vale of Glamorgan, CF64 5FA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I submitted an objection to you yesterday evening but have subsequently come upon additional relevant information. Please tehrefor discard my previous objection and use this one"/>
Received Date	<input type="text" value="02/11/2020 15:23:46"/>
Attachments	The following files have been uploaded:

- 1 Cosmeston Development Comments Letter v2.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Iola Dunn"/>
Address	<input type="text" value="32, Porlock Drive, Sully, Vale Of Glamorgan, CF64 5QA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="1/ Building of more houses along an already very busy road along coastal area resulting in creased traffic when the M4 relief road scheme has been axed 2/ Air pollution increase - contravention of Welsh Government policy and promises on reducing air pollution"/>
Received Date	<input type="text" value="02/11/2020 15:27:34"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr stephen thomas"/>
Address	<input type="text" value="21 clevedon avenue,sully,vale of glamorgan,cf645sx"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Firstly you state that this land is within Penarth Town Council it is NOT it comes under Sully and Lavernock Community Council. . My objection to this proposed development of 576 houses on the scenic coastal fields is contrary to the Welsh Governments own environmental, and climate change policies, and to the principles of the Well being of the Future Generation(Wales) Act. The land in question lies within an area of coastline and farming landscape and any development of these fields will greatly affect the local wildlife, ecology and biodiversity here. This development is unsustainable due to the lack of local highway and health infrastructure and will cause major traffic congestion and flooding . Part of the land is contaminated there is NO safe level of asbestos. There has been no real environmental management of this land for decades. I urge you to dismiss this application"/>
Received Date	<input type="text" value="03/11/2020 10:49:17"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Ms Fay Glinister"/>
Address	<input type="text" value="8, Lower Cwrt-y-Vil Road, CF64 3HQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this development. It will destroy a rich natural environment and will cause enormous pressure on roads, schools and other facilities in the area."/>
Received Date	<input type="text" value="03/11/2020 13:30:18"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Scott Sherwood"/>
Address	<input type="text" value="45 Althorp Drive, Penarth, CF645FJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see the comments in the attached document"/>
Received Date	<input type="text" value="03/11/2020 14:14:43"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">planning.pdf

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Helen Turner"/>
Address	<input type="text" value="47 South Road, Sully, CF64 5SL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text"/>
Received Date	<input type="text" value="03/11/2020 17:42:58"/>
Attachments	The following files have been uploaded:

- 1 This proposal extends beyond the published LDP area and into the green wedge which separates Penarth from Sully.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Ms Chloe Coy"/>
Address	<input type="text" value="27 Plymouth Rd, Penarth ,, Cf64 3da"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I find it utterly abhorrent that this development is even being considered. The planet is fast becoming an inhospitable place for human life and the key areas of habitat loss and species extinction are being ignored at every turn. The wildlife that exists in those fields since left fallow is incredible. I've seen nesting peregrines, kestrels, buzzards, grass snakes, field mice, yellow bellied warblers, foxes, lots of hedgehogs, badgers to name but a few. There are precious few areas of wilderness left anymore. Why on earth choose this site? This will leave practically no areas of green between penarth and Barry. It will fast become one long suburban sprawl."/>
Received Date	<input type="text" value="03/11/2020 20:11:54"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr John Gapski"/>
Address	<input type="text" value="17 Clevedon Avenue, Sully, CF645SX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Local roads and public transport cannot support the additional traffic. Health surgeries, dentists, and schools are already oversubscribed. Wanton destruction of established archaeological sites and possible undiscovered archaeological treasures. Destruction of wildlife habitat and agricultural assets. Decision likely to be based on bailing out the incompetent Welsh government's attempt at capitalist property development."/>
Received Date	<input type="text" value="04/11/2020 19:49:51"/>
Attachments	The following files have been uploaded: I

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Morwenna Clarke"/>
Address	<input type="text" value="16 Upper Cosmeston Farm, Penarth, CF64 5UB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attached pdf file with details of my objections"/>
Received Date	<input type="text" value="05/11/2020 10:44:58"/>
Attachments	The following files have been uploaded:

- Application No 2020-01170-OUT-RL.pdf

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Lawrence Tunbridge"/>
Address	<input type="text" value="14 Upper Cosmeston Farm ,CF645UB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My wife & I have already sent a letter by recorded delivery . However we further noticed that our properties along the north end of field are the only ones that have NOT been given the privacy of an equivalent depth of greenery.from the new houses as displayed on the plans which adds to our objections in our letter."/>
Received Date	<input type="text" value="05/11/2020 13:49:42"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Ms Catrin Huws"/>
Address	<input type="text" value="8 Upper Cosmeston Farm, Penarth, CF64 5UB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text"/>
Received Date	<input type="text" value="06/11/2020 13:37:23"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">Objection to outline planning permission.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Trudi Arnold"/>
Address	<input type="text" value="28 Cosmeston Drive, CF64 5FA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="See attached"/>
Received Date	<input type="text" value="07/11/2020 11:11:05"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">TVS objections.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr David Candler"/>
Address	<input type="text" value="Cornerstones, 13B Clinton Road,CF64 3JD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This is a ludicrous development on so many levels. The area is an old rubbish tip from the 1970s which was filled with many dangerous contaminants including asbestos and arsenic. The traffic survey must have been done at midnight when we are all in bed asleep. Congestion will reign supreme if this is allowed to be developed. Health issues are too many to mention in this e mail."/>
Received Date	<input type="text" value="07/11/2020 12:36:24"/>
Attachments	The following files have been uploaded: I

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Jon Dewis"/>
Address	<input type="text" value="1-2 Cosmeston Cottages, Lavernock Road, Lavernock, Vale of Glamorgan, CF64 5UQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My reasons for objecting to this Planning Application is contained within my attachment"/>
Received Date	<input type="text" value="07/11/2020 14:05:57"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">Objection Letter Final.docx

Consultee Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="SullyWard2"/>
Address	<input type="text" value="Councillor B. Penrose, 7, Oyster Bend, Sully. CF64 5LW"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<input type="text" value="Comment submitted by Sarah Salter:"/>
Received Date	<input type="text" value="07/11/2020 14:24:30"/>
Attachments	The following files have been uploaded: Thoughts on the propsal.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Claire James"/>
Address	<input type="text" value="7 Knowbury Avenue, Penarth, CF645RX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We object for a number of reasons. Not just traffic and pollution but far more importantly the fact that asbestos is buried in the old quarry and any disturbance would endanger lives. Mesothelioma. This will be brought to the HSE."/>
Received Date	<input type="text" value="07/11/2020 15:29:02"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Charles Harris"/>
Address	<input type="text" value="24 Knowbury Avenue, Penarth,, CF64 5RX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The proposed development at Upper Cosmeston Farm ignores the fact that the site lies within the rural fringe of Lower Penarth at an elevated cliff-top location. The high density development including seven-storey blocks of flats within 100 m of the clifftop will result in major visual impact - the higher buildings being visible from Penarth seafront, Cosmeston Country Park and most locations to the west and south of the site, including the Wales Coast Footpath. A much less intrusive development with lower buildings in the more elevated areas would enable more effective screening with trees, and greatly reduce the visual impact particularly from Penarth."/>
Received Date	<input type="text" value="07/11/2020 17:28:31"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Miss Patricia Freeth"/>
Address	<input type="text" value="22 Fulmar Close, Penarth, CF64 5FE"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Dear Sir, Two items, if I may. Firstly, a portion of the boundary to my garden adjoins the 'track' which, looking at the plans, is marked as a cycle route. However, I wish to preserve the security and privacy of my garden and would be grateful to understand how much (if any) of the current (mainly Hawthorn) hedge on 'the track' will be cut back and, if so, what are your proposals for safeguarding the properties whose boundaries are directly along the route? Secondly, to the left of my property (and adjoining a block of 'clipper' properties) is an overgrown, unmanaged, area of vegetation. Is there any scope in your works to cut this area back? Regards, Trish"/>
Received Date	<input type="text" value="08/11/2020 13:08:59"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Val Simpson"/>
Address	<input type="text" value="6 Osprey Close,CF64 5FD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to the application to build 574 houses on the farmland adjacent to my home for a number of reasons: 1. The area is already congested with traffic, to get into or out of Penarth at peak times has become very difficult already increasing commuting time to Cardiff , increasing pollution levels. 2. The area does not have the infrastructure to support such a huge increase in population in the form of public transport, healthcare or education. One special school, whilst needed, is not enough for the increase to mainstream schools required. 3. The plan has too many houses for the space available, the area will be overcrowded and the proposed construction of two 7 storey tower blocks is totally out of place alongside low level buildings, standing out as a beacon on the high level of the clifftop area as an eyesore. 4. Construction will cause major disruption to the residential area with heavy construction vehicles passing our homes on a daily basis for many years."/>
Received Date	<input type="text" value="08/11/2020 13:11:14"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Jean Bispham"/>
Address	<input type="text" value="46 Conybeare Road, Sully, Vale of Glamorgan.,CF64 5US"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I have attached a file which outlines my views about - the loss of green land between Cosmeston and Sully; the plans being different from those outlined in the LDP; the increase in traffic on roads already overwhelmed; the extra traffic caused by a special educational needs school; the flooding of Lavernock Road; the contamination of the land by previous usage; the need to investigate for archaeological remains; and the inability of people being able to express concerns in a pandemic."/>
Received Date	<input type="text" value="08/11/2020 14:44:02"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">Housing Development Opposite Cosmeston Country Park.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Martin Greig"/>
Address	<input type="text" value="14 Heol Tre Forys, CF643RE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Penarth is a bottleneck for traffic. A large housing estate development will exacerbate the problem."/>
Received Date	<input type="text" value="08/11/2020 18:27:39"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Paul Noyes"/>
Address	<input type="text" value="8clive road, St Athan, Cf624jd"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="There must be places to escape from towns , this is just extending Penarth towards Sully making both even busier , the roads cannot cope with more traffic , there is very little public transport and what there is is unreliable ."/>
Received Date	<input type="text" value="09/11/2020 07:01:00"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Tim Dorken"/>
Address	<input type="text" value="8 Cosmeston Drive,CF64 5FA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please refer to the attached file"/>
Received Date	<input type="text" value="09/11/2020 12:08:56"/>
Attachments	The following files have been uploaded:

┆ Cosmeston Farm Planning application comments.pdf

Comment for planning application 2020/01170/OUT

Application Number	2020/01170/OUT
Location	Land at Upper Cosmeston Farm, Lavernock Road, Penarth
Proposal	Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access
Case Officer	Mr. Robert Lankshear
Organisation	
Name	Mr Paul Hill
Address	3 Upper Cosmeston Farm, Penarth, CF64 5UB
Type of Comment	Objection
Type	neighbour
Comments	<p>In respect of infrastructure there is no consideration to any effect this application will have on the local situation or the fact that 600 houses are already being started in Sully a very short distance away. Although there are plans for a new primary school and special unit nothing is allowed for the effect on the local secondary schools which will not be able to cope with this increased population. Schools apart there are no plans for any doctors or dentists with the current local ones already full. Roads in Penarth are already congested at rush hour and this could add another 1000 cars increasing the congestion and associated pollution. This goes against the Welsh Governments green policies building on green land. They will destroy local wildlife and fauna. From the report there are dangerous pollutants such as arsenic, asbestos and pathogens all causing a danger to workman, existing and future residents.</p>
Received Date	09/11/2020 17:43:25
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Paul Hill"/>
Address	<input type="text" value="3 Upper Cosmeston Farm, Penarth, CF64 5UB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Additional The application is flawed in its assumptions and the engineers report of problems with the site. There maybe unseen hollows from landfill and pathogens from foot and mouth. It assumes people will travel on foot or bike yet no local services provided to support this such as food shops. This is not an environmentally friendly proposal, there are brown field sites nearby that could easily be used. Historical farm buildings will be destroyed as well as Roman remains. Proposed high density housing is not in keeping with the local area and will affect the privacy of existing residents."/>
Received Date	<input type="text" value="09/11/2020 18:23:29"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Paul Hill"/>
Address	<input type="text" value="3 Upper Cosmeston Farm, Penarth, CF64 5UB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Additional This application should be withdrawn as the timing by the Welsh Government was designed, during COVID restrictions, to frustrate any attempt to properly scrutinise the application. Residents have not been allowed to hold meetings to discuss this and local councillors have not been able to meet their constituents to gather opinions and give advice. This is a deliberate attempt by the Government to push through this very controversial application by hiding behind the planning laws at a time when other laws it has introduced clearly stops any proper scrutiny."/>
Received Date	<input type="text" value="09/11/2020 18:31:25"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Patricia Hall"/>
Address	<input type="text" value="15 Petrel Close, CF64 5FT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attached our concerns for this proposed development."/>
Received Date	<input type="text" value="09/11/2020 21:41:40"/>
Attachments	The following files have been uploaded:

- Lower Cosmeston Farm Development Objection (1).docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Stephen Sims"/>
Address	<input type="text" value="71 Lavernock Road,,Penarth,CF64 3NY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="See attached documents."/>
Received Date	<input type="text" value="10/11/2020 12:32:18"/>
Attachments	The following files have been uploaded:

- | Upper Cosmeston Farm Planning Application Comments SSims 9th Nov 2020.docx
- | Upper Cosmeston Farm Planning Application Comments SSims 9th Nov 2020.pdf

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Ms Sue Dentten"/>
Address	<input type="text" value="1 Raven Way, Penarth, CF64 5FH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I have registered my objections to the proposed development in the past. Firstly, the infrastructure will not take another 1,000+ cars. It is difficult to turn onto Lavernock Road from Cosmeston Drive now, even with crossing lights. As for the ridiculous proposed Park and Ride scheme - no-one will leave their car there to get on a bus that will get stuck in the same traffic - there is no bus lane. Secondly, there has been severe flooding along Lavernock Road between Cosmeston and Sully many times of late. Torrential rain occurs more often and the drainage system cannot cope - more housing will increase this risk exponentially. On the corner opposite the Golf Club, there is a constant smell from the drains. I do not object to the housing itself, I realise people need somewhere to live, but please understand why this estate, combined with the additional housing planned for Sully, is just not feasible in this area. I would be grateful if you would give my objections serious consideration."/>
Received Date	<input type="text" value="10/11/2020 13:12:04"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Mathew Dymond"/>
Address	<input type="text" value="18 Fulmar Close, Penarth, CF64 5FE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to this development: - 1. Access onto Lavernock Road is already difficult at busy times, building another 576 homes (plus Sully housing developments) will only make the situation worse. 2. It will destroy natural habitat my house backs onto the fields and I have seen/heard a variety of wildlife - Owls, Pheasants, Dragonflies, Foxes, Bats, Squirrels, Hawks and so on... 3. I will be overlooked by the cycle/footpath, the bank in my back garden is as high as the house with no protection, people could easily get into my property, this isn't an issue at the moment as it was part of the farm. 4. The bank isn't stable (retaining wall is leaning) one plan says they will need vehicle access if this is granted I think the wall would collapse. 5. It's already almost impossible to get a doctors appointment I dread to think what it will be like with 576 more homes. 6. Build over historic remains. 7. Compromise the peace and tranquillity of our coastal path."/>
Received Date	<input type="text" value="10/11/2020 15:17:52"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Andrew Hall"/>
Address	<input type="text" value="15 Petrel Close, CF64 5FT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attached Objections to the planned development at Cosmeston Farm"/>
Received Date	<input type="text" value="10/11/2020 15:29:41"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">Objection to Cosmeston Farm Development.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Karen Jones"/>
Address	<input type="text" value="15 Fulmar Close, Lavernock Park, Penarth, Vale of Glamorgan, CF64 5FE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to strongly object to the planning application for the Land at Upper Cosmeston Farm. I feel that the extra traffic on the roads that this new proposal will bring will be detrimental to the lives of the people that already live in this area. Our roads are already congested and clogged with work and school traffic at certain times of the day, and this project will only exacerbate these conditions. There is no capacity in place to widen roads to allow for a safer flow of traffic, and the roads and pre-existing infrastructures in place will not be able to support this extra volume. I strongly object to this proposal and urgently ask for this application to be stopped. Yours Sincerely Karen Jones"/>
Received Date	<input type="text" value="10/11/2020 20:23:06"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Owen Hashimi"/>
Address	<input type="text" value="18 whitcliffe drive,Cf64 5ry"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="As a very local resident I can not believe that any one involved in this planning lives locally. To leave Penarth anytime after 7.20 results in queuing. Adding to the problem by building more housing is crazy. The location is sandwiched between an extremely busy and already congested road and the sea, so without all the residents swimming to work I just can't see how it would work. Congestion aside I have children breathing in the fumes form these roads that really don't need adding to. You can't put people out there and expect them to rely on public transport either, as that's simply unrealistic. And this doesn't even touch on the fact that this is an area full of wildlife that will be destroyed. This isn't what we want for our children or town. If this goes ahead with the amount of resistance put forward by residents it will only reinforce the opinion that those in power (whose wages we pay) have little regard for our opinions."/>
Received Date	<input type="text" value="10/11/2020 21:12:28"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Ian Beatty"/>
Address	<input type="text" value="Heol Neuadd Cogan ,Penarth ,CF64 3RQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Transport reports do not take other nearby developments into account. These will increase the volume of traffic and should be considered in one report. The Redlands Road / Merrie Harrier junction is already overloaded at rush hour with traffic back to Cornerswell Road. Any extra traffic is significant. Flats - these are too tall and should be limited to the height of the houses (like those in Caversham Park). They would not be allowed in any similar development. Cycling - the existing cycle path to Sully is too narrow and should be widened, e.g. onto the grass verges to allow cyclists to pass each other safely."/>
Received Date	<input type="text" value="10/11/2020 21:51:25"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Andrew Taylor"/>
Address	<input type="text" value="3 Mallard Way, Cosmeston, CF645FG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Dear Robert, I along with many local residents am very concerned about the proposal to seek residential planning for the Upper Cosmeston Farm area, a former cement works which is known to contain an abundance of harmful substances due to the very nature of the sites previous use. Disturbing this area of land is a major public health risk not only to the local residence (release of asbestos fibres etc., chemicals into the water table) but to future residence and workers as well. Also, building almost 600 structures on an area known to contain radon gas (a simple search will highlight this issue in a home buyers pack) will hinder it from being naturally released and lead to its accumulation under the proposed structures. The effects of radon gas are well known (carcinogenic to humans and can result in increased cases of lung cancer) and as such, I am very concerned that such a large development would even be considered in the area. Yours Faithfully, Mr A Taylor"/>
Received Date	<input type="text" value="11/11/2020 11:29:06"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	2020/01170/OUT
Location	Land at Upper Cosmeston Farm, Lavernock Road, Penarth
Proposal	Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access
Case Officer	Mr. Robert Lankshear
Organisation	
Name	Mr Harold J.E. Hayes
Address	20 Whitcliffe Drive, Penarh, Vale of Glamorgan,CF645RY
Type of Comment	Comment
Type	neighbour
Comments	<p>Firstly I am surprised that I have not received a letter concerning the outline application as I have been in communication with you since 2012. Plan does not give definite info on site access and therefore can't be fully assessed. Plan 3.4 2nd Para-Vehicle access." Pedestrian/cycle access (EMERGENCY VEHICLE ACCESS) at North East corner of upper plateau" How is this to be managed?-NO info. General access to Whitcliffe Drive will turn this area into a "Rat Run". Access to the main road from this area is often almost impossible at peak times. The cycle plan shows a cycle path to the CLIFF WALK. Please Note-There is no cycle access to the cliff walk. It is not a cycle route-see local bye-laws. All of the above advised to Asbri Planning in writing and ignored. So much for consultations.</p>
Received Date	11/11/2020 16:05:01
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Harold J.E. Hayes"/>
Address	<input type="text" value="20 Whitcliffe Drive, Penarth, Vale of Glamorgan,CF645RY"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please also refer to my past formal comments submitted in past years regarding the Vale of Glamorgan Development Plan section MG2(23) LDP Acknowledgement dated 21/03/2012 receipt DP_ 46117E. Thank you."/>
Received Date	<input type="text" value="11/11/2020 16:30:42"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Miss Claire Hooper"/>
Address	<input type="text" value="12 St Augustines Crescent, Penarth, CF64 1BG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Town infrastructure inadequate. Dr's you can't get an appointment now, no NHS Dentist. Schools at capacity. VOG plans for a Special School. Road are in an awful state of disrepair. Issues getting in and out of Cosmeston estates & Penarth even during Covid. Increase in vehicles from Sully & Barry developments this will be impossible, let alone new proposal, increase pollution levels, Public transport is shocking in this area. Proposed cycle route at the back of Fulmar close on the current farm track will create Security and Privacy risk, it is as high as the houses & looks directly into bedrooms and leave gardens vulnerable & increased noise. Farm track is adequate for vehicles, walls at the base of the banks & tunnels already leaning. Ground has historical interest, health issues in the soil. Area is a haven for wildlife will be displaced with building works. Postpone planning application during Covid"/>
Received Date	<input type="text" value="11/11/2020 17:54:06"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	2020/01170/OUT
Location	Land at Upper Cosmeston Farm, Lavernock Road, Penarth
Proposal	Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access
Case Officer	Mr. Robert Lankshear
Organisation	
Name	Mr Mark Lambert
Address	5 Afan Close, Barry, Vale of Glamorgan ,CF62 7PY
Type of Comment	Objection
Type	neighbour
Comments	Please find attached a copy of my objection comments and a copy of a formal request to CADW for the listing of Lower Cosmeston farmhouse. I would be grateful to receive a formal acknowledgement of this submission.
Received Date	11/11/2020 21:34:57
Attachments	The following files have been uploaded:

1 Lower Cosmeston Farmhouse Listing Request.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Jonathan Lambert"/>
Address	<input type="text" value="5 Afan Close,5 Afan Close"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please find attached a copy of my objection comments. An excavation report for Lower Cosmeston Farm, which is too large a file to send here, is available from the Glamorgan Gwent Archaeological Trust or can be obtained from myself via a conventional email. I would be grateful to receive a formal acknowledgement of this submission. Regards, Jonathan Lambert"/>
Received Date	<input type="text" value="11/11/2020 21:55:33"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"> formal objection to Planning Application 202001170OUT – Land at Upper Cosmeston Farm Penarth.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Graham Smith"/>
Address	<input type="text" value="1 Baron Road, Penarth, CF64 3UD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attached file. Thank you."/>
Received Date	<input type="text" value="12/11/2020 08:59:28"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">cosmeston development.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Susan Anderson"/>
Address	<input type="text" value="4 Eckley road, Sully, Penarth, CF64 5HT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to the planning application on the grounds that it is over development of the area which does not have the infrastructure to support that amount of housing including little choice of public transport, places in local schools,."/>
Received Date	<input type="text" value="12/11/2020 11:22:16"/>
Attachments	The following files have been uploaded: 1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Ms Carolyn Mead"/>
Address	<input type="text" value="13 Redlands Rd Penarth,CF64 2WD"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Id like more information about the proposed development please. Ive received a flyer saying 576 houses will be built ie council owned, private, affordable?. What type of houses and by whom-eg the builder? Please can you send a map and answers. I live closeby."/>
Received Date	<input type="text" value="12/11/2020 17:53:46"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr John Pierce"/>
Address	<input type="text" value="82 Redlands Road, Penarth, CF64 2WL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Will this be yet another housing project around Penarth, that will take no account of infrastructure development, and we will see another massive increase in traffic, on Redlands and Laverlock Roads, that are already being highly congested, with excessive speeds, as they are being used as access routes to these developments, because the developments never takes infrastructure improvements into account. I see comments of another 1000 cars to daily commute numbers, On a normal work day, the queue to get off Redlands Road by the Merrie Harrier lights, extends all the way back to Cornerswell Junction, and even further, so with this as well, will all the length of Redlands Road be saturated with a queue of stationary traffic , a planning disaster"/>
Received Date	<input type="text" value="12/11/2020 18:22:42"/>
Attachments	The following files have been uploaded:

1

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Bryn Walters"/>
Address	<input type="text" value="82 Westbourne Road, Penarth,, CF64 3HG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The Environmental Statement Volume 2 Chapter 10 Transport prepared by 'asbritransport' does not meet the requirements of the Vale of Glamorgan Local Development Plan requirements as the base data is based on lower than average numbers of cars on the road in the COVID crisis and still shows Majors adverse effects on residential roads."/>
Received Date	<input type="text" value="12/11/2020 21:33:07"/>
Attachments	The following files have been uploaded:

1 Bryn Walters Objection to Cosmeston Development.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Anne Wilson"/>
Address	<input type="text" value="122,, Westbourne Road, CF64 3HH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This application does not take into consideration the massive impact on wildlife, green spaces leading up to the Wales Coastal Path, road use through an already crowded town and the impact on the people in the local area."/>
Received Date	<input type="text" value="12/11/2020 22:55:38"/>
Attachments	The following files have been uploaded: 1

23 Upper Cosmeston Farm
Penarth
CF64 5UB

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

Dear Sir,

We would like to strongly oppose the proposal above on the following below points

1. The close proximity to the Wales Coastal Path, impacting the visual and aesthetic properties of this coastal area for generations to come.
2. The rate of erosion of the cliffs around Penarth and impact on the development and the coastal path in the future. There should be allowance for the erosion and maintaining the coastal path for the future.
3. Loss of countryside, destroying wildlife and their habitats.
4. Historical remains have been found including a rare post-medieval farmhouse and Iron Age remains. These should be protected and not destroyed for housing targets.
5. The traffic impact on existing road infrastructure. From the Welsh Assembly's own report on Commuting in and around Wales, over 70% of commuters in the Vale of Glamorgan leave by car and with 576 new homes added, the additional car volume will be significant. From the same report we see average commuting distances of 16.6km, these are not short journeys.
6. Traffic impact of the school has not been correctly identified in the plans. Active travel data taken from the 2018-19 National Survey for Wales shows that primary school pupils were more likely than secondary school pupils to travel by car to school. If this school is a Welsh medium school or a special needs requirement as per recent news articles, then the proportion travelling by car would be higher, due to catchment areas, and impact on the infrastructure greater at peak times.
7. Housing requirements from the LDP are based on out-of-date statistics and should be revisited before removing valuable green space forever.
8. Land contamination exists from the land's previous use as a tip, in use during the 1970's when there was less licensed waste removal. Some of this could be hazardous and movement of the earth could have significant health implications for those not only living on the development, but also surrounding areas and workers on the site. The cost to future generations could greatly outweigh the cash generation to the assembly selling the land.

In summary the plan for the usage of this land should be reassessed to ensure it is based on accurate and up to date information and does not have a severely negative impact on the local community.

Yours faithfully

Sian & Andrew Kestle

Planning Application Upper Cosmeston Farm 2020/01170/out - Objections

I refer to the above Planning Application for up to 576 units, a primary school, community space and public open space ("the Development") at the above location. I live at 77 Cosmeston Drive, Penarth which estate is adjacent to the Development.

Having reviewed the proposed application, the plans and other supporting documents which are on your web site, I have the following objections:

- 1). The adverse effect that the Development will have on an already congested road system in the Penarth area. I appreciate that under the Travel Plans the Welsh Government wish to "promote sustainable travel and specifically to encourage and promote the choice of walking and cycling above other modes of transport where travel is required." However I don't think this will work. I believe the Development will follow Cosmeston Estate in that, as Asbri Planning's survey found, most residents will choose car as the transport method of choice. The Development, like Cosmeston Drive, is too far from amenities to walk or cycle (e.g. the average resident is not going to walk or cycle to local supermarkets to do a weekly shop).
- 2). The lack of capacity in both local doctors' surgeries and our nearest NHS Hospitals (the Heath and Llandough). My daughter is a nurse in emergency medicine at the Heath and that Hospital was consistently working at overcapacity pre the current pandemic.
- 3). The lack of capacity in local primary schools in Penarth to accommodate children in the Development whose parents would not wish them to attend a Welsh Medium Primary School. This would also adversely impact on the congested road system. .

LAWRENCE and JENNIFER
Tunbridge

14 Upper Cosmeston Farm

Penarth CF645UB

3rd Nov 2020

Town and country planning act

Application no. 2020/01170/OUT

Reason : objection to the development of land at Upper Cosmeston Farm.

The plans were submitted just on the fire break making it impossible for any meetings with the Welsh government about this project thus making it one sided. This issue should not be political but for the good of the communities.

We object to to the development of green areas instead of brown sites. The number of dwellings has risen from around 250 to over 570. Also, we were assured that the plans would take into consideration existing properties. These properties having been built on previously used areas. However this is not the case.

There is a row of eighteen houses running along the length of our row of houses.

As the land is higher, the new buildings would appear overwhelming especially if they rise to 14metres. This would also be light blocking for our property and feel invasive.

There also shows new hedgerows . These should include the natural,well established,open trees that currently run down our side of the field and being of benefit to the environment.

Traffic is another issue. People WILL use cars whether we like it or not. The increase in the number of cars that is bound to happen would cause chaos on the already very busy main road giving rise to more pollution for the environment . Even a young representative at your initial public consultation slipped up by saying people should ride bikes But went on to say she had driven to the meeting at Cosmeston because she lived in

Cogan !!

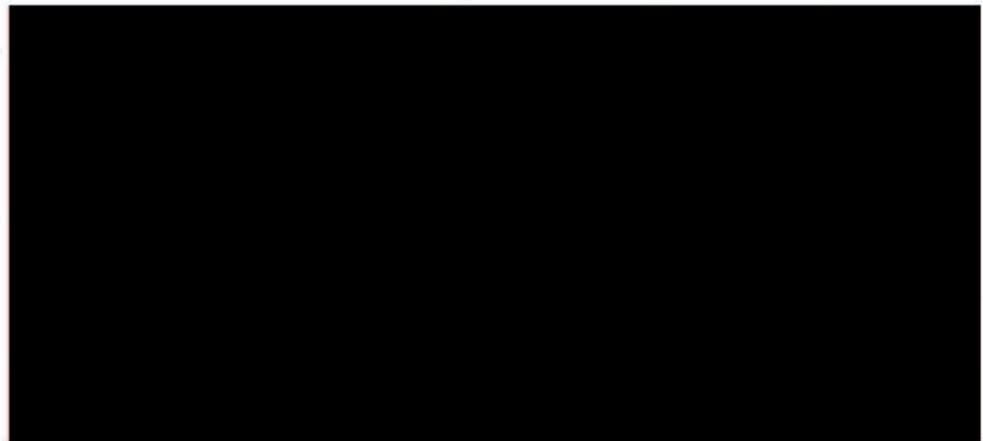
Finally, some of the most important reasons for objecting are of archeological and environmental interests .

Dormice, buzzards , hawks, foxes, woodpeckers, thrushes, fieldfare, voles, hedgehogs, bats, pheasants and many other birds have been frequent visitors. These WILL be affected.

The area does not have good drainage so promoting flooding. Even if a pond is in the plans will this turn into a lake?

There is a hazardous land fill area and although this is planned as a recreational area, only a small amount of disturbance of any of the asbestos or chemicals that were witnessed being buried here would have dire consequences. Something we have witnessed. Best to leave Pandora's box closed.

We do hope that all our voices are heard and objections taken seriously
Thank you



Town and Country Planning Act 1990

Application No 2020/0101170/ out

Land at Upper Cosmeston Farm Lavernock.

Response to above 23.11.2020 J Green Ref. 404

Dear Ms Robinson

Thank you for the information on the above. I have been following the machinations on the above since 2012 initially with Vaughan Gething and later with:

Mr S. Thomas and Mr Kevin Mahoney.

My particular interest is because my property at the top of Cosmeston Drive overlooks the proposed building site. I am not a native of Penarth but have lived all over the British Isles and abroad. The current proposal would seem to ignore all tenets of Conservation of green land, Climate change forecasting- increased storms and rain on this exposed site and possible land and traffic pollution. Some of these points are developed below.

The proposal to build 560 units, schools, and high rise buildings etc of affordable housing on land at the above site will be devastating for those already living in the Cosmeston Community and for others in Penarth who enjoy walking across the cliffs at weekends. Any problems encountered during the process will have effect on the site below, built in the 1980. There would seem to be very good reasons why the builders choose then, not to build further back to the boundary. They are all identified in your current appraisal some with serious consequences

The land is currently owned by the Welsh Office and is in agricultural use. This has benefits for the people living on Cosmeston Drive particularly in periods of heavy rain. The field absorbs much of the water, the remainder running down the drive and pooling at Lavernock Rd. Many people now choose to cement over their lawns increasing the problem. Climate change identifies the prospect of more winds and heavy rain. Which will have an effect on this site especially on high rise buildings together with further erosion of the cliffs?

AS far as the site itself is concerned the building process will involve constant noisy, heavy traffic exiting on to an already pressured Lavernock Rd. If and when this site is established it will mean at least an additional 2000 cars. Most homes have two cars, and this together the proposed Cog development will have an interesting effect on the rush hour and on a town with no car parks.

There are many serious problems identified in the appraisal. The site itself has archaeological artefacts. Also a history of past use as a waste dump. This will have an effect on the ground loading of the site and its ability to sustain 560 houses. The intention to build

to within 10m of the boundary is of concern. Given the vulnerability of the cliffs to coastal erosion.

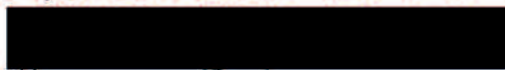
Other matters of concern relate to the fact that there is a main river running thru the vicinity which it is hoped will drain off excess surface water. If it does not, then what? The vulnerability of Cosmeston Lakes is also identified in relation to the proposal. The site is also crossed by a strategic foul public sewer which may require diversion! The sites also has conservation status of European protected species.

All of the above auger potential problems for the current residents of Cosmeston and require investigation by appropriate independent agencies. They are acknowledged in the document. Welsh Water, Natural Resources Wales, Glamorgan Gwent Archaeological Trust. In addition there should be a Health Impact Assessment which measures the effect of a project on the health of the local people, also an Environmental impact assessment particularly in relation to the coast. Victorian Penarth already seems at bursting point in terms of houses with no dedicated parking and no car parks.

Valid objections to a planning application have been outlined by the London Borough of Richmond have some relevance here. In what possible ways are the current residents of Cosmeston Drive and to some extent the town of Penarth likely to be disadvantaged by the proposal in addition to the points outlined above. There is a question of

- 1 geological suitability of the land itself to sustain the size of the build.
- 2 Loss of privacy , light, and views possibly current dwellings overlooked by the new build.
- 3 Noise and disturbance over a considerable period of time. Congestion on small streets.
- 4 Loss of green space and trees
- 5 Lay out and density of the proposed buildings
- 6 Road access - traffic difficult now. How will this be addressed?
- 7 Disturbance of significant archaeology
- 8 Perceived loss of property value
- 9 Competition between construction firms
- 10 Ownership disputes.

Yours sincerely Joan Green (Dr) 46 Cosmeston Drive ,



Mr Robert Lankshear
Vale of Glamorgan Council
Dock Office, Barry Docks
Barry, CF63 4RT

Mr Michael and Mrs. Lorraine Garland
3 Plover Way, Lavernock Park
Lavernock, CF64 5FU

17th November 2020

Ref: Planning Application 2020/00170/OUT
Location: Upper Cosmeston Farm, Lavernock Road, Lavernock.
Proposal: for residential development, a primary school, community space and public open space with all matters reserved other than access,

Applicant: Welsh Government

Dear Mr. Robert Lankshear,

We wish to make the following objections and observations on the afore-mentioned planning application.

1. The proposed development will exacerbate increased traffic, congestion and pollution.

The proposed development site does not have enough essential services and facilities within the Maximum Permitted Walking Distance of 2km to make the development sustainable.

Apart from the current bus stops being 500m from the development, the only other nearby facilities are a Mediterranean Restaurant (650m) and a Private Members Golf Club (700m), the essential services and facilities are located within Penarth or Cardiff which are further distant than the MPWD.

- Penarth Town Centre is approximately 2.9km with
- Penarth Railway Station (2.5km).
- Penarth Town Centre (2.9km).
- Distances to schools are.
 - Nursery Schools – St Aubin Nursery (2.1km), Bute Cottage Nursery (2.8km), Sully Nursery (3.2km), Cogan Nursery (4.1km).
 - Primary Schools – Evenlode Primary (2.1km), Sully Primary (3.9km).
 - Secondary Schools – Stanwell School (2.6km), Westbourne School (2.6km).
- GP Surgeries – Penarth Health Partnership (2.5km), Sully Surgery (3km).
- Dentist Surgeries – Penarth Town Centre Area (2.7km).
- Mainstream Supermarkets are on the extreme northern boundary of Penarth (4.5km).
- Sully Library (2.3km) and Penarth Library (2.7km).
- Leisure Facilities – Cogan Leisure Centre (4km), Sully Sports and Social Club (2.7km). International Sports Village, Cardiff (4.8km).

Although there would be a regular bus service passing the proposed development, as a method of commuting, it can be onerous traveling into Cardiff with journey times in the region of 40-50 minutes, with no direct routes to various commercial areas, and the terminus not centrally located. It is noted that contributions can be made by the developer to increase the number of buses servicing a route, although this is usually for a set period with the extra services then coming to a stop.

Traveling by train into Cardiff is also not without its' problems as the service is undependable, trains turn up with too few carriages for the passengers travelling, and trains cancelled at short notice.

Owing to poor infrastructure, limited street lighting and which is non-existent on most of Railway Walk and Wales Coastal Path, the journey between the site and these locations would not be very safe or convenient for people walking or cycling. They would be off-putting for many, especially for those parents / child-carers with buggies and pushchairs to manage. Journeys along these walking and cycling routes would also be off-putting in inclement weather conditions.

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For the above reasons, future occupants of the proposed dwellings would almost certainly rely on private motor vehicles to access these facilities and services.

It is proposed that a total of 1,539 parking spaces will be available for residents on the development and the Primary School, although the number of residents vehicles may exceed this total and together with other vehicles servicing the site will substantially increase the traffic journeys to and from the development.

It is also proposed that the development will also provide a primary school, but it is understood that the Vale of Glamorgan Council Education Department have recommended that the school site be allocated to a 150 place Special Educational Needs School (a satellite operation to Ysgol y Deri) which will cause an increase in traffic and congestion volumes with the additional minibuses, coaches and cars necessary for the delivery of pupils to the Special Educational Needs School, plus children attending Nursery, Primary and Secondary Schools in Penarth travelling away from the development.

Residents of the Vale of Glamorgan who travel to the capital city by car or bus for employment, shopping or entertainment purposes are obliged to use one of three bridges across the Ely River. This is acknowledged by all responsible authorities as a major problem not does not have a solution at the present time. The problem will get even worse with this development and other developments at Sully, Barry and Llandough.

Existing traffic flows through Penarth and Dinas Powys to the extremely busy Merrie Harriers junction which feeds two of the bridges. Traffic flows at the junction are already being increased as a result of construction of the first phase of the 250-dwelling development at Cog Road, Sully and by development at Barry Waterfront. Without any mitigation measures in place. The proposed development would further exacerbate this problem and, while the supporting documentation suggest that prospective residents would be “encouraged” to walk and cycle to Penarth Station, it is inevitable that car and bus users from the Vale as a whole would experience even longer delays as a result of additional traffic movements generated by the proposed development.

Traffic generation from the proposed development and the resulting delays, especially to peak commuter traffic is already causing widespread controversy. The traffic problems on the western edge of Cardiff are widely acknowledged, yet this proposal conflicts with the applicants own policies that, amongst other things, require that careful consideration is given to the allocation of new sites which are likely to generate significant levels of movement. This proposal will significantly increase traffic flows along Lavernock Road, through Penarth, resulting in delays, noise, and pollution for its residents, as well as for residents of the eastern Vale travelling to and from Cardiff.

2. The development will have an impact on catchment area pupil numbers and will exacerbate the shortage of Nursery, Junior and Secondary school places available.

Currently the area does experience a shortage of adequate Nursery, Primary and Secondary School places This development, together with the housing development at Cog Road, Sully will substantially increase the number of school spaces required and put added pressure onto the Vale of Glamorgan Council Education Department.

In the planning application a reference is made to the provision of a new school site, inferring that this site would provide additional primary school education places within walking distance of the new proposed housing development.

However, the Vale of Glamorgan Council Education Department have recommended that the school site be allocated to a 150 place Special Educational Needs School (a satellite operation to Ysgol y Deri).

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3. The development will have an unacceptable impact on the countryside and its biodiversity environment.

The building of 576 dwellings on 60 acres of farmland and green fields will in no doubt prejudice the open nature of the land, together with its ecology, biodiversity, and amenity.

A development of this size and form is going to have a significant effect. Not only the loss of arable and pasture farmland but the loss of important open spaces that contribute to the local amenity, character, and distinctiveness of the area

The proposed development will have a significant harmful effect on the area, which is of more than local importance due to its position adjacent to the Severn Estuary Special Area of Conservation (SAC) and designated Marine Protection Area. The site is also protected under the Ramsar Convention as part of the coast, together with Cosmeston Lakes Country Park, as an assembly and arrival point for migrating Birds.

The erosion of Green Wedge and proximity of developments to the Wales Coastal Path would have a harmful impact on both, as well as harming the setting of Cosmeston Medieval Village. While the area may not be of the highest intrinsic landscape value, its importance as an effective visual and practical buffer between Sully and Penarth is significant and locally important.

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For many of these species this area is their natural habitat, while for others it is their natural roosting and foraging area, a corridor to connect them to other areas, such as Cosmeston Lakes Country Park, or used as a migratory passage

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- the site was used for cattle pyres during the foot and mouth epidemic in 2001.
- that areas of site are currently being used to store a number of materials, including fencing, signage, cones, and metal containers. A number of other man-made materials such as plastic tubs, cement, lubricants, and tar-macadam products were stored directly on the ground along with bottles of propane gas bottles, farm machinery and fly tipped materials.
- that area E (The "Old Quarry") was not accessible for investigation, due to ecological constraints and therefore no assessment was undertaken.
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It is concerning that parts of the site were not investigated due to ecological constraints and therefore a full and proper assessment has not been undertaken.

The excavation and disturbance of the soils will have the potential to spread contamination to uncontaminated areas, both on and off-site, placing people, animals, gardens, etc., on the development and surrounding areas at risk. Severe health problems can arise if materials containing asbestos are disturbed or damaged, asbestos fibres are released into the air and breathed in by people and puts them at potential risk of contracting a number of serious diseases later in life including mesothelioma and lung cancer. Are families expected to live in this area containing potentially lethal chemicals, exposing them to life-threatening health risks.

5. The development proposals will have an adverse impact on the important architectural heritage and archaeological remains present on the site.

It is concerning that the Applicants Reports dismiss the archaeology, as not identified of being of sufficient significance, and the architecture of Lower Cosmeston Farm as not worth retaining and described it as of 'moderate to limited heritage significance', in order to implement this development.

This is in total contrast to,

- to the research and investigations of local archaeologists who have recently discovered through two trial trenches archaeological remains of almost certain medieval date.
This newly discovered medieval archaeology has the capacity to transform our understanding of not only the evolution of Cosmeston as a settlement, but to also elicit more information about the lives of some of Cosmeston's earliest inhabitants. It is a fascinating and exciting discovery and represents the first new discovery at Cosmeston for almost 30 years.

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This was deemed important enough to be listed within an inventory of ancient monuments compiled by the RCAHMW and published in 1988 within the book 'Glamorgan Farmhouses and Cottages'.)

It is also recognised by RCAHMW that this building has an intrinsic value which cannot be replaced. Two of the outbuildings are of late eighteenth-century date and survive in excellent condition retaining their original hand crafted timber roof structures and a great deal of its architectural features such as its stone spiral staircase, fireplaces with lintels, bread ovens and wooden corbels. The basic layout of Lower Cosmeston Farm was noted on the Bute estate map of 1824 and has for the most part remained unchanged since.

Lower Cosmeston Farm is also home to a rich historical and archaeological environment The Farmhouse is an early 17th century building (mentioned in the Glamorgan Hearth Tax records of 1670) The basic layout of Lower Cosmeston Farm was noted on the Bute estate map of 1824 and has for the most part remained unchanged since.

- Glamorgan Gwent Archaeological Trust (GGAT) have stated that there is a strong possibility that further medieval archaeology will be present on the site, and advised that, some parts of the site may need to be retained as open space in order to protect archaeological features.
(Vale of Glamorgan Council Statement at LDP Hearing Session 24)

Cosmeston has a history dating back to the early 12th century when it was founded as a manor granted to the de Constantine family from where the settlement takes its name.

The first known record of the settlement can be seen in the *Liber Niger* where Robertus de Constantine held one knight's fee, doubtless in Constantinestun, and is the earliest mentioned Lord of the Manor of Cosmeston, which lay between Sully in the South and extended into (modern day) Penarth in the north.

With a population of 200 plus it would show that the village of Cosmeston would encompass more of the surrounding area than that covered by the current reconstructed Medieval village located

Past archaeological finds in the area around the shrunken Medieval Village that lies alongside the proposed development site, have indicated that medieval Cosmeston was not just a farming community involved in dairy and bakery production but also a flourishing pottery industry, cloth production, and across Channel trade through the port at Swanbridge.

Given that the village had a population of 200 plus and the close proximity of these recent archaeological remains to the shrunken medieval village at Cosmeston Lakes Country Park, there is undoubtedly a connection to a larger village setting.

There are layers of Middle Jurassic Lias Cliff formation containing fossilised remains. Only recently there was a find of what is thought to be dinosaur footprints which is being investigated by researchers of the Natural History Museum of Wales

There are many points of concern regarding Lower Cosmeston Farm's archaeological, historical, and natural environment that will be lost not only to the public now but too generations to come if this housing development were to proceed.

6. The increase in Surface Water Run-off from the development site will lead to increased flooding on Lavernock Road, and difficulties accessing the residential areas and School.

Lavernock Road at the development location runs alongside a flood zone incorporating Sully Brook and has experienced many occasions of flooding during heavy rain making the road nearly impassable. The flooding on Lavernock Road can stretch from The Schooner Inn to the North, to past Lower Cosmeston farm in the South.

The development of 576 houses, a school and roads will decrease the area of green space available leading to an increase in Surface Water Run-off from this area onto Lavernock Road. It should be noted that access to the development will be located on this length of Lavernock Road which may greatly affect the access to and from the development site and the proposed school.

Although the on-site attenuation ponds may mitigate some of the Surface Water Run-off there will still be an excess of Run-off onto Lavernock Road.

7. The application does not conform with the adopted Vale of Glamorgan Council Local Development Plan 2017 (LDP).

The application site is larger than the area allocated for that purpose in the LDP. The scale of the proposed development significantly exceeds the threshold of 150 dwellings or 6ha.

Whilst the additional area of land is modest in size, when taken together with the proposed development it encroaches even further into the Green Wedge identified in the LDP. This is in direct conflict with Policy MG 18 which seeks to prevent the incremental loss of open land and lead to coalescence of settlements. The policy states that within these areas development which prejudices the open nature of the land will not be permitted. Clearly, 576 dwellings, including a number of high-rise blocks and a primary school conflicts with this policy.

In Conclusion we are concerned that the proposed development at Upper Cosmeston Farm is inappropriate and out of character to the area in that it will greatly will greatly affect the local wildlife ecology and biodiversity here and in the surrounding areas together with a loss of the areas countryside amenity and local cultural historical heritage.

Such a large development will be unsustainable due to the lack of local highway and health infrastructure and will exacerbate traffic congestion and flooding in nearby areas.

Mr Robert Lankshear
Vale of Glamorgan Council
Dock Office, Barry Docks
Barry, CF63 4RT

Mr Michael and Mrs. Lorraine Garland
3 Plover Way, Lavernock Park
Lavernock, CF64 5FU

17th November 2020

Ref: Planning Application 2020/00170/OUT
Location: Upper Cosmeston Farm, Lavernock Road, Lavernock.
Proposal: for residential development, a primary school, community space and public open space with all matters reserved other than access,

Applicant: Welsh Government

Dear Mr. Robert Lankshear,

We wish to make the following objections and observations on the afore-mentioned planning application.

1. The proposed development will exacerbate increased traffic, congestion and pollution.

The proposed development site does not have enough essential services and facilities within the Maximum Permitted Walking Distance of 2km to make the development sustainable.

Apart from the current bus stops being 500m from the development, the only other nearby facilities are a Mediterranean Restaurant (650m) and a Private Members Golf Club (700m), the essential services and facilities are located within Penarth or Cardiff which are further distant than the MPWD.

- Penarth Town Centre is approximately 2.9km with
- Penarth Railway Station (2.5km).
- Penarth Town Centre (2.9km).
- Distances to schools are.
 - Nursery Schools – St Aubin Nursery (2.1km), Bute Cottage Nursery (2.8km), Sully Nursery (3.2km), Cogan Nursery (4.1km).
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- GP Surgeries – Penarth Health Partnership (2.5km), Sully Surgery (3km).
- Dentist Surgeries – Penarth Town Centre Area (2.7km).
- Mainstream Supermarkets are on the extreme northern boundary of Penarth (4.5km).
- Sully Library (2.3km) and Penarth Library (2.7km).
- Leisure Facilities – Cogan Leisure Centre (4km), Sully Sports and Social Club (2.7km). International Sports Village, Cardiff (4.8km).

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(Vale of Glamorgan Council Statement at LDP Hearing Session 24)

Mr Mark Russin
72 Stanwell Road
Penarth
CF64 3LQ

As a resident of Penarth, I object to planning application 2020/01170/OUT for the following two reasons.

First:

The transportation assessment shows major impacts on the studied road junctions. The application should not be approved without suitable solutions identified. The physically restricted nature of the local highway system may not accommodate the increased traffic without affecting public safety and air quality.

Second:

The locating of "feature buildings" on the highest portion of the site is not in keeping with the rural setting of the area. This development is not a cultural or commercial destination worthy of calling attention to itself. While it would be nice to have high quality architectural design in Penarth, experience has shown that local residential developments have all fallen far short of this quality. Taller buildings are important for housing density, but can be located on lower sections of the site to reduce their visual impact. These taller buildings are to contain commercial units, but the current location so far into the site, and with poor external access will limit their potential. The development should be revised to limit visual impact and better support the business/commercial needs of Lower Penarth.

Cosmeston has a history dating back to the early 12th century when it was founded as a manor granted to the de Constantine family from where the settlement takes its name.

The first known record of the settlement can be seen in the *Liber Niger* where Robertus de Constantine held one knight's fee, doubtless in Constantinestun, and is the earliest mentioned Lord of the Manor of Cosmeston, which lay between Sully in the South and extended into (modern day) Penarth in the north.

With a population of 200 plus it would show that the village of Cosmeston would encompass more of the surrounding area than that covered by the current reconstructed Medieval village located

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Given that the village had a population of 200 plus and the close proximity of these recent archaeological remains to the shrunken medieval village at Cosmeston Lakes Country Park, there is undoubtedly a connection to a larger village setting.

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There are many points of concern regarding Lower Cosmeston Farm's archaeological, historical, and natural environment that will be lost not only to the public now but too generations to come if this housing development were to proceed.

6. The increase in Surface Water Run-off from the development site will lead to increased flooding on Lavernock Road, and difficulties accessing the residential areas and School.

Lavernock Road at the development location runs alongside a flood zone incorporating Sully Brook and has experienced many occasions of flooding during heavy rain making the road nearly impassable. The flooding on Lavernock Road can stretch from The Schooner Inn to the North, to past Lower Cosmeston farm in the South.

The development of 576 houses, a school and roads will decrease the area of green space available leading to an increase in Surface Water Run-off from this area onto Lavernock Road. It should be noted that access to the development will be located on this length of Lavernock Road which may greatly affect the access to and from the development site and the proposed school.

Although the on-site attenuation ponds may mitigate some of the Surface Water Run-off there will still be an excess of Run-off onto Lavernock Road.

7. The application does not conform with the adopted Vale of Glamorgan Council Local Development Plan 2017 (LDP).

The application site is larger than the area allocated for that purpose in the LDP. The scale of the proposed development significantly exceeds the threshold of 150 dwellings or 6ha.

Whilst the additional area of land is modest in size, when taken together with the proposed development it encroaches even further into the Green Wedge identified in the LDP. This is in direct conflict with Policy MG 18 which seeks to prevent the incremental loss of open land and lead to coalescence of settlements. The policy states that within these areas development which prejudices the open nature of the land will not be permitted. Clearly, 576 dwellings, including a number of high-rise blocks and a primary school conflicts with this policy.

In Conclusion we are concerned that the proposed development at Upper Cosmeston Farm is inappropriate and out of character to the area in that it will greatly will greatly affect the local wildlife ecology and biodiversity here and in the surrounding areas together with a loss of the areas countryside amenity and local cultural historical heritage.

Such a large development will be unsustainable due to the lack of local highway and health infrastructure and will exacerbate traffic congestion and flooding in nearby areas.

Mr Robert Lankshear

Michael Philip Garland (Chair)
On behalf of Keep Cosmeston Green
3 Plover Way,
Lavernock Park,
Cosmeston,
Lavernock
CF64 5FU

25th February 2021

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

Dear Mr Lankshear,

I would wish to make the following comments regarding the aforementioned planning application.s2

This proposed development being located on the coast will have detrimental impact on the nature of ground conditions with the potential need for remedial and defence works required on the site and the effects it will have on the coastal landscape, nature conservation, agricultural land, historic landscape including archaeology, effects of coastal erosion from eroding cliffs which suffer regular substantial cliff falls and land instability, together with the detrimental visual aspect from both land and sea.

It will have a significant harmful effect on this coastal area, which is of more than local importance due to its position adjacent to the Severn Estuary Special Area of Conservation (SAC) and designated Marine Protection Area. The site is also protected under the Ramsar Convention as part of the coast, together with Cosmeston Lakes Country Park, as an assembly and arrival point for migrating Birds.

The applicant has not provided sufficient and appropriate information, within the application, to demonstrate that the proposed site can be safely developed without significant adverse effect, and many of the issues are only going to be addressed by the applicant during the development of the site. It is further understood that matters regarding coastal erosion and set back of the site are currently under discussion and it would therefore appear that the applicant has not provided a detailed investigation, full risk assessment or environmental study, especially regarding coastal erosion, prior to the lodging of the planning application, contrary to Planning Policy Wales and TAN 14: Coastal Planning.

The proposed development does not conform to the site allocated within the Local Development Plan 2017 (LDP) in so far as it will be encroaching further into the adjacent area designated as "Green Wedge" without significant reason given for doing so and as such this inappropriate development will result in a significant loss of open land and coastal landscape and lead ultimately to the coalescence of the settlements of Penarth and Sully for which the "Green Wedge" area is allocated to prevent any resultant detrimental impact upon agriculture, the landscape and the amenity value of land.

The under provision of land by the applicant to be provided to the Vale of Glamorgan Council for a school is not felt to be a significant reason now to counteract the loss of land within the allocated site which cannot be developed due to the severe land contamination which has been present on the site for over thirty years, prior to the applicant proposing the location as a candidate site for the LDP, as the site is undergoing considerable expansion in areas away from the school location. The proposed major development of housing is inappropriate to this area on the coastal zone, which in the previous Vale of Glamorgan Council Unitary Development was designated as "undeveloped coast" and there does not appear to be any significant reason for this designation to be changed, in regard to Planning Policy Wales.

Any such development which prejudices the open nature of the land in this coastal area, should not be permitted.

Regards,

Michael Garland

Chair: Keep Cosmeston Green

16 Upper Cosmeston Farm
Penarth
The Vale of Glamorgan
CF64 5UB

Application No 2020/01170/OUT/RL

Land at Upper Cosmeston Farm, Lavernock Road, Penarth

This proposal is not in accordance with the Vale of Glamorgan Local Development Plan, covering an area significantly greater than the LDP. This encroaches on the “Green Wedge” that is supposed to be protected in order to prevent coalescence between Sully and Penarth.

The proposal involves building right up to the existing cliff path, which is part of the Welsh Coastal Path. There are two problems with that. Firstly, aesthetic, in that it would be a visual blight, for walkers on the path. The coastal path is not a route from A-B but rather an unpolluted open space to enable people to exercise and enjoy the peace and quiet of the existing countryside. Also, the cliffs are eroding at a considerable rate. The area has eroded by approximately 36 feet (11m) since 1986 and the rate of erosion appears to be accelerating. Nothing new should be built within 250m of the receding cliff edge.

This area between the Bristol Channel and Cosmeston Lakes Country Park is a farming area, full of biodiversity and wildlife. The reports obtained so far on the impact on wildlife and nature in general have been inadequate, being focused on very small specific spots such as the land immediately around Lower Cosmeston Farm House, and have not addressed the area as a whole.

The existing infrastructure can hardly cope with the normal flow of traffic between Sully and Penarth as it is. Currently, while the pandemic is affecting us all, traffic levels have been artificially reduced, however at normal times it is constant, with queuing traffic and the associated noise pollution. The proposed development would by sensible estimates increase vehicular traffic in the immediate area by 1,000 vehicles, some undertaking multiple journeys a day, at least half of which would be during peak hours.

In summary, the whole plan should be reviewed in the context of the original Vale of Glamorgan LDP

Stated:

“The Council’s Engineers have advised that future development proposals should be supported by a robust Transport Assessment which evaluates and determines mitigation measures that alleviate any detrimental impact the development will have on the local highway network and associated road junctions.”

The Environmental Statement Volume 2 Chapter 10 Transport prepared by ‘asbritransport’ states that *“A full data-set of collisions recorded in the study cordon has been secured in 2020 from Welsh Government and as such the highway safety analysis that follows has been based on the 2020 data-set.”*

2020 data set was conducted in the middle of a COVID Pandemic where everyone was working from home and the even then The Environmental Statement Volume 2 Chapter 10 Transport on page in 10.5.14 states:

“Tables 10.10 shows that the junctions the Lavernock Rd/Westbourne Rd junction will experience a Major adverse effect during the 2025 and 2029 AM peak hour. This has been identified as a congestion hotspot within the analysis with discussions to be held with the local highway authority to identify potential mitigation measures including the introduction of traffic management measures.”

This The Environmental Statement Volume 2 Chapter 10 Transport prepared by ‘asbritransport’ does not meet the requirements of the Vale of Glamorgan Local Development Plan requirements as the base data is based on lower than average numbers of cars on the road in the COVID crisis and still shows Majors adverse effects on residential roads.

Application No. 2020/01170/OUT - Land at Upper Cosmeston Farm, Lavernock Road, Penarth

Comments:

I have read the majority of the documents related to this proposed development and object to it taking place for the following reasons.

As one would expect the documents are worded to say how wonderful this development would be for the residents of the new properties but there appears to be little if any regard taken for the impact on existing residents of the area.

Much has been said about increased traffic flows that will be created along Lavernock Road, particularly during the rush hours, where it can currently take anything up to 5 mins for a suitable gap to appear in the traffic to enable an exit from either Upper Cosmeston Farm and Cosmeston Drive during these periods. Whilst the proposals paint a rosy picture of people walking, cycling and using public transport to mitigate any traffic issues the reality is that it will take many years to change people's attitudes to forgo their cars and use alternative means of transport. Added to this there will be all of the construction traffic to contend with as soon as the development is started and all of the way through to completion which according to some of the documentation will be a period of 8 years.

Whoever had the original idea of combining pedestrians and cyclist on the same piece of tarmac, really needed their head examined. What I find even more amazing is the stupidity of all the developers and councils that think this is a wonderful idea and continually promote their use. It is very apparent that when a person gets onto two wheels that the rules of the road are generally completely ignored and that pedestrians are fair game to be scared out of their wits by speeding cyclist competing for the same piece of tarmac. Being classified as an elderly couple we have now given up going for a walk at the weekends as we cannot go anywhere locally without having to negotiate a dual use path, it is simply just too dangerous. The thought of adding even more cyclist on these paths fills us with horror.

The documentation makes much of the views from the new properties and the lack of impact of the surrounding developments on these views but there is only scant mention of the visual impact of the development on existing properties. The houses along the south boarder of Upper Cosmeston Farm for example, which currently enjoy views over farmland, will have 2 to 3 story properties at the bottom of their gardens with no proposals for additional screening to be planted, but according to the proposals this will be partially mitigated in 15 years by the growth in vegetation. The impact that this will have on people's mental health as well as the financial impact of the drop in the value of their properties needs to be taken into consideration.

There is very little mention of the lane that runs along the north side of Upper Cosmeston Farm other than it is to become a combined cycle and pedestrian pathway. This has been in the past fairly quiet with just the odd tractor and horse riders using it, but lockdown has given us a taster of what it will be like as a foot/cycle path. The path is literally only a couple or so metres from the side of our property and has transformed from a quiet lane to noisy

lane during the summer months and we find ourselves having to put up with dog walkers and families walking along there and shouting at their charges as they attempt to keep them under control. However, what concerns us most is that this lane will be used as an access point during the construction phase of the development. We had a sample of this in 2018 when the farmer fertilised the fields and we were getting up to 20 heavy lorry movements a day along the lane. The dust, noise and vibration from these vehicles was horrendous and is something we should not have had to put up with. Because our property and garden are above the level of the lane, we had some soil erosion which needed to be replaced and the fear is that this could be exacerbated by construction traffic should this proposal go ahead.

Building sites are not quiet places and having to put up with the noise, smell and dust whilst this development is built should not be allowed. Mention is made that the school and surrounding properties will be built first so that the impact on the children and staff of the building process will be minimised on them. However, it seems ok that that the current residents should have to put up with the disruption and possible health impacts. By the reports own admissions on this point alone should be enough to stop this development going ahead.

My property boundary borders the northern boundary of the proposed development site where it meets Upper Cosmeston Farm.

When I attended the initial public consultation for the development at Cosmeston Country Park in the Spring of 2019, I was assured by Welsh Government officials & Vale of Glamorgan planning representatives that any indicative plans for housing would take in to consideration and be sympathetic to the current outlook of existing properties which border the proposed site, in order to minimise the impact of the development on existing housing. Given the proposals outlined under the current Masterplan, I do not believe this to be the case and feel this important consideration has been completely disregarded.

Therefore, I object to the Masterplan for the following reasons:

Overbearing:

The proposed height of housing from 8 to 14 metres along the northern boundary of the proposed development site will be significantly higher than the height of the existing line of privately owned properties at Upper Cosmeston Farm, which borders the proposed development site. The indicative plan shows properties of between 2.5 and 3 storeys high built in terraced style, the rear of which will directly face the rear of the existing line of properties at Upper Cosmeston Farm. This is very imposing on the existing line of properties and not sympathetic to minimizing the impact on existing housing. Detached housing of a similar height to the houses which already exist at Upper Cosmeston Farm positioned at an angle which means the rear of the properties aren't facing directly square on to each other would have far less impact on the outlook of existing properties.

Overshadowing:

The current Masterplan shows terraced housing between 8 to 14 metres high to be built approximately 28 metres from the back of my existing property at proposed site boundary with Upper Cosmeston Farm. I believe this height and style of housing will cause overshadowing in my south facing rear garden, blocking natural sunlight from reaching certain parts of my garden and casting sizeable areas of shadow over large parts of my garden and the rear of my property, particularly during winter months. Detached housing of a similar height to those houses that already exist at Upper Cosmeston Farm will mean far less overshadowing over existing properties.

Natural Habitats & Green Infrastructure:

The existence of several species of wildlife, some of which are protected, within the site boundaries of the proposed development including bats, dormice, various birds of prey including Buzzards, Sparrow Hawks, Barn Owls, Tawny Owls, field mice, voles, shrews, slow worms, rabbits, pheasants, hares, foxes etc. means that there is a requirement for enough green space and natural hedge grows to allow for significant movement of wildlife within the area. Whilst some consideration has been made for North/South movement, not enough consideration has been made for East/West movement. For example, the existing North/South hedgerow being retained just to the East of my property ends when it meets the proposed new access road in to the development. There

needs to be adequate green infrastructure to allow wildlife to move East/West at this point otherwise there is nowhere for the wildlife to go. I suggest widening the green corridor at the boundary of the development where it meets Upper Cosmeston Farm, as this will provide a more wildlife friendly route for animals and birds to move in and out of Cosmeston Lakes.

Archaeological Artefacts:

The proposed development site encompasses the farmhouse and outbuildings at Lower Cosmeston Farm which is considered one of the oldest buildings in Penarth, dating back 400 years. Medieval coins and pottery have been found in this area through excavation and several of the outbuildings contain building materials and design dating back to the 14th century. The statement in the Masterplan that *'it is highly unlikely that development of the site will have anything more than a minimal impact on archaeological remains'* is simply not true because the current plan is to demolish the farmhouse and outbuildings whilst ground works for the development will destroy any archaeological artifacts lying undiscovered. Significantly more exploratory work needs to be undertaken before any one can say with confidence that the proposed development will have minimal impact and the plan to demolish the farmhouse and outbuildings need to be scrapped.

For these reasons I strongly object to the current Masterplan and urge you to consider alternative sites with less ecological and archaeological significance, which would be able to better support the huge impact the building of 578 new homes will have on existing infrastructure. The infrastructure surrounding Penarth is already creaking under the pressure placed by current housing, not to mention the added pressure from 540 new homes currently being built in Sully.

Jason Williams
12 Upper Cosmeston Farm
Penarth
CF64 5UB

Planning Application 2020/01170

Upper Cosmeston Farm, Lavernock Road, Penarth

As a local resident fronting on to what will be the main access route to this development, I am rightly concerned about the level of over-development involved with inadequate infrastructure, especially in terms of roads and public transport. At rush hours, traffic from this area, either through Penarth or Barry, already queues massively at sequences of junctions that cannot cope with the volume of vehicles. This number of new residences will make congestion and the consequent pollution many times worse.

I am also specially able to draw your attention to major concerns about the sensitivity and importance of the site in heritage terms, as Director of the Cosmeston Archaeological Project, a joint venture between Cardiff University and the Vale of Glamorgan Council. The medieval settlement at Cosmeston is of unique importance as a rich and complex archaeological site, especially for the period from the Norman Conquest of Glamorgan through to the Industrial Revolution, and with a vital back-story from the Late Iron Age and Roman Period onwards. Through both fieldwork and post-excavation analysis of material collected and recorded from the late 1970s and in the 1980s, we have been working very hard and successfully to realise the potential of this site in respect of the insights it provides on the long-term development of this part of South Wales, how the local population lived and sought to thrive, and what their links were. In all of these respects, the evidence of the landscape setting around the actual built area is utterly vital. This does not in itself preclude all development, but we already know from air photographs that plots of the village continue on the west side of the B4276 around Lower Cosmeston Farm, as well as the farmstead itself containing standing historic building. It is especially the area blocked out for a school on the

current plans where the risk of irretrievable damage to important archaeological deposits is greatest.

I have carefully read the Archaeology and Heritage Assessment, and am reassured that preparatory desktop and field assessments have been undertaken. Nonetheless, the work has not consulted those who know the complexity and quality of the site here best, and the tone of the report appears to have been governed by a desire to de-emphasize the potential archaeological importance of the area, and indeed to claim a distance from the known remains of the medieval 'village', with a photograph captioned as showing the roofs of reconstructed buildings in the distance. In particular in the school area (Area 2A) but also in all the other areas, there are objects which should be examined in order to retrieve and save the evidence they hold for the complete development and functioning of the site — however mundane a single ditch or pit might appear on its own. Allowance should therefore be made for excavation where appropriate and proper handling of the post-excavation results and work in accordance with the Vale of Glamorgan Council's commitment to the Cosmeston Archaeological Project, and making the most of this immensely valuable heritage and tourist asset.

Thank you for your attention,

Professor John Hines, FSA

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mrs Tamsin Reynolds"/>
Address	<input type="text" value="1 Clos Y Cadno, Penarth, CF64 2UF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="These fields are teeming with birds and so many species of wildlife. The destruction of their natural habitat should be a crime. These houses will not be affordable for those who need it the most and it's just another way of making the rich richer. Shame on you for allowing it to reach this stage."/>
Received Date	<input type="text" value="24/10/2020 23:40:58"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Ian Perry"/>
Address	<input type="text" value="2 Ger y Llan,CF5 6SY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am objecting to the privatisation of this public asset. I object to the disregard of our environment, and the needs of future generations. Place making is more than simply building dwellings."/>
Received Date	<input type="text" value="25/10/2020 01:10:52"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•

Comment for planning application 2020/01170/OUT

Application Number	2020/01170/OUT
Location	Land at Upper Cosmeston Farm, Lavernock Road, Penarth
Proposal	Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access
Case Officer	Mr. Robert Lankshear
Organisation	
Name	Mrs Caroline Whittaker
Address	7 Britten Rd, Penarth, CF643QJ
Type of Comment	Objection
Type	neighbour
Comments	I strongly object to this development as the local infrastructure cannot take this amount of housing. Within 1 mile there are 1000 new homes being built. There is one road in and out, limited public transport and a lack of medical facilities. It's also disgraceful that despite the rhetoric the Vale of Glamorgan and the Welsh Government are content to destroy a haven for wildlife and bio-diversity, within overdevelopment in an area of natural beauty
Received Date	25/10/2020 14:02:43
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mr Andrew Hall"/>
Address	<input type="text" value="15 Petrel Close,,Lavernock Park,,Penarth,,,CF64 5FT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="There is a development on Cog road with an estimated 540 homes, the Lower Cosmeston Farm development is estimated at 540 homes. The initial report advised that there would be no upgrade or revision to the road infrastructure, it is estimated that that around 1100 homes would put an estimated 1600 more vehicles on our roads. When you add in the extra service vehicles one can easily envisage over 2000 extra vehicles on our already congested roads. The pollution alone coming from these vehicles is enough to cause concern, but in the documentation originally published, there are no plans to enhance our environment, except for extended cycle paths. When you look closely at the original planning for the cycle paths, they have not taken into consideration that cycling along the cliff top path is not allowed and cycling along the railway path is already congested and does not have a safe, sensible exit into Penarth Town Centre"/>
Received Date	<input type="text" value="25/10/2020 17:21:37"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Lower Cosmeston Farm Development Objection.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mr Daniel Barnett"/>
Address	<input type="text" value="9 Plover Way,CF64 5FU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly oppose the proposed development for many reasons. The green belt will disappear forever Penarth will virtually join Sully which will drastically reduce the countryside The volume of traffic using the main road is already a problem for residents as it is very difficult to leave the estates along this stretch as it is. Adding probably over 1000 more vehicles will be a total nightmare plus if there is a school or other public buildings included matters get even worse. I understand that 1 or 2 blocks of flats are proposed rising to 8 or 9 stories. This may merge comfortably in a city but not in the countryside. If true who on earth proposed it. It seems it is all about money and profits which will outweigh the wishes of residents who live here. The existing farm is of historical significance and needs to be preserved as part of Lavernocks heritage. Lavernock Road is prone to flooding in the area of the proposed development. Additional pollution is also a factor."/>
Received Date	<input type="text" value="25/10/2020 21:49:44"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mrs Amanda Biss"/>
Address	<input type="text" value="1 Falcon Grove,CF64 5FB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This planning application is totally inappropriate for the area. The traffic is already an issue, Doctors surgeries are already unable to cope with demand. Listen to the residents and don't try to sneak the approval through in lockdown where residents cannot visit the council offices."/>
Received Date	<input type="text" value="26/10/2020 09:23:48"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mrs Jenny Williams"/>
Address	<input type="text" value="6 Thorn Grove, Penarth, Vale of Glamorgan, CF64 5BZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attachment"/>
Received Date	<input type="text" value="26/10/2020 15:18:33"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• UPCOSFM OBJ.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mrs Elizabeth Schroeter"/>
Address	<input type="text" value="5 Thorn Grove, Penarth, CF64 5BZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please find letter attached."/>
Received Date	<input type="text" value="26/10/2020 15:38:40"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• UPCOSFMOBJLIZ.docx

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mrs Berenice Luceau"/>
Address	<input type="text" value="4 petrel close,CF64 5FT"/>
Type of Comment	<input type="text" value="Support"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object just because the road infrastructure doesn't allow new development. This is going to be mayhem every morning to get out of Penarth"/>
Received Date	<input type="text" value="26/10/2020 15:47:37"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mr Michael Carter"/>
Address	<input type="text" value="105 Westbourne Road, Penarth, CF64 5BQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We are interested in this development because we live in Westbourne Road, I attach a document listing our concerns"/>
Received Date	<input type="text" value="27/10/2020 20:32:11"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Cosmeston development.pdf

Comment for planning application 2020/01170/OUT

Application Number	2020/01170/OUT
Location	Land at Upper Cosmeston Farm, Lavernock Road, Penarth
Proposal	Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access
Case Officer	Mr. Robert Lankshear
Organisation	
Name	Mrs Sylvia Nickels
Address	107,PLYMOUTH ROAD,CF64 5DF
Type of Comment	Objection
Type	neighbour
Comments	No infrastructure plans for this many houses. No places at secondary schools for the new primary school to feed into. No additional doctor surgeries in penarth/sully to serve this many households. Taking this number of houses and the other new houses in sully, cars will be the main mode of transport thus using the already extremely busy roads through sully, dinas powys and penarth. The green spaces will disappear which have been so important during this pandemic and also provide escape for the rainwater which regularly gathers in this part of penarth. Not sure how this fits with Prince William and Sir David Attenborough's campaign to Save the Planet..
Received Date	28/10/2020 17:46:39
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•

Comment for planning application 2020/01170/OUT

Application Number	2020/01170/OUT
Location	Land at Upper Cosmeston Farm, Lavernock Road, Penarth
Proposal	Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access
Case Officer	Mr. Robert Lankshear
Organisation	
Name	Mr Tim Hodgson
Address	1 Bittern Way Penarth CF645FS,CF645FS
Type of Comment	Objection
Type	neighbour
Comments	Having read the planning report there is no doubt that this sites highly polluted with TPHs PAHs arsenic, and asbestos. There have been objections in the past from the Wales Children's Commissioner about building on such contaminated sites. Also the Welsh Gov site on asbestos in schools states that children exposed to asbestos have an increased risk of developing diseases such as mesothelioma/lung cancer later in life NHS sites and civil engineers sites who have examined this land state thereis NO safe limit. So why arethe welsh gov playing Russian roulette housing people here. t
Received Date	29/10/2020 11:42:24
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•

Comment for planning application 2020/01170/OUT

Application Number	<input type="text" value="2020/01170/OUT"/>
Location	<input type="text" value="Land at Upper Cosmeston Farm, Lavernock Road, Penarth"/>
Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Miss Julie Robinson"/>
Address	<input type="text" value="31 Melyn Y Gors, Barry, CF63 1DE, CF63 1DE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attached letter."/>
Received Date	<input type="text" value="30/10/2020 10:50:27"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Letter of objection. v1docx.docx

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Application Number	2020/01170/OUT
Location	Land at Upper Cosmeston Farm, Lavernock Road, Penarth
Proposal	Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access
Case Officer	Mr. Robert Lankshear
Organisation	
Name	Mr Neil Pugh
Address	8 BitternWay,,Penarth,CF64 5FS
Type of Comment	Objection
Type	neighbour
Comments	The whole premise of this development is based on the misguided belief that people will walk and cycle to work. The reason people will by these houses is its proximity to Cardiff for work. Virtually every house will have 2 cars and will use them extensively. The local transport infrastructure is insufficient for this. The concept of 7 storey buildings being a landmark feature is laughable. It is intrusive and totally inappropriate for what is part of Wales' coastline. I hesitate to use the word "heritage" as this seems to have been totally ignored in this overdevelopment. We already have a local convenience store and it would not be long before this "local shopping area" becomes more takeaways.
Received Date	30/10/2020 13:01:51
Attachments	The following files have been uploaded:

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Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr tim richards"/>
Address	<input type="text" value="7 Raven Way,CF64 5FH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We are totally against this planning application, it is a huge over-development which will put more strain on the roads and local area. We will be losing a large area of greenbelt between Penarth and Sully which will have a major effect on peoples well being and the wildlife. We also would like to point out that the plans have been changed a number of times to suit the developer, we know this as we have been to the consultations they held. We STRONGLY URGE you to TURN DOWN this application"/>
Received Date	<input type="text" value="30/10/2020 13:11:07"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•

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Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mr Jonathan Howell"/>
Address	<input type="text" value="Norbury, Crosscommon Rd, Dinas Powys, CF64 4tp"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Another huge development, not only blighting the landscape but eroding green space, reducing Cardiff, Penarth, Sully, Dinas Powys and Barry into a huge, sprawling urban mess. Also, what improvements have been, or will be made to improve the appalling road and transport infrastructure? Historically, nothing has been done to address this, yet more houses are proposed, making the problem even worse."/>
Received Date	<input type="text" value="30/10/2020 13:44:10"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•

Comment for planning application 2020/01170/OUT

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Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mr Richard Reid"/>
Address	<input type="text" value="1 Osprey Close,CF64 5FD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The whole site is an abomination! This area should be kept green. Far too much green land has already been taken away for housing that isn't needed. Penarth cannot handle the number of homes, people and cars as it is, the last thing we want are even more of them. The infrastructure cannot take it and already can't. Commuting to work (6 miles) during peak times already takes 45minutes+ when in reality it should take 15 with normal traffic. It will significantly worsen in the localized area during school drop off/up times. Its simple LEAVE OUR GREEN COUNTY ALONE!!"/>
Received Date	<input type="text" value="30/10/2020 15:04:09"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•

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Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr JOHN CLARK"/>
Address	<input type="text" value="Flat 2. DENBIGH COURT,SALISBURY CLOSE,PENARTH.,CF64 3JQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input anyone="" but="" concern="" for="" no"="" themselves"="" type="text" value="The road network around this Proposed Site is unsuitable for such a large Development. This is demonstrated by the GRIDLOCK every Week day. This Planning Application is a GREEDY Exploitation by people only interested in the AMOUNT OF PROFIT THEY WILL MAKE WITH "/>
Received Date	<input type="text" value="30/10/2020 16:36:41"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•

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Proposal	<input type="text" value="Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access"/>
Case Officer	<input type="text" value="Mr. Robert Lankshear"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Ms DIANA PIKE"/>
Address	<input type="text" value="10 FULMAR CLOSE,COSMESTON,PENARTH.,,CF64 5FE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input \"must="" \"this="" application,="" approved\""="" be="" greed\"="" money="" not="" planning="" profit="" type="text" value="This is a DISGUSTING Over development I live in this area and Traffic Congestion is already Unbearable every Weekday. This is all about \"/>
Received Date	<input type="text" value="30/10/2020 17:06:13"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">•