

# 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 Morgan Williams"/>
Address	<input type="text" value="20a Forrest Road, CF64 5BT"/>
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 these plans for several reasons: - The Vale does not have the infrastructure to support the additional population, traffic congestion will increase, doctors surgeries and schools are already over subscribed - The loss of habitat, additional traffic is at odds with UN sustainability goals, in one stroke we remove a valuable green space for future generations and increase CO2 emissions with this development. - The plans include high rise development, this will fundamentally alter the character of a rural location - The housing density is too much on the plans - The area does not need another Welsh primary, the existing one is under subscribed - During lockdown in 2020 many people have used the greenfields as a refuge, we should not lose the amenity."/>
Received Date	<input type="text" value="12/11/2020 23:15:35"/>
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 Rhiannon Curtis"/>
Address	<input type="text" value="112 Westbourne Road ,Penarth,CF64 3HH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My objection to this proposed development is primarily due to the fact that the surrounding roads and in particularly access to and from Cardiff via Penarth simply could not cope with the additional traffic this will create. Having lived and commuted from Penarth for over 10 years the queues to get in and out of Penarth have increased dramatically during rush hour and to propose such a large development of housing where most households have 2 cars - that's potentially 1200+ more cars is simply not sustainable given the road infrastructure in and around Penarth. The proposed pedestrian and cycle paths are of course welcome - but once the Covid pandemic subsides and working patterns return to normal the amount of traffic during rush hour will be worse than it already is (even allowing for more home working). I simply cannot understand how any town planner could agree for this development to go ahead. Best regards Rhiannon Curtis"/>
Received Date	<input type="text" value="13/11/2020 07:59:57"/>
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 Joanne Preece"/>
Address	<input type="text" value="85 Westbourne Road, Penarth, CF64 3HD"/>
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 this development. As a resident of Penarth I strongly feel that this development would have a negative affect on the wildlife that Cosmoston currently benefits from. This development would also contribute to further traffic congestion which is a particular problem for people living in the surrounding area and there have been numerous road traffic accidents on my road and I think the added traffic would increase hugely -has the impact of additional housing been researched? The road infrastructure is currently not going to be able support the additional cars that will be on the road. There are currently only two ways out of Penarth into Cardiff which are heavily congested and the public transport is not fit for purpose either, with no facilities to park in Penarth. Not only would this be a disaster for the local area but for Cosmoston too, which is currently enjoyed by so many. Thank you"/>
Received Date	<input type="text" value="13/11/2020 08:02:14"/>
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="Mr Simon Rees"/>
Address	<input type="text" value="11, Stanton Way, CF64 5 RQ"/>
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 this application on the grounds of it is destroying the green environment, it's encroaching into the 'green belt' between Penarth and Sully, there is no infrastructure in place to cater for new residents, no additional schooling nearby or any improvements in traffic management with more vehicles being brought onto Lavernock Road (including new developments in sully) which is already over used because traffic is so congested through Dinas Powys. Vale council need to build infrastructure before cashing in on housing."/>
Received Date	<input type="text" value="13/11/2020 08:18:52"/>
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="Miss Annabelle Evans"/>
Address	<input type="text" value="5 Halton Close, Penarth, Vale of Glamorgan,, CF645RW"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please find attached a document stating my reasons for objection in word and pdf form. Please advise if you cannot access these documents."/>
Received Date	<input type="text" value="13/11/2020 10:55:41"/>
Attachments	The following files have been uploaded:

- | OBJECTION TO APPLICATION 2020 01170 OUT UPPER COSMESTON FARM.doc
- | OBJECTION TO APPLICATION 2020 01170 OUT UPPER COSMESTON FARM.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 Martyn Lloyd"/>
Address	<input type="text" value="Plwcca Dafydd Farm, Tredodridge,, CF71 7UL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The land is contaminated. The pollution created by over 600 car dependent houses on green land is damaging to the environment The local infrastructure and resources are under already under pressure"/>
Received Date	<input type="text" value="14/11/2020 09:03:42"/>
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	Ms Diana Bunyan
Address	61 Oxford Road, London, W5 3SR
Type of Comment	Objection
Type	neighbour
Comments	Permanently replace 60 acres of countryside with houses and roads Compromise the peace and tranquillity of coastal path Destroy wildlife and their habitats Build over historic remains that few of us have had the opportunity to see Add thousands of extra cars onto surrounding roads every day Create further delays during rush hour Result in an increase in CO2 emissions Increase flood risk on Lavernock Road Overwhelm existing local medical services.
Received Date	15/11/2020 08:06:34
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 douglas wilson"/>
Address	<input type="text" value="6 Heath Park Crescent,CF14 3RL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="having lived nearby in 1946- IT IS AN ECOLOGICAL DISASTER. WHO STANDS TO FINANCIALLY BENEFIT FROM THIS TRANSACTION"/>
Received Date	<input type="text" value="15/11/2020 10:07:27"/>
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"/>
Name	<input type="text" value="Mrs Sian Kestle"/>
Address	<input type="text" value="23 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 find attached objection"/>
Received Date	<input type="text" value="15/11/2020 11:46:56"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>23 Upper Cosmeston Farm.docx</li></ul>

# 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 Diane Steed"/>
Address	<input type="text" value="21 Upper Cosmeston Farm,CF64 5UB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Environmental Impact. Why would anyone remove' permanently' a large and important part of OUR planets natural carbon. To replace it with non sustainable type housing, without at least considering the detrimental impact as a whole not just the immediate 'quick fix' housing deficit issue. We cannot as a species continue to rape our naturally green planet to satisfy short term needs in favour of long term solutions."/>
Received Date	<input type="text" value="15/11/2020 13:58:08"/>
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 Debbie Birch-Hurst"/>
Address	<input type="text" value="10, Petrel Close, Lavernock Park, Penarth, CF645FT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I have attached a planning objection document"/>
Received Date	<input type="text" value="15/11/2020 16:10:41"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>┆ Planning Objection.docx</li></ul>

# 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 Janet Frost"/>
Address	<input type="text" value="18 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 submitted letter attached which details our concerns regards the Consultation Cosmeston as a Village Density of buildings View Tourism and cliff top path Biodiversity: Transport Archaeological Local Impact: Conclusion"/>
Received Date	<input type="text" value="15/11/2020 17:00:23"/>
Attachments	The following files have been uploaded:

- 1 Frost repsonse 18 Upper Cosmeston Farm.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 Natalie ORourkeJones"/>
Address	<input type="text" value="13 Petrel Close,CF64 5FT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am amazed that within the plans there are proposals for blocks of flats? I can't see how these are in keeping with the local landscape and right next to the coastal path. They will of course obstruct our view from our house, but I also can't believe anyone would find these buildings appropriate in this location. There is already considerable traffic in Penarth (especially around rush hour) and this plan will make the local situation much worse. In addition, I can't understand how local amenities will be able to support this estate, not only the schools but it's also pretty impossible to get appointments in local surgeries as it is. Sent from my iPad"/>
Received Date	<input type="text" value="15/11/2020 21:50:40"/>
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 David Edwards"/>
Address	<input type="text" value="17 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="See Attachment"/>
Received Date	<input type="text" value="16/11/2020 16:44:09"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>Building objections.docx</li></ul>

# 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 Jason Williams"/>
Address	<input type="text" value="12 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 the attached file."/>
Received Date	<input type="text" value="16/11/2020 22:25:58"/>
Attachments	The following files have been uploaded:

- 1 Comment on Planning Application - Land at Upper Cosmeston Farm.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 Russell Eveleigh"/>
Address	<input type="text" value="4 Falcon Grove, Penarth, Vale of Glamorgan, CF64 5FB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see the attached text document for details of my objection to the proposed development."/>
Received Date	<input type="text" value="17/11/2020 12:39:46"/>
Attachments	The following files have been uploaded:

┆ Planning Application Objection Nov 2020.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 James Murray"/>
Address	<input type="text" value="7 Park Road, Penarth, CF64 3BD, CF64 3BD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input 100="" 2.="" 3.="" 4.="" act."="" along="" and="" as="" be="" buildings="" by="" coast="" coastal="" congestion="" control="" damage="" environment="" excessive="" from="" future="" generations="" given="" green="" habitats.="" head="" height="" heritage="" historic="" in="" inconsistent="" increase="" inevitable="" is="" its="" line.="" measures="" metres="" not="" of="" old="" opening="" path.="" penarth="" penarth.="" principles="" proposal="" proposed="" protect="" protection="" railway="" reduced="" ribbon"="" routes="" several="" should="" significantly="" some="" such="" suggested="" the="" this="" through="" traffic="" type="text" unsustainable="" value="I oppose this application based on: 1. Unacceptable and irreversible damage through urbanisation to the coastal environment of the Glamorgan coast and the Wales Coast Path. The proposal encroaches too close to the coast, and damages the environment in an area that is much used for countryside walks to escape the urban environment. A " view="" wales="" will="" with=""/>
Received Date	<input type="text" value="17/11/2020 17:35:42"/>
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 Gary Forrest"/>
Address	<input type="text" value="11 Knowbury Avenue,CF64 5RX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this proposal for the following reasons:&lt;br/&gt;1Destruction of habitat for endangered species including a short eared owl that I have personally observed on the site. 2The destruction of amenity for walkers on the coastal path. This is one of the few sections in the area that is in countryside and on the coast 3The additional traffic on roads already at capacity 4The destruction of green fields when there are plenty of brownfield sites available in the area that could be developed 5The lack of any community provisions 6The instability of the cliffs and pollution from previous landfill"/>
Received Date	<input type="text" value="17/11/2020 18:13:20"/>
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 Sandy Clubb"/>
Address	<input type="text" value="5 Pembroke Terrace, CF64 1DE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to this application for a number of reasons. Development of housing on green field land is detrimental to the health and well-being of both people and planet. This scheme reduces access to nature, removes habitat and will result in a large increase in vehicular traffic. It is unjustifiable considering we are facing both a climate and nature crisis, and is in contravention of the Well-being of Future Generations Act. The development will also destroy important heritage. We should instead be developing low cost housing (preferable social housing) on brown field sites."/>
Received Date	<input type="text" value="17/11/2020 21:30:16"/>
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="Miss Rhiannon Facey-Richards"/>
Address	<input type="text" value="33, Castle Avenue, CF64 3QY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="To whom it may concern. Please see attached."/>
Received Date	<input type="text" value="18/11/2020 07:51:38"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>Objection (1).docx</li></ul>

# 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 James Skingle"/>
Address	<input type="text" value="15 Upper Cosmeston Farm, Penarth, CF64 5UB"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please find attached text document as comment on this planning application. Regards Jim"/>
Received Date	<input type="text" value="18/11/2020 10:52:38"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>OUT-Comment-JS.pdf</li></ul>

# 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 Dr Sidney Petherick"/>
Address	<input type="text" value="Lavernock road, Penarth,CF64"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Dear Sir I strongly object to this proposed development. The additional congestion will not be addressed by the Vale who currently struggle to undertake their duties in the local area as it is. Stop looking at the revenue and consider the existing residents and equally the natural environment. The green spaces are disappearing quickly and needs to stop! Develop brownfield sites! No, that would cost additional . Extremely disappointing in the Vale CC, my faith began to crumble in the Vale CC some time ago, however I fear a new low is to be achieved here. Regards Dr Petherick"/>
Received Date	<input type="text" value="18/11/2020 11:38:30"/>
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 Stephen Ferrari"/>
Address	<input type="text" value="12 Fulmar Close,CF645FE"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Having just looked briefly at the proposed development plan, one of my main concerns is the lack of any information concerning what will be done to accomodate the increased volume of traffic that will be using Lavernock road in order to enter/exit the new ' estate'. There is already a problem, particularly at peak times, leaving our estate to access Lavernock road due to the volume of traffic that uses this main road. I believe that this is something that needs addressing regarding this new development."/>
Received Date	<input type="text" value="18/11/2020 20:49:52"/>
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 Luke Cottrell"/>
Address	<input type="text" value="5 Shearwater Close,,Penarth,CF64 5FX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="All comments on attachment"/>
Received Date	<input type="text" value="18/11/2020 21:14:48"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>Planning Objection.pdf</li></ul>



# 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 Sonia Newby"/>
Address	<input type="text" value="27 Whitcliffe Drive ,Penarth,Cf645ry"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The number of dwellings is too great for the infrastructure of Penarth to cope. Roads are already congested and walking to facilities is not going to happen. Doctors and schools are overcrowded and there are no parking facilities in Penarth. Please think again. What does 'all matters reserved other than access' mean please."/>
Received Date	<input type="text" value="19/11/2020 14:36:09"/>
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="Mrs Alison Hitchen"/>
Address	<input type="text" value="1, Fulmar Close, Penarth, CF64 5FE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The traffic congestion in this location is unbearable already, this will only add to current residents misery."/>
Received Date	<input type="text" value="20/11/2020 13:09:57"/>
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 M E Hitchen"/>
Address	<input type="text" value="1 fulmar close ,Penarth ,CF64 5FE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Environmental, this area is full of beautiful wildlife and open spaces where birds flourish of all different varieties. Even more building will damage their habitat in this area."/>
Received Date	<input type="text" value="20/11/2020 13:28:10"/>
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="Mrs Sarah Cottrell"/>
Address	<input type="text" value="5, Shearwater Close, Penarth, CF64 5FX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The land to be developed has numerous wildlife living there including Kestrel, red kites and foxes to name a few, building here would decimate their populations and habitats. The wildlife survey carried out is 2 years out of date. I also believe that parts of the development are not in keeping with the local area and height specification in line with the church opposite is ridiculous. While looking through the documents I was unable to access 4 of them due to incorrect formatting and therefore have not been able to view all the information available. The school building included in the proposals is council dependent rather than the developer, this should be included to be built with the housing not a maybe. Traffic surveys need to take into account school traffic. Pressure on services such as dentists &amp; doctors will be detrimental to the current population, there are currently not enough spaces to meet demand. There will also be increased pressure for parking in the town."/>
Received Date	<input type="text" value="20/11/2020 14:22:38"/>
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 Adam Cottrell"/>
Address	<input type="text" value="5, Shearwater Close, Penarth, CF64 5FX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I think that the building should not go ahead because there will be more traffic on the main roads, the building destroys wildlife and habitats, it will cause the overwhelming of the doctors surgery in Penarth and will destroy a 16th century farm house."/>
Received Date	<input type="text" value="20/11/2020 16:13:39"/>
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 Anthony Stevens"/>
Address	<input type="text" value="Falcon Grove, Penarth, CF64 5FB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="A full traffic study should be carried out on the effect of traffic on Lavernock Road. This road currently has high volumes of traffic at commuter times. There are long queues of traffic every morning moving very slowly occurring at each pinch point on this route via Redlands road through to the Merry Harrier. No permission should be given until this is carried out.. This must involve an existing survey and count (outside current restrictions) and projected traffic flows and effects both from this development and the major developments proposed and started in Sully. This road is also a route through Sully from Barry to Penarth/Cardiff which should also be taken into account Increased traffic flows will also add greater CO2 and noise pollution. I also object to the medium rise proposals which will be seen from Cosmeston Lakes are out of keeping with other developments, and will be seen from Cosmeston Lakes."/>
Received Date	<input type="text" value="20/11/2020 16:26:55"/>
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 Deborah Williams"/>
Address	<input type="text" value="12 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 document"/>
Received Date	<input type="text" value="20/11/2020 16:31:50"/>
Attachments	The following files have been uploaded:

- 1 DW Comment on Planning Application - Land at Upper Cosmeston Farm.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 Christopher Cottrell"/>
Address	<input type="text" value="5, Shearwater Close, CF64 5FX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object because in that area thousands of animals living there like the blood thirsty fox or the glorious kestrel and if you destroy this beautiful landscape they will die. My question to you is, what did they ever do to you and why should they be killed they are harmless creatures living here it,s their home not yours. Other problems are that 16th century farm house, why do you need to destroy that for fun or for more space for buildings so you people can get money. You can't do this to the farm house and all of the magnificent animals you can't do this. What if you where an animal living in that beautiful landscape and you get ignored and built on how would you feel if that happened to you because that will happen to them."/>
Received Date	<input type="text" value="20/11/2020 17:10:05"/>
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 John Caldwell"/>
Address	<input type="text" value="10 Beechwood Drive, Penarth, Vale of Glamorgan.,CF64 3QZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Its the scale that upsets most people locally - high density housing, poor access, a proposed Special school not catering for local children, a 7 storey block of flats more suited to a city, with resultant environmental damage, inadequate infrastructure and loss of heritage. More use of existing roads, congestion, pollution &amp; more pressure on services and budgets eg doctors, sec school places, never mind the new needs of the occupants of 574 new houses, adding to 540 being built in Sully. The land has been farmed for centuries and will be lost and not to mention the recognised historical buildings. Clearly ABRI have NOT listened, the next stage, if consent is obtained from the Barry Local Authority, will be a sale of the land to a well known house developer and then quiet retire from the scene leaving a trail of destruction for the locals to cope with in the future. Enough said I think."/>
Received Date	<input type="text" value="20/11/2020 17:54:33"/>
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="Mr Bruce Bollington"/>
Address	<input type="text" value="53 Cae Canol, Penarth, CF64 3RL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I use the coastal path three times a week to walk my dog. Having a large housing development will severely degrade the rural qualities of this area. It will close the gap between Sully and Penarth changing the whole character of the area. The coastal area between Penarth and Sully provides an invaluable opportunity for residents in the area to enjoy connecting with nature. It is unthinkable that it could be squandered in such a way. It will also undoubtedly add to the traffic congestion in the area. Local services will be put under extra strain, and Penarth will be a less pleasant place to live."/>
Received Date	<input type="text" value="23/11/2020 22:03:49"/>
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 Meryl Skipper"/>
Address	<input type="text" value="77 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="24/11/2020 09:06:05"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>2020 11 23 - objections.docx</li></ul>

# 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 Cerys Lindley"/>
Address	<input type="text" value="2 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="We object to this application on the grounds that our right to light will be affected, therefore we request an assessment. We have 14 solar panels which will be affected by a building site and will result in poor generation and will require compensation. Dust from the build will affect our property and our belongings. Our safety will be at risk with a large increase in new residents along with the building process where our property will become exposed. Please see attached the document outlining in my detail our views and points."/>
Received Date	<input type="text" value="24/11/2020 23:15:21"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>Objection to housing development Upper Cosmeston Farm.docx</li></ul>

# 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 Sue Harris"/>
Address	<input type="text" value="24 Knowbury Avenue ,Penarth,CF64 5RX"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I would like to make a suggestion to minimise the impact of the proposed development on the Wales Coastal Path . Currently the path is a lovely, rural walk along the coast with no urban intrusion. My suggestion is to designate a woodland belt planted with native trees and under planting between the coastal path and the new development . This would maintain the rural aspect of the coastal path , encourage wildlife in the area and offset part of the site's carbon footprint. It could also provide a natural play area and be used by the proposed primary school for forest school education."/>
Received Date	<input type="text" value="30/11/2020 15:56:35"/>
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 James Crowe"/>
Address	<input type="text" value="109 Windsor Road, Penarth, CF64 1 JF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I realise that it is important to ensure an increase to the housing stock. My objections would be: - the size of the apartment blocks in the development. At 6 (?) this is out of character with anything else in the area other than the Waverley block &amp; the tower at sea front level, therefore more discreet - I doubt the transport measures are adequate to cope &amp; shift people from cars to public transport I recognise the need for all the documents in the consultation, but where is the accessible summary, for the citizen unused to wading through so much material."/>
Received Date	<input type="text" value="30/11/2020 17:38:45"/>
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="Miss Tracey Reid"/>
Address	<input type="text" value="18 Waun Ganol ,Caversham park ,Penarth ,Cf64 3rh"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The planned development will be devastating on the local environment and will contradict the proposal of the government to improve the climate and environment. The development would result in many trees and greenfield land to produce such the proposals.. The development would increase the air pollution which David Attenborough and Prince William are committed to decrease not increase.in All these factors would affect the local wildlife' habitats and woodlands which are already decreasing due to the continued developments built. The development would have an affect on the history of the location as it would have to be dug up. The development would add to the ever increasing properties being built in green field and coastal locations"/>
Received Date	<input type="text" value="01/12/2020 17:00:01"/>
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 Philip Rapier"/>
Address	<input type="text" value="11 Roxburgh Garden Court, Penarth Vale of Glam, cf643dx"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="All objections in pdf attached"/>
Received Date	<input type="text" value="01/12/2020 20:42:47"/>
Attachments	The following files have been uploaded:

- Upper Cosmeston Farm objection Philip Rapier.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 John Hines"/>
Address	<input type="text" value="45 Lavernock Road, Penarth, Vale of Glamorgan,CF64 3NX"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attached file."/>
Received Date	<input type="text" value="02/12/2020 12:02:22"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>Comment Professor John Hines FSA.docx</li></ul>

# 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 Ian Hearne"/>
Address	<input type="text" value="81 Lavernock Road, Penarth, Cf643NY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The roads of Penarth and the surrounding area are simply not capable of handling the traffic associated with over 500 dwellings and associated support structure. The queues in the morning are from the Merrie Harrier lights often to Stanwell School and the evenings all the way back into Cardiff. Penarth does not have the primary services to take another 500+ dwellings such as Dr.s where it is so difficult to get an appointment. The high schools are at capacity. The area suggested for building is an area of green land which should be preserved as land, it includes many hedgerows and other areas of wild habitat which should be preserved. With the building of 100's of houses in Cog Rd Sully already approved and now this it is a recipe for travel/commute disaster. The increase in Carbon emissions will further erode the air quality of the area and reduce the quality of life for current residents."/>
Received Date	<input type="text" value="02/12/2020 21:08:41"/>
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" value=""/>
Name	<input type="text" value="Mrs Lesley Gow"/>
Address	<input type="text" value=", 101 Redlands Road, CF64 2WF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I have lived on Redlands Road for 21 years and have seen the increase in traffic along this road increase enormously as new housing developments have brought more traffic heading towards Cardiff or the link road. The only direct way through Penarth into Cardiff is the Lavernock / Redlands route or via Windsor Road, unless traffic heads through Sully and Wenvoe up to Culverhouse Cross or back down through Dinas Powys. There are two issues with the increase of traffic long Redlands Road besides to pollution and increasing inability to get off my drive: rush hour traffic backs up past my house as far as the Cefn Mably and is at a standstill for long periods. During off peak traffic speeds are well in excess of the 30mph limit. I am aware that speed and flow have been tested but feel strongly that these figures - especially the speeding - is skewed by the volumes of traffic crawling during rush hours and so do not hit the measure for concern used by the police."/>
Received Date	<input type="text" value="03/12/2020 12:18:37"/>
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 Geoffrey Cheason"/>
Address	<input type="text" value="7 Augusta Crescent, Penarth,, For Penarth Civic Society, CF64 5RL"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="see attached document."/>
Received Date	<input type="text" value="07/12/2020 13:20:27"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>UCF comments 2020.12.04. edit new..docx</li></ul>

# 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 Woods"/>
Address	<input type="text" value="78 Victoria Road,CF64 3HZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This proposal appals me. We moved to the area recently to enjoy it's relative tranquility, but the roads are already very busy and this will put unacceptable pressure on them. It will also destroy the enjoyment of a significant section of the local coastal path."/>
Received Date	<input type="text" value="08/12/2020 20:58:22"/>
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 Yvonne Hayman"/>
Address	<input type="text" value="119 Westbourne Road ,Penarth,CF64 5BR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I believe that this development will have an extremely negative effect on the land, immediate surroundings and the wider communities of Penarth and Sully. The loss of this greenfield area will impact the wellbeing of many people. The extension of the town of Penarth into this 'village' area, with hugely dense building plans (including high storey buildings and terraced houses) takes away an sense of a rural, village location. This is totally out of keeping with the surrounding area and will be unsightly. I believe that the natural biodiversity here will be ruined permanently. It will also greatly undermine the Wales Coastal Path experience. In addition to the above, I know that a lot of people (5,000 plus signatures have been recorded on the online petition) are extremely concerned about the impact so many dwellings will have on traffic congestion - already a pressing issue. The loss of this natural landscape would be a terrible blow at an already difficult time."/>
Received Date	<input type="text" value="14/12/2020 20:13:04"/>
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 Jason Williams"/>
Address	<input type="text" value="12 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="Flooding on Lavernock Road at Lower Cosmeston Farm. Please see the attached photos of flooding adjacent to the proposed site during December 2020 and November 2019. There is significant run off of surface water from the fields of the proposed site which creates large pools of surface water on Lavernock Rd during wet spells. The building of an additional 500+ houses in this area will, no doubt, compound this problem and make an already difficult situation significantly worse. I therefore strongly object to this planning application due to an increased risk of significant flooding in this area."/>
Received Date	<input type="text" value="17/12/2020 13:17:15"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>  Lavernock Rd - Flooding 2020.jpg</li><li>  Lavernock Rd - Flooding 2019.jpg</li></ul>

# 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 Mark Russin"/>
Address	<input type="text" value="72 Stanwell Road, Penarth, CF64 3LQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attached file."/>
Received Date	<input type="text" value="17/12/2020 16:24:22"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>2020_01170_OUT objection.pdf</li></ul>



# 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 Deborah Williams"/>
Address	<input type="text" value="12 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 find attached photos of recent flooding &amp; traffic chaos on Lavernock Road due to the run off of surface water from land outlined for development under this proposal. As the land already struggles to absorb the amount of rain water which falls at certain times of the year, it is clear that the building of additional housing and a primary school will increase the amount of surface water run off &amp; traffic in this area which will add significantly to the problems which already exist. I therefore, strongly object to the planning application for this reason."/>
Received Date	<input type="text" value="23/12/2020 15:36:37"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>  Flooding Xmas 2020 1.jpg</li><li>  Flooding Xmas 2020 2.jpg</li></ul>

# 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 Mark Russin"/>
Address	<input type="text" value="72 Stanwell Road, Penarth, CF64 3LQ"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This application should address the flooding conditions that occur on Lavernock Road (B4267), as happened on 23 December 2020."/>
Received Date	<input type="text" value="27/12/2020 19:59:58"/>
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 Julian Langston"/>
Address	<input type="text" value="4 Lloyd Avenue, Llandaff, Cardiff, , CF5 2BX"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please note the attached comments are made using my capacity as Treasurer of Railfuture Wales, not as a private individual."/>
Received Date	<input type="text" value="11/01/2021 18:37:24"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>VofG planning ap Cosmeston.docx</li></ul>

# 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 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/ Due to historical dumping of waste from old cholera hospital originally located near Fort Road, domestic refuse landfill and effects of old water works, a G.P.R. survey and further soil analyses need to be carried out 2/ This application shows a total disregard for climate change by the Welsh Government in breach of all their existing 'green' policies already in place for this area"/>
Received Date	<input type="text" value="17/01/2021 14:11:49"/>
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 Mark Frost"/>
Address	<input type="text" value="18 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="see attached"/>
Received Date	<input type="text" value="31/01/2021 19:55:45"/>
Attachments	The following files have been uploaded:

- ┆ Housing Frost additional comments.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 Michael Garland"/>
Address	<input type="text" value="3 Plover Way,,Lavernock Park,,Cosmeston,,Lavernock,,CF64 5FU"/>
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="25/02/2021 17:57:51"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>  App 2020 01170 OUT Land at Upper Cosmeston Farm</li><li>  Lavernock.docx</li></ul>

# 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 Garland"/>
Address	<input type="text" value="3 Plover Way, Lavernock Park, Cosmeston, Lavernock, CF64 5FU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="See attached pdf"/>
Received Date	<input type="text" value="02/03/2021 14:58:14"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>1 Keep Cosmeston Green - Objections 2020.01170.OUT - Coastal.pdf</li></ul>

# 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 Bernhard Moser"/>
Address	<input type="text" value="37 Whitciffe Drive, Penarth, CF64 5RY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input 2012.="" all="" allows="" an="" and,="" any="" are="" area.="" at="" be="" building="" by="" carry="" coming="" concerns="" consequently,="" constituency."="" council="" democracy="" designation="" despite="" difficulties,="" document,="" due="" elections="" engage="" entire="" financial="" for.="" from="" green="" happy="" have="" how="" i="" in="" is="" it="" know="" land"="" let="" level.="" make="" mandate="" massive="" neighbourhood="" none="" not="" object="" of="" ok="" on="" our="" ours.="" out="" people="" people.="" planning="" problems="" project="" project,="" project.="" raised="" realised="" removed="" replace="" responsible="" sacrifice="" seriously="" shame="" silently="" since="" sort="" sure="" taken="" that="" the="" their="" think="" this="" time="" to="" town="" trustworthy!="" type="text" unwilling="" us="" value="As a representative of our neighbourhood, I have been actively involved in the LDP process from the very beginning (2012) and have participated in ALL consultations, either in writing or during oral presentations. Since the " was="" we="" were="" who="" will="" with="" works="" you="" you!="" your=""/>
Received Date	<input type="text" value="15/03/2021 09:21:35"/>
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 Roger Stoneman"/>
Address	<input type="text" value="9 Mallard Way,,Penarth,CF64 5FG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This development should be stopped . The number of detrimental factors which appear to be ignored is incredible. Almost no information has been shared with local residents who will have to endure exponential increases in traffic and the accompanying damage to the surrounding area and fauna and flora. It is planning madness. Perhaps a local referendum of local residents should be considered."/>
Received Date	<input type="text" value="15/03/2021 19:00:52"/>
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 Sarah Webber"/>
Address	<input type="text" value="61 Cosmeston Drive penarth,Cf645fa"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This is absolutely ridiculously especially as asbestos has been buried deep in these fields as we've been told. There needs to be a proper investigation into this before anything would be allowed to build here. We have enough traffic on lavernock road too without the etc goodness knows how many houses they are planning. Why can't we just have some land left alone"/>
Received Date	<input type="text" value="15/03/2021 19:43:42"/>
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 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="My objection is on the grounds of over development. Lack of infrastructure. Traffic congestion. Destruction of wildlife. The confirmed pollution at this former council tip site and the total lack of concern for the health of local residents of Sully Barry Wenvoe and Penarth (Asbestos PAHs TPhs aresnic have all been recorded here. There has been no consultation re health as mentioned by the Health Mimnister There is planning for 1300 car parking spaces which dismisses the fact the development is for sustainable transport. The 7 storey block of flats planned is directly in the flight path of migratory birds into Cosmeston Doormice are present according to the survey. A protected species. There will undoubtedly be cat owners on the site which will have a devastating affect on wildlife"/>
Received Date	<input type="text" value="15/03/2021 20:44:34"/>
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 Steve Whalley"/>
Address	<input type="text" value="9 Heol y Brenin,,Penarth,CF64 3HR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am raising my concerns as to the numbers of additional children that would have to be supported by either Stanwell or St Cyres secondary schools. I note that an additional primary school is contained within the plan - I trust this will be built first to accommodate a work up period for the site before people move in? Likewise, given that the 2 local secondary schools are at capacity already I wonder if you could explain how the uplift in secondary children will be educated in the area without compromising those that already live in catchment please."/>
Received Date	<input type="text" value="24/10/2020 10:35:59"/>
Attachments	The following files have been uploaded:  1



# Proposed Development on Land at Upper Cosmeston Farm, Lavernock Road

## Pre-Application Consultation Response Form

Name: (optional) Tricia Cottnam

Address: (optional) 32 Cosmeston Drive, Lavernock Park  
CF64 5FA

### Reason(s) for your interest in the proposed development

Our house is adjacent to the end of the proposed path (former railway track) emerging from the development onto Cosmeston Drive.

### Please tick one of the following options

I am in favour of the proposed development

I am neither in favour nor against the proposed development

I am against the proposed development

### Reason(s) for choice

- Over Development of RURAL area:** Looking at the masterplan proposals, I am VERY concerned about over development on what is an essentially rural location. I am specifically concerned about the high rise buildings, which will overlook properties in Lavernock Park. There are 3 storey townhouses overlooking properties in Upper Cosmeston Farm; these houses currently look out over fields full of wildlife. I refer to 6.6 of your EIA, where you acknowledge 'significant effects on residential receptor groups'. The proposed 'character buildings' that were on the story boards at the Public Consultation (24.09.19) were 5-10 storeys high - TOTALLY out of keeping in a RURAL area. I was so shaken by the height of the buildings and the glass top floor overlooking our homes, my photo of it was blurred. I am REALLY upset by the thought of them - it is not Cardiff City or Cardiff Bay, where it may be better suited. Please remove them from the plan.
- Transport:** Getting out of my road by car in the morning (turning right) is a nightmare now! Potential min 576 extra cars will be devastating.
- Path to Penarth:** Whilst I am not totally against the proposed use of the former railway line as an active travel route from this development, I am concerned about the safety aspects of crossing Cosmeston Drive to continue the route to Penarth. My neighbour behind our house is not happy about the route as their house will be overlooked by path users.
- Public transport:** I was told that the current bus stops may move closer to the new development - this is not acceptable to current bus users.
- History/Ecology:** I am VERY concerned about the fact that the farm buildings, which are intended to be demolished to make way for a school. Why can they not be used as part of the school and enhance the historical aspects of the area? I trust that Cadw have been consulted, especially as the site is so close to the area where a medieval village was found! The ecology of the area is diverse and I can't help but be saddened by the potential loss of wildlife, flora and fauna that will be destroyed by the development, despite the intention to keep some of the hedges and trees. Ground nesting birds, dormice, slow worms, etc. use the ground.
- More development towards Sully:** I can see that as Welsh govt also own land up to Fort Road, that this will be developed in future.
- Coastal erosion:** I trust there is potential to roll back the Wales Coast Path, due to the likely erosion of the coastline. I also feel that the proposed adjacent houses should be excluded from the plan for the same reason, if for instance there was a significant fall, as was the case in Rhoose recently.
- Welsh Govt proposal:** I am concerned that WG have proposed the development, as they are arbiters of controversial Planning proposals!

Signed: Tricia Cottnam

Date: 14th October 2019

Upon completion, please return this form by post or email by 14<sup>th</sup> October 2019 to:

Asbri Planning Ltd | Unit 9 Oak Tree Court | Mulberry Drive |  
Cardiff Gate Business Park | Cardiff | CF23 8RS  
mail@asbriplanning.co.uk

We value your opinions and would like to thank you for taking the time to complete this form.

# Response re proposed development of Upper Cosmeston Farm: Tricia & Peter Cottnam, 32 Cosmeston Drive, CF64 5FA

## A. Issues from Planning Application Documents:

### 1. Archaeological & Heritage Statement – EDP Aug 2020

Ref S5 'Following consultation with GGAT, it was recommended that the site possessed sufficient archaeological potential to warrant archaeological evaluation prior to the determination of a planning application. A geophysical survey and subsequent archaeological evaluation were therefore undertaken across those areas of the site which had not previously been quarried. The evaluation demonstrated that most anomalies identified by the geophysical survey were geological features, with nothing more than two undated ditches and a post-hole or pit of unknown function identified in Trench 7.'

- a. Not even considered, but on the proposed development site (north east), are the remains of nuclear fallout shelter. Surprised it has not even been mentioned in this report, since there is the Lavernock Fort gun battery just further west (which is listed as an Ancient monument) to protect the ports of the Severn Estuary, of which Penarth to the north was one such port.

[Wikipedia states](#); Royal Observer Corps '...In early 1962 a protected nuclear fallout shelter (or bunker) was completed at Penarth Clifftop for the ROC (OS Grid Ref: ST 1858 6903), who by the 1960s had switched from above ground aircraft spotting to underground operations with instruments to detect nuclear explosions and warn the public of approaching radioactive fallout in the event of nuclear war. The post members were mobilised later that year and volunteers spent nearly ten days underground during the Cuban Missile Crisis as the government prepared the country for potential outbreak of war.

The Penarth cliff top nuclear bunker was closed down and abandoned by the ROC in 1975 after repeated destructive break-ins by local vandals, but the concrete entrance hatch and ventilator tower can still be observed next to the cliff walk near Lower Cosmeston farmhouse.'

- b. I also note that the central section of the site was not studied. I would also suggest that if this is not done, there could be significant historical interest being so close to Cosmeston Medieval Village. To suggest that it would be insignificant as the area was previously mined therefore any historical interest would be negligible, since Cosmeston Lakes are the original quarries and indeed, the remains of the medieval village were found right next to that!

2. I note that the **Biodiversity study (ref p3, 2.4)**; 'Limitations' stated; 'Certain areas of the site were inaccessible to the surveyor during the Extended Phase 1 survey. Two areas of woodland, one in the centre of the site and one to the south, were not accessible and trees in these areas were not fully assessed for bat potential. Three fields of species-poor semi-improved grassland, used for horse grazing, were not accessible. One area of amenity grassland to the north of the buildings was not accessible.'

- a. I note the parameters set by the recommendations to manage compliance with Legislation ref 5.2(p15-16) regards Reptiles), Nesting birds during breeding season (March-Sept), Badgers and Bats; in these cases, they recommend that; 'Prior to..works...an ecologist be consulted..'

- b. Therefore, the full extent of biodiversity features were not, but whole site MUST be assessed in full – and in context with the WHOLE site.
3. **Ref non-technical summary;** Ref 6.11 'It would be very surprising for an urban extension of this scale upon a green field site to not to give rise to some predicted 'significant' effects. **Receptors likely to experience residual significant impacts beyond year 15** are: the **landscape character** of the site itself, an unavoidable impact when converting a **greenfield** site to built form; **residential properties directly adjacent to the site's northern boundary**; and users of localised PRow L1/4/2 and S13/2/1 upon **hillsides to the west.**'

## B. Specific Comments:

- I. Please refer to the **Pre-Application document Response** form submitted to Asbri Planning on 14<sup>th</sup> October 2019 (attached).
- II. **3-storey housing on north perimeters;** There is no mention about the impacts of the proposed development on the wellbeing of the people living in the existing adjacent properties! To be overlooked by a 3-5-storey block of houses with no break, would be like looking at a 3-5-storey wall – it would look and feel like looking at a prison. Bearing in mind that these properties currently enjoy looking out onto open fields, it will be a totally unacceptable to then have a prison wall to look at – and to overlooked. You must consider the Well-being of the people who live there, so we strongly request that the bank of these proposed 3-5-storey properties are removed from all perimeters to the adjacent properties in Lavernock Park (e.g. overlooking Upper Cosmeston Farm).
- III. **Moving the current bus stop** at Cosmeston Drive; The proposal to move the bus stop is entirely to benefit the occupants of the new development and takes away the current benefits of the existing residents. It would also significantly affect visitors to Cosmeston Lakes that come from the north approach; they currently alight from the current bus stop location and cross at the signalled Toucan crossing (for pedestrians and cyclists) a few metres away (just south of Cosmeston Drive) to the main entrance. Moving the bus stop to the proposed location would be an inconvenience to visitors and will mean a much further walk to the main entrance; it is highly likely that some people will just cross the very busy road at the new location and not benefit from the safer Toucan crossing at its current location. I would also point out that there is currently a bus stop at the south edge of the site, which would still be helpful for people living in the south section of the new development.
- IV. **a. NCN 88;** The plan states that the NCN88 route, which currently ends at Cosmeston Drive, is drawn as though it will continue southwards, beyond the boundary of the proposed site (ref 2.6, Site Context) into another undeveloped field; however for the purposes of this proposed site, it cannot presume to extend southwards. So with the current site plan, where does the NCN88 go southwards??? There is no link up of NCN88 at this point from where it currently runs until Barry Brook, some 8-10km between. In reality, cyclists travelling southwards towards Sully/Barry already turn right at Cosmeston Drive (opposite our house) to the main road, then can use the off-road, shared use path.  
**b. crossing Cosmeston Drive;** the proposed continuation of the NCN 88 from Penarth crosses Cosmeston Drive into the former railway line and into the proposed site (adjacent to our house); cars in Lavernock Park travelling along Cosmeston Drive ascend/decend at this

point and any traffic plans or modifications here should be part of this consultation, but I have seen nothing outside of the proposed site plan for an onward plan of NCN 88. If any form of crossing is proposed, we must be consulted prior to any planning consent for the proposed site, as it would compromise our current living conditions.

#### **Further comment:**

- V. **Land south of proposed site;** Bearing in mind the drawn onward route of the NCN88 (as III. Above), also the proposed new Special School (see separate attachment ref Penarth Times), as the land to the south of the proposed site is known to also be owned by Welsh Government, we strongly presume that this means that the land to the south of the proposed development is going to be developed for housing in the near future. Indeed, the Special School is planned to be built by 'September 2023' (see highlight on attachment). So whilst the Transport studies only look at the current proposed site, the land owned up to Fort Road, which is considerably larger (so plans will be for far more than 576 houses), it will inevitably then exacerbate the traffic volume. We acknowledge and understand that this comment cannot be taken into consideration for the current proposed development, but we want to strongly suggest that it should be considered in regard to the overall traffic issue.
- VI. **Further to V.** above; it is stated in the Penarth Times that as the land for the Special school is to 'be bought from Welsh Govt by the Vale Council', our interpretation is that the Vale Council must have a vested interest in the development of the current proposed site; this would include access by the school children to the amenities of the developed site. Therefore, it would likely be a subjective conclusion that the Vale Council would support and likely decide to approve the proposed development, and that the interests of the many who oppose it will not be considered objectively.
- VII. It is ironic that even though the Petition against the development is now over 5,000 signatures, so it may be brought up in the Senedd – the seat of the Welsh Government, who own the land! Not only that, but any controversial planning applications that go to the [Planning Inspectorate Wales](#) as arbiters who look at planning objections – is an arm of Welsh Government. They are surely not going to be objective either...

Tricia and Peter Cottnam  
32 Cosmeston Drive

01.12.20



## Outline Planning Application by Welsh Government to Vale of Glamorgan County Council for 576 residential units at Upper Cosmeston Farm, Lavernock

I am strongly objecting to <http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2020/01170/OUT>

My objections are:

1. This is an unusual application, by a Welsh Government more intent on reducing the quality of life of local residents and visitors and more interested in financial gain than good planning. It is for one of the largest residential schemes in the Vale and moreover, the application is wrongly addressed as being in Penarth when it is actually in Sully and Lavernock, misleading local residents.
2. The application 'is not in accordance with the provisions of the Development Plan & may be of public interest. Not a good LDP, then. Surely these are grounds for claiming thye plan is inadequate. The application also includes documents that are not what they say they are. The application is therefore shoddy and misleading. It should be withdrawn and re-submitted.
3. The proposal is contrary to current best planning practice: it is greenfield not brownfield, it has virtually no jobs except and so will encourage car commuting. The sketch schemes associated with it show high rise flats and long terraces of housing that are totally inappropriate in this area of mainly single/double storey housing and detached dwellings/short terraces.
4. The land is in a green wedge of long standing, and green wedge status, where the Local Development Plan (LDP) states development is not allowed - a dichotomy in the LDP. The Welsh Government owns 500 acres more are adjacent to the site. This proposal sets the precedent for the erosion of the green wedge and could eventually result mean in all the countryside between Penarth and Sully being developed.
5. Housing supply calculations in the LDP were increased at the Welsh Government's suggestion that the Vale of Glamorgan County Council's calculations were low., calculations based on the latest household formation rates during the LDP formulation process i.e. pre 2017. Those rates were quite high. However, in recent years they have fallen by a quarter. These should be used and would result in the housing demand calculated for the LDP being a third more than is actually needed - invalidating the LDP assessment. Moreover, the Environmental Statement Volume 2, Chapter 6 Planning policy submitted with this application states that a percentage 'of additional homes should be affordable' - it does not calculate need and then add 40% as affordable homes as the Vale's LDP does. Moreover, those housing demand calculations were introduced very late in the LDP) development process and did not give residents time to prepare objections, a very good reason for the Welsh Government to withdraw this proposal and organise a proper consultation. Page 58/9 of the LDP, shows where development should take place. For Sully it shows only:
  6. Primary Settlement, Sully
  7. Land West of Swanbridge Road, Sully (part) 20 ha 500 dwellings
8. There is no other land allocated for housing in Sully and Lavernock. This could mislead local people and others.

9. The proposals will increase traffic flows near the scheme. The Welsh Government's traffic assessments show they will generate an additional vehicle movement every 10 seconds during the peak hour and even more at the height of the peak. With the additional movements from the Cog Road development under construction in Sully these flows could be 50% higher, with horrendous implications for the Merry Harriers junction and the junction at the other end of the Cogan Spur Road, increasing air pollution.
10. The area was very badly flooded in February 2020 and this development is likely to make it worse by increasing run off at times of high rainfall (see video: <https://www.facebook.com/100013275875113/posts/882146842237837>)
11. In the 1970s the local council used these fields as landfill sites for the disposal of waste, resulting in contamination. There are structures that look like methane distributors on site and the EIA found asbestos. Of course, this contamination can be removed, contained or simply ignored but there are no proposals for this in the planning application.
12. This development will dramatically over-burden local schools, health and other facilities.
13. The site is next to Cosmeston Medieval village and there is valuable 15 Century archaeology, including a rare fireplace and more, at Cosmeston Farm and there are no proposals in the plans for the Archaeology to be assessed properly.
14. The site is also very visible from the Severn Estuary, coastal path and Cosmeston Lakes Country Park, especially if 9 storey flats are built at the highest point, turning the Country Park into an 'urban park'.
15. The site may be subject to coastal erosion and it is close to the Severn Estuary Special Area of Conservation (of European significance) and the Severn Estuary RAMSAR, of international importance to a variety of fish species and waterfowl. The noise from the construction phase is likely to affect the site and so could the occupied development.
16. The Welsh Government has many excellent Strategies for Bio-Diversity, Countryside, Woodlands, etc, but there has been only limited action to implement those strategies. It could use this site, or a mixture of agricultural activities and woodlands that could be used for farming/horticulture and made accessible to the public for walking, jogging, cycling and horse riding.

Finally, I have to comment that the timing is undemocratic - the Welsh Government submitted its planning application for this site on the same day it announced a complete Covid 19 lockdown in Wales. It took a year from the consultation stage to submitting a planning application but residents have been given less than three weeks to comment, with the letter formally telling me about the scheme arriving on October 30, 2020, so one week of the three allocated for residents to comment has been lost. Due to the current Covid lockdown, interested people cannot meet to discuss the application or even drop leaflets in to affected residents. You may be within the law but it is immoral to try to rush this scheme through during the Covid crisis and not in the spirit of the Welsh Government's Chief Planner's advice on how to act during that crisis, dated 27/03/2020. As a trained town planner, I am disgusted at the way you are treating residents and others.

## Planning Application

Re: 2020/01170/OUT

I write in regard to the above planning application by the Welsh Government.

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

I write to object to this application on the following grounds:

### 1. Landscape

The Vale of Glamorgan Adopted Local Development Plan 2011-2026 (LDP), Policy SP10 – Built and Natural Environment states “Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan”.

On display in the collection of the National Museum Wales is the painting by Alfred Sisley - ‘La falaise a Penarth, le soir, marée basse’ (‘The cliff at Penarth, the evening, low tide’). The painting reveals the glorious view from a point on Penarth cliffs towards Lavernock Point with the Bristol Channel in the background. The museum describes the piece as one of “the only pictures of Wales ever painted by a leading Impressionist”. Alfred Sisley is thus an important figure in the cultural life of Penarth, the Vale and Wales and the wonderful rural coastal landscape he painted looks much today as it did in 1897.

### 2. View from Penarth

The southern end of Penarth’s coastline is marked by the transition from clifftop walk to open countryside beyond. The development proposal seeks to urbanise this landscape with 576 dwellings and buildings up to 7 storeys high and up to 26m above ground level. The unique character of Penarth’s relationship with coast and countryside would be irreparably damaged forever.

### 3. View from the coast path adjacent to the development

Leaving Penarth clifftop the Wales Coast Path enters a long unbroken rural stretch ending at Sully. The initial section has openings with spectacular views of the Bristol Channel and inland offers glimpses of unspoiled countryside. The proposed development seeks to build a large urban housing estate along this section with properties as close as 30m to the cliff edge with the Wales Coast Path being squeezed in-between. The peace and tranquility of the countryside and enjoyment of this place would be destroyed by its replacement with an urban environment and all of the noise and disturbance emanating from it.

### 4. View from Lavernock

The site plan has been designed so that the largest homes on the development, described in the plans as elegant 3 storey detached houses up to 14m high, occupy the most elevated position along the south-eastern boundary of Area 4 “Marconi’s Vistas”. In regard to these select properties, the developers state “Many will be designed to place living spaces at first floor level or higher to benefit fully from the distant views offered across the Vale or Bristol Channel once above the surrounding hedgerows and scattered trees”. The developers describe that “The homes will benefit from stunning views across the Vale of Glamorgan”. The scenic view that building these houses will alter is represented, in part, in photomontage EDP 16, volume 3, Appendix 7.2 LVIA supporting figures. The landscape that construction of these buildings would ruin can of course only properly be appreciated by a visit to the site; the pristine view of cliffs, coast and countryside looking back towards Penarth from where the photograph was taken would be replaced by a scene of 3-storey residences occupying the skyline less than half a mile away. It should be noted that these houses would also be viewable from several much closer positions along the Wales Coast Path as it traverses in the direction of Penarth.

This view of the Vale coast and the timeless landscape it is situated within would be destroyed by the construction of a select number of 3 storey detached houses up to 14m high providing vistas across the very landscape they will ruin. The Welsh Government must decide whether its priority is to offer the residents of these homes “stunning views across the Vale of Glamorgan” or whether it wishes to preserve this treasured landscape for the nation.

The Archaeological and Heritage Assessment 1.10 states that “land at the site slopes from east-west. The highest point of the site is located in the south-east and sits at c.35m above Ordnance Datum (aOD). From here, the land slopes gradually towards Lavernock Road to reach the lowest area of the site in the west at c.14m aOD.” This high point of the land should be used to screen the site from the coast and not be used for the purpose of providing scenic vistas for the residents of a select number of properties. If the housing estate is subsequently to progress in any form then the Government should ensure that no part of the development appears above the skyline as viewed from any point along the coast between Lavernock point and the coast path up to where it runs adjacent to the site. Given that the natural contours of the site slope downwards away from the coast inland towards Lavernock road this aim could be achieved with a re-design of the development site and, if necessary, a modest down-scaling of the number of properties.

## 5. Wildlife

The developers' claim that "Overall there will be net gain in natural habitat". It appears likely there are more effective ways of providing this on a greenfield site than by creating an urban environment with 576 dwellings.

## 6. Schedule 1 breeding birds

Peregrine Falcons historically have nested along the cliffs at Lavernock. The pair successfully raised young this summer and are present all year. The eyrie is on the cliff face directly below the proposed development site (photograph and grid reference of nest site available). According to the planning documents there will be a minimum 30m wide buffer zone between buildings and cliff edge. The nearest buildings will therefore lie as close as 30m horizontal distance and an estimated 5-10m vertical distance from the nest site. The ecology report does not consider the impact of the potential for disturbance to Peregrines arising during the construction stage of the development. The Wildlife and Countryside Act 1981 affords Peregrines special protected status as a Schedule 1 species. The law says if any person intentionally or recklessly disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young, he shall be guilty of an offence.

## 7. Migrant birds

Lavernock and Cosmeston lie at the south-east corner of Wales and occupy a strategic site along a flyway for migrating birds. Although not referenced in the ecology report the importance of the site for migrating birds between August and November is well-documented in many publications including the The Birds of Glamorgan and the annual Glamorgan Bird Reports. During the migration period finches, pipits, larks, warblers, chats, and thrushes gather in numbers in the fields, hedgerows and trees to stop off, rest, re-fuel and take shelter. Lavernock is an especially important site in Wales for migrating Swallows in autumn which on occasions gather in the area in their thousands to forage over the open fields before continuing along their migration routes across the Bristol Channel towards Flat Holm and Somerset or towards the Severn estuary. Swallows have a strong preference for foraging over rural areas and the urbanisation of part of this environment would have a negative impact.

## 8. Mitigation or alternative land use

The importance of wild areas to well-being is increasingly recognised and during the current public health emergency people have become more aware than ever of their dependence upon a healthy natural world. This area of rural coastline close to large urban areas provides an essential breathing space for people and nature. The Welsh Government's landholding could be used to enhance the potential of the area for nature and well-being and at the same time act as a necessary buffer to the risk of over-development in the future. Some thoughts include:

- Cosmeston Lakes Country Park extension.
- Wildbelt - a landscape designation promoted by The Wildlife Trusts which refers to the creation of wild areas to protect spaces that nature and people will need for the future.
- Public footpath created between Cosmeston Lakes Country Park and the Wales Coast Path utilising the existing lane on the Welsh Government's landholding running between Lavernock Road and the WWII site on the clifftop. Although not formally a public right of way this lane has been used for decades by local people as a natural passage between the two sites and during the current public health emergency has been discovered to the pleasure of many others.

## 9. Conclusion

The developers' claims that their plan "enhances and celebrates the natural features of the site" and "celebrates local culture" cannot be justified and appear unlikely to be shared by many visiting Penarth, Cosmeston or Lavernock. The Welsh Government should act in the interests of the people, our cultural heritage and natural world by withdrawing this application to urbanise this precious site and thus preserve the wonderful scenery of the area for this and future generations.

Dr Graham N. Smith  
Vale of Glamorgan resident  
(address supplied)

11th November 2020

We are interested in this development because we live in Westbourne Road and are concerned, inter alia, at the volume of traffic that will be generated by the building of 574 residences without adequate infrastructure. We are not against a housing development in this area, the present estate has been very successful, but there are a number of issues which need to be addressed.

1. There will be substantially more traffic generated by such a large number of houses and the provision of a Welsh medium school. This will exacerbate the problem with school buses and cars at certain times of the day when the roads are already very busy. The access into and out of Penarth at peak travelling times is problematic, but this will make the situation considerably worse.
2. The plan emphasises cycling and bus transport but this is inadequate provision for such a large development. The cycle track is promoted as being an alternative route to the station and the barrage but this is unrealistic. It is not suitable for mothers with young children or the elderly. Numbers using it would decline in wet weather conditions and in the winter. Also there is no lighting along the path, making it dangerous in the evenings and early mornings in the winter months. The cycle path is inadequate for getting to the barrage as it comes to an abrupt end at Penarth station. Most people find the present cycle paths provided along roads in Penarth to be inadequate. There is a cycle route marked to the cliff top on your plans, and we notice that there is a proposed cycle route along the cliff top, (prohibited at present). Does this mean that the present wooded part of the cliff path is going to be tarmacked and bushes removed (see point 5)?
3. We are especially concerned about the height of the flats proposed. The highest buildings at the moment are 3 stories, which are quite noticeable in the landscape, but 8-9 stories would be totally out of keeping with this area. The present Cosmeston housing estate blends into the landscape on the whole, but these proposals would be over-development. We note that this is referred to as a prestigious landmark with beautiful views, however this rather looks to be a way of maximising profit for the developer whilst ruining the rural nature of the landscape. Is there adequate parking provision for the density of cars there would be with such a development?

4. The public areas marked on the plans show quite a large amount of greenery. Who is going to maintain these areas? The bay area of Cardiff along the feeder canal has been allowed to grow wild and overgrown, with rubbish in the waterways and large amounts of algae. Is there a danger of this happening on this development?
5. The plans do not indicate whether you are preserving the Wales coastal path in its present form. Hedgerows along the coast are not marked on the plans. It would be a great loss if these hedges and trees were removed as it is a beautiful rural coastal walk at present. It would also endanger the cliffs if vegetation was removed nearby.

Yours faithfully

Michael & Susan Carter  
105 Westbourne Road  
Penarth

**Application No 2022/01170/OUT**  
**Land at Upper Cosmeston Farm, Lavernock Road, Penarth**

Comments on outline planning application for residential development.

The application is premature. The Welsh Government, as applicant, has inappropriately and in an anti-social manner, made the application for this major development during lockdown and at a time of national emergency. This has constrained the proper scrutiny of the application and the ability of local people and other interested parties to examine and comment on the proposals. The application should be withdrawn until such time as the social and economic effects of the COVID pandemic and the consequential implications for future development and the Local Plan have been assessed and evaluated.

The proposed development would have a significant adverse effect on biodiversity and protected species. The measures to mitigate, compensate and enhance biodiversity are not described in sufficient detail to ensure the Welsh Government's sustainable development duty and its legal responsibility for protected species will be fully met.

The traffic assessment does not give adequate and robust consideration of the adverse effects of traffic generated by the proposed development. The ES concludes that the traffic generated by the development would not have a major adverse effect on existing traffic flows on Lavernock Road and the local highway network. This conclusion seems to be at variance with the observed existing traffic flows on Lavernock Road, Redlands Road and Westbourne Road which are regularly congested at peak times. There are limited employment opportunities and few retail or community service facilities in the immediate vicinity of the proposed development, so there will be strong demand for travel by car. The traffic assessments do not give sufficient weight to the growth in traffic generated by all the housing development being constructed or proposed in the SE Vale and West Cardiff area in particular in Sully, Barry Waterfront, Dinas Powys and Penarth.

The proposed development will place increasing pressure on existing over subscribed community and health services (in particular GP surgeries and dentists). No provision is made for additional community services to meet the increased demand.

The density of residential units is high (30 to 50 dp/h), which is at a level more appropriate for an inner city / urban context. The density proposed is not appropriate for a peri - rural / suburban context and will be out of keeping with the scale and character of the adjoining residential areas and the remaining open countryside between Lower Penarth, Lavernock and Sully. The proposal for 7 storey apartment buildings is highly insensitive and inappropriate for the peri-rural location and will unacceptably increase the visual intrusion and the urbanisation of the rural and residential character of the area.

The extent of the open space to be retained along the Welsh Coastal footpath is inadequate to protect the existing tree and shrub cover along the coastal edge of the proposed development. This vegetated corridor is particularly important in defining the settlement boundary of Penarth. It is also an important wildlife corridor. This existing vegetation should be protected and conserved in the longterm to ensure that its prominence and importance is not eroded over time by the development and by future residents seeking to obtain seaward views. The loss of clifftop vegetation, and the wildlife using it, has occurred in recent years along the open space adjoining Whitcliffe Drive and the Paddocks to the detriment of the wider landscape context and biodiversity.

APPLICATION NO: 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.

In response to VOG Council's letter of 23 October 2020, my comments on this application are as follows.

I am firmly against this development. While I acknowledge that there may well be a need for additional housing in the Penarth area, such housing needs to be located carefully to ensure against over-development of a particular site and an unacceptably negative effect on the area as a whole. The proposals in this outline application fail to do either of these things.

Firstly, the development proposed is too large overall in relation to the site itself. While there are green spaces inserted here and there, the housing is intensive and too dense. This is particularly obvious when a comparison is made with the more spacious layout of the existing Lavernock Park estate clearly shown on the site plan accompanying the application.

This development, as proposed, will ruin a valuable green space on the southern edge of Penarth and replace it with a large, sprawling piece of obvious urbanisation at a previously semi-rural location. This will significantly reduce the amenity currently enjoyed by residents living in the area. This urbanising effect is particularly inappropriate given the location of the attractive and very popular Cosmeston Country Park close to the proposed development. This will cause much harm to the amenity currently provided by the Country Park and to the pleasure of those visiting it.

Secondly, as to highways and transport matters. This large housing development will generate a significant extra volume of traffic onto the local road network particularly during peak times. The inclusion of a primary school within the development will noticeably add to this effect by in effect extending the "peak period" with the extra school journeys involved. All of this extra traffic will have to fit into the already very busy local road network, particularly Lavernock Road and the relatively narrow roads to and through Penarth town. While extra flows in the Sully and Barry direction may well be accommodated, traffic wishing to access Cardiff, where I suggest the majority will wish to go, will add very significantly to the already very congested two routes out of Penarth in this direction.

Thought might be given to putting in bus priority measures to encourage public transport use, but it is hard to see how this could be done given that Penarth is already built up with relatively narrow roads in many places. There is very little room for bus lanes.

The only positive note on transport which I have seen in the proposals is mention of re-instating the railway from Penarth town down to Lower Penarth possibly as part of the Metro project with use of tram-trains. This would certainly bring much closer access for residents to the reserved track and priority advantages of a railway with consequently faster journey times and a lessening of traffic congestion. This would be the case for those people in the new development plus existing residents in the area. And with a bit more imagination and a little on-street running, such tram-trains would be able to travel right into the heart of the proposed development itself.

Contd.



Lastly, as to shortcomings in what is actually being proposed. While this large development has a substantial number of houses/dwellings, some community space and a primary school, there is no mention of a shop or more importantly, a Doctors' surgery. Existing medical provision in Penarth, is I think many would say, very overstretched, but, at least it is placed towards the town centre. However, I understand that the Council and other authorities are planning to create some sort of health "hub" in the Cogan area which is right on the northern edge of the town. As people living in Penarth know only too well, getting too and through Cogan in peak periods is a very slow and tedious business now, so trying to get to an appointment at a surgery by a certain time will be very difficult. This large development being proposed will only add to these problems. Would it not be better to include a Doctors' surgery in this new development on the southern edge of the town to alleviate some of these difficulties and provide some "balance"?

31<sup>st</sup> December 2020

Dear Sirs and Madam

**Planning application for 576 houses and 9 storey flat at Lower Cosmeston, Lavernock**

You will be aware that you, as Welsh Government, have put in an application to the planning department at the Vale of Glamorgan Council in order to obtain planning permission for 576 houses and a 9 storey block of flats at the above location.

You will also be aware that there is much concern from not only local residents but from those that frequent Cosmeston 'Country' Park across the road that this should not happen. I believe you have been requested and have refused to call in the planning application based on numerous factors. The timing of your application to the Council is questionable as well, given that we were in semi lockdown which prevented members of the public being able to attend meaningful consultations. We will try not to read too much into that!

You will also be aware that last week's deluge of rainfall led to many places in Penarth, Sully and Dinas Powys suffering flood damage. Now Sully and Dinas Powys are different cases as the developments have already been built, or are in the process of being built, which have exacerbated issues. Sully in particular has never suffered flooding before, certainly not in my lifetime of 50 plus years. However, houses in Conybeare Road, Winsford Road and Highbridge Close all had about 3ft of brown water which had run off the building site at the top of Cog Road. The Council were warned this would happen but of course being pressured by Welsh Government to meet an unnecessary housing quota gave the planning permission. Hence the current residents of Sully are now paying the price.

The reason I mention the Sully disaster is that it is within your power as government officials to stop a similar disaster in Lavernock. I can provide videos of the state of the road and how water was all but reaching the houses and it was coming in waves as the cars drove up on the pavement to avoid the deepest sections.

A few days later I walked along the cliff path which abuts the proposed development site and witnessed how much erosion of the cliff had taken place with water rivulets channelled through the path. I also took a look at the site that you want to sell on for building and it struck me how criminal it would be to build all over this land when actually what you should be doing is planting trees there. You have to be aware, as presumably you employ people who are knowledgeable in the area of the environment, that trees remove water from catchment areas leading to a significant reduction in pressure on drainage systems in urban areas and a reduction in flood risk in rural areas by absorbing runoff from roads and agricultural areas (source Chartered Foresters). In fact a tree absorbs 10 gallons per 1 inch (2.5cm) of trunk diameter per week. If there is unlimited water there are records of trees absorbing 150 gallons of water a day. That is a lot of water and the removal of trees in Dinas Powys to enable developers to build houses, on what is a flood plain, has worsened the situation in Dinas Powys considerably. The cumulative effect of all these housing developments across South East Wales has made the risk of flooding for both new houses and those houses which have been there for years so much greater.

What is the point of building more houses, if the existing housing stock become uninhabitable at times – it doesn't make sense. It was heart-breaking to see friends' houses devastated with muddy water flowing around their bereft Christmas trees and searching for places to stay over the Christmas period, especially given that they was not 'allowed' to mix with other households. Add to that the damage all this covering of green fields and woods is having on the environment, an environment that governments purport to care about for the well-being of future generations. All this housing will not be much good if the air they breathe is toxic and everywhere is flooded as soon as it rains.

If, and it's a very big if houses are built on this land, they should be done in an innovative way which works with the environment as far as possible, i.e. not as Asbri planning have in mind, to build tacky boxes in order to make maximum profit. Thought should be given to how things can be done differently as the old methods of thinking you can just build more and more and put in a soakaway are not working as has been proved over the last few weeks.

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 14<sup>th</sup> 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 and which would be able to better support the huge impact the building of 578 new homes would 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.

Debbie Williams  
12 Upper Cosmeston Farm  
Penarth  
CF64 5UB

**Lambert, Fiona**

---

**From:** Catherine Jones [REDACTED]  
**Sent:** 19 November 2020 11:11  
**To:** Planning  
**Subject:** 576 homes at upper Cosmeston Farm petition

I wish to make my objection to the building of 576 houses at the above site. I would like to know what the powers that be who want this are going to do about the already struggling Doctors surgeries and dentists. We the people who pay for these services through our taxes etc deserve better than what we're already getting, piling more people into the area will make things a nightmare. Also the roads and pollution from all the extra traffic will cause huge problems. It is a lovely area way must it be spoilt. Catherine S Jones 20 Railway Terrace Dinas Powys. I was born and brought up near the area and visit and take a huge interest in Penarth so feel the need and right to have an input in the matter.

**Lambert, Fiona**

---

**From:** Dan Donnelly <[REDACTED]>  
**Sent:** 03 November 2020 19:14  
**To:** Planning  
**Subject:** 2020/01170/OUT

Good day,

I wish to object to the above application on the grounds that the area concerned is of particular public interest. This is a beautiful and relatively untouched area in terms of development. There are other sites at which a development of this kind could be sited, without any such loss to general public interests.

Kind regards,

Mr D Donnelly

## Lambert, Fiona

---

**From:** max wallis [REDACTED]  
**Sent:** 04 November 2020 11:46  
**To:** Planning; Lankshear, Robert  
**Cc:** BarryVale FOE; green keith; Barry Shaw; maxine levett; Michael Garland  
**Subject:** Application 2020/01170/OUT attn Robert Lankshear

Dear Mr Lankshear,

**EIA (Wales) Regs 2017; requirement for further information under Reg. 24(1)**

It appears the ES gives insufficient information re. coastal erosion, so that you have to seek further information under the EIA regulations.

I find the reference in 7.48 of the Planning statement "*a buffer is provided from the cliff edge to allow for any coastal erosion. This buffer has been included following discussions with the LPA*". That does not give the EIA-required data, nor refer to where it can be found.

Section 6.5 admits "potentially significant adverse effects (at Year 15) on receptors upon: the Wales Coastal footpath, adjacent to the site boundary ... largely driven by ...proximity of change in the case of the Coastal Footpath". This cryptic reference to a significant adverse effect - like the Coastal Path disappearing into the sea - is far from the honesty that you require of a consultant.

Under the Shoreline Management Plan, the LPA has to review and update the early (pre-2010) coastal erosion estimates. There is no reason for the ES failing to report and give data on the review. You would surely agree that it could and should give data from the old SMP if no review is available.

This is such a significant omission, that it cannot be covered by a simple clarifying letter, but needs proper data. The pictures illustrating points of cliff erosion are quite insufficient. We therefore ask that the Council tells the applicant that the ES fails to properly address the coastal erosion issue so that under Reg. 24(1)

*in order to satisfy the requirements of regulation 17(3) it is necessary for the statement to be supplemented with additional information which is directly relevant to reaching a reasoned conclusion on the likely significant effects of the development*

Yours sincerely,

Max Wallis [REDACTED]

Friends of the Earth Barry&Vale

48 Westbourne Rd, Penarth CF64 3HF



## Lambert, Fiona

---

**From:** max wallis <[REDACTED]>  
**Sent:** 04 November 2020 11:46  
**To:** Planning; Lankshear, Robert  
**Cc:** BarryVale FOE; green keith; Barry Shaw; maxine levett; Michael Garland  
**Subject:** Application 2020/01170/OUT attn Robert Lankshear

Dear Mr Lankshear,

**EIA (Wales) Regs 2017; requirement for further information under Reg. 24(1)**

It appears the ES gives insufficient information re. coastal erosion, so that you have to seek further information under the EIA regulations.

I find the reference in 7.48 of the Planning statement "*a buffer is provided from the cliff edge to allow for any coastal erosion. This buffer has been included following discussions with the LPA*". That does not give the EIA-required data, nor refer to where it can be found.

Section 6.5 admits "potentially significant adverse effects (at Year 15) on receptors upon: the Wales Coastal footpath, adjacent to the site boundary ... largely driven by ...proximity of change in the case of the Coastal Footpath". This cryptic reference to a significant adverse effect - like the Coastal Path disappearing into the sea - is far from the honesty that you require of a consultant.

Under the Shoreline Management Plan, the LPA has to review and update the early (pre-2010) coastal erosion estimates. There is no reason for the ES failing to report and give data on the review. You would surely agree that it could and should give data from the old SMP if no review is available.

This is such a significant omission, that it cannot be covered by a simple clarifying letter, but needs proper data. The pictures illustrating points of cliff erosion are quite insufficient. We therefore ask that the Council tells the applicant that the ES fails to properly address the coastal erosion issue so that under Reg. 24(1)

*in order to satisfy the requirements of regulation 17(3) it is necessary for the statement to be supplemented with additional information which is directly relevant to reaching a reasoned conclusion on the likely significant effects of the development*

Yours sincerely,

Max Wallis [REDACTED]

Friends of the Earth Barry&Vale

48 Westbourne Rd, Penarth CF64 3HF

## Lankshear, Robert

---

**From:** max wallis [REDACTED]  
**Sent:** 16 November 2020 17:25  
**To:** Lankshear, Robert  
**Cc:** Penrose, Bob (Cllr); BarryVale FOE; green keith  
**Subject:** Application 2020/01170/OUT Request for Further Information on coastal issues, including erosion and the Wales Coastal Path

Thank you for your reply earlier today, confirming the time-scale for public representations extends at least into December. Could we in Friends of the Earth request that you ask the applicant to provide the required information relating to coastal erosion?

1. The Pre-Application consultation report says

A site specific survey of the cliff edge has been undertaken to establish a coastal exclusion zone. Further details have been added to the Design and Access Statement. [Please supply that survey](#)

2. The DAS says (2.1)

The cliff edge is an area of potential coastal erosion.

The site falls under the Severn Estuary Shoreline Management Plan... The National Coastal Erosion Risk Mapping suggests that the cliff will erode 6.6m in 100 years with the potential for up to 10 metres to collapse in a single event. The impact on the masterplan site is minimal as the majority of the site boundary is much further than 10m from the cliff edge.

[Please justify the word "potential" when the picture presented shows actual coastal erosion](#)

[Please supply the data on predicted erosion given from local observation in the SMP, explain the 'suggested' figure of 6.6m, and give the range of possible erosion distance in 100yrs from both sources and the site-specific survey.](#)

[Please give erosion projections for a realistic range of planning horizons \(unless you propose restoration to green-field by 2120\)](#)

[Please derive a buffer that would safeguard the SSSI special interest and still maintain sufficient width to manage proximity risks from use of the development to the SSSI \(e.g. fly tipping from curtilages\), as Penarth Town Council sought.](#)

[Please apply the Precautionary Principle to choosing the buffer width, taking into account possibly accelerated erosion due to climate change](#)

3. the DAS shows (3.1)

"10m coastal erosion zone (indicative only)" extending into the site for 25% its length and showing all of the site boundary is within 4m of the zone.

[Please clarify the glaring differences with the statement of 2.1 "the majority of the site boundary is much further than 10m from the cliff edge"](#)

4. The Planning Statement 7.48 says

It is also noted that a buffer is provided from the cliff edge to allow for any coastal erosion. This buffer has been included following discussions with the LPA.

[Please supply the record of those discussions with the LPA.](#)

We point out substantial deficit compared with the EIA Schedule 4 requirement on Information for inclusion in environmental statements:

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to—

(c) the absorption capacity of the natural environment, paying particular attention to the following areas—

(ii) coastal zones and the marine environment;

3. A description of... natural changes from the baseline scenario (as) can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.

4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the Development...land (for example landtake) ... material assets, cultural heritage...

6. A description of the forecasting methods or evidence used to identify and assess the effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

You can observe that the coastal erosion is covered by 3., the land lost and unavailable for set-back of the coastal path, the material assets of the Coastal Path and cultural heritage of the undeveloped coast rich in fossils under 4. and lack of knowledge/uncertainties under 6.

Note that point 2 requires information on the sensitivity and absorption capacity of the coastal zone and marine environment. While NRW will (they say) require an HRA (Habitats Regs Assessment), that legislation is separate, which does not allow the applicants to omit the relevant EIA information from the Environmental Statement. Please require the coastal/marine information to comply with point 2 of the Schedule 4.

There is as you know a Welsh Strategy on coastal erosion within which Shoreline Management Plans cover coasts in the Vale. The Welsh Government published an update of the *National Strategy for Flood and Coastal Erosion Risk Management in Wales* in July, and SEA of it in October. Under the Strategy, the Wales Coastal Path is considered a national asset. The only information given in the ES is the Environment Agency's *National Coastal Erosion Risk Mapping* with no indication if it's the April 2020 update. You will agree that the Welsh policy on coastal erosion is the appropriate context for the Further Information that we seek.

We are aware the Council's scoping decision mentioned only impact on the (current) Coastal Path as 'receptor', while NRW's advice omitted to cover their responsibilities on coastal erosion and for the Wales Coastal Path. However, your cover letter of 5 April 2019 said the ES *should cover the matters referred to in Schedule 4 of the EIA Regulations 1999* (updated in the relevant EIA (Wales) Regs 2017), which we've cited above.

Would you therefore require the applicants to respond to our specific requests (in purple) and to submit Further Information (under Reg.24) properly covering the coastal issues, including the coast's erosion over a range of planning horizons.

Yours sincerely  
Max Wallis  
Friends of the Earth Barry&Vale  
14 Robert St, Barry CF63 3NX

## Lambert, Fiona

---

**From:** Janice Soderland [REDACTED]  
**Sent:** 06 November 2020 10:43  
**To:** Planning  
**Subject:** Application No 2020/01170/OUT/RL Land at Upper Cosmeston Farm, Lavernock Road, Penarth

The 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. There are two problems with that. Firstly, aesthetic, in that it would be a visual blight, for walkers on the path. Secondly, the cliffs are eroding by 36 feet since 1986, and the rate of erosion appears to be accelerating. Therefore nothing new should be built within the 250 metres of the receding cliff edge.

Also the intent to demolish the existing farmhouse is out of order as this is an historic building of some 400 years old. Therefore it should be preserved for the nation. Also it is a home to an existing family.

This area between the Bristol Channel and Cosmeston Lakes is a farming area full of wildlife. The reports on wildlife in general have been inadequate, being focused on very small specific spots such as the land around the farmhouse and not addressing the area as a whole.

The existing infrastructure can hardly cope with the flow of traffic between Penarth and Cardiff as it is. Traffic levels have been reduced due to the Pandemic although at normal time it is constant, with queueing and the associated noise pollution. The proposed development would by sensible estimates increase the vehicular traffic in the immediate area by a 1000 vehicles plus, thereby delaying emergency vehicles enroute to Llandough and the UHW hospitals. Possibly with fatal consequences.

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

Janice and Peter Soderland  
4 Upper Cosmeston Farm,  
Penarth,  
Vale of Glamorgan,  
CF64 5UB

## Lambert, Fiona

---

**From:** leemail28 <[REDACTED]>  
**Sent:** 30 December 2020 14:27  
**To:** Planning  
**Subject:** Comment regarding planning application...

Hello

I would like to protest in the strongest terms about the planning application to build 576 homes adjacent to Cosmeston Lakes Country Park (2020/01170).

My reasons are as follows:-

It represents unwarranted over development. With 540 homes off Cog Road, Sully, this would mean 1100 new properties in the space of a mile. All planning, under Government policy, must try to avoid urban sprawl. This development would mean the end of Sully, Swanbridge and Cosmeston as separate rural entities.

Given that such a development allows for 1.5-2 parking spaces per home, the roads and transport facilities are unable to cope with such an increase in volume.

The 'Keep Cosmeston Green' organisation has identified the threat of loss of valuable farmland, green areas and local wildlife habitat.

Mark and Jonathan Lambert have often pointed out the potential loss of valuable archaeological artifacts, including some from the 14th century.

Schools are full to capacity and are unable to take any more students.

Finally, and most importantly, there is no need for these homes. We are constantly told of the need for new housing but there is no documented requirement here. Sully and Cosmeston have no industry or major employers. Young people have to work and so would commute to major centres such as Cardiff, Cardiff Bay or Bridgend. This adds to congestion, pollution and noise. Most want to live nearer their place of work and there are plenty of new developments, in all price ranges, in the areas previously mentioned. For those who do wish to live in the Vale, given its older population, there is a constant flow of housing stock. Look around and there are For Sale signs everywhere. Where is this demand? It simply doesn't exist.

I hope you will kindly acknowledge receipt of this mail and pass my comments to the relevant authorities. Thank you.

Regards,

Lee Stuart (Mrs)

Sully resident for 30+ years

Sent from: Lenovo B8000-H

## Lambert, Fiona

---

**From:** Emma Harding <emma@asbriplanning.co.uk>  
**Sent:** 08 December 2020 16:20  
**To:** Lankshear, Robert  
**Cc:** Barrie Davies; Lydia.Haskey@gov.wales; Martin.Roe@austinsmithlord.com  
**Subject:** Cosmeston - red line

**Importance:** High

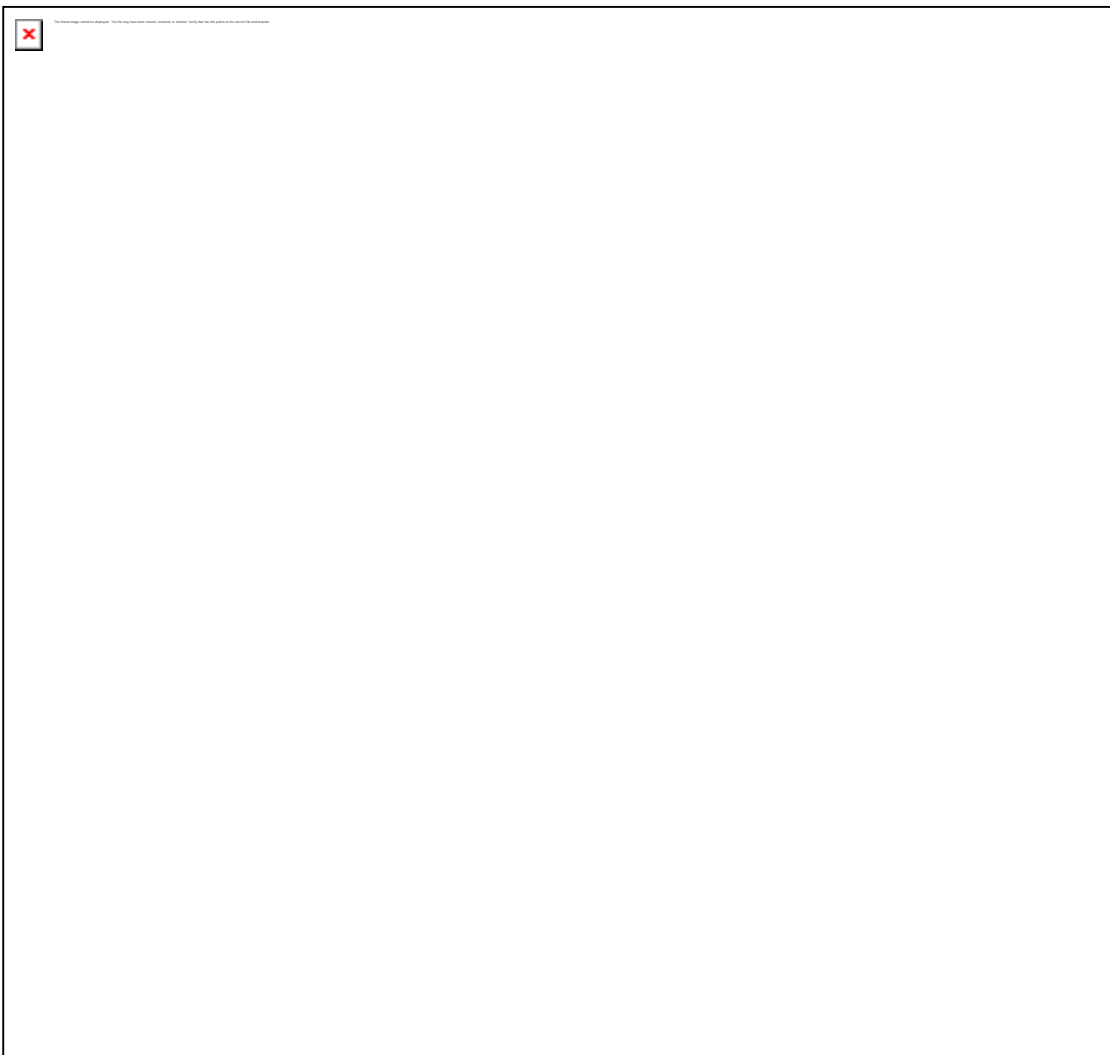
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Rob

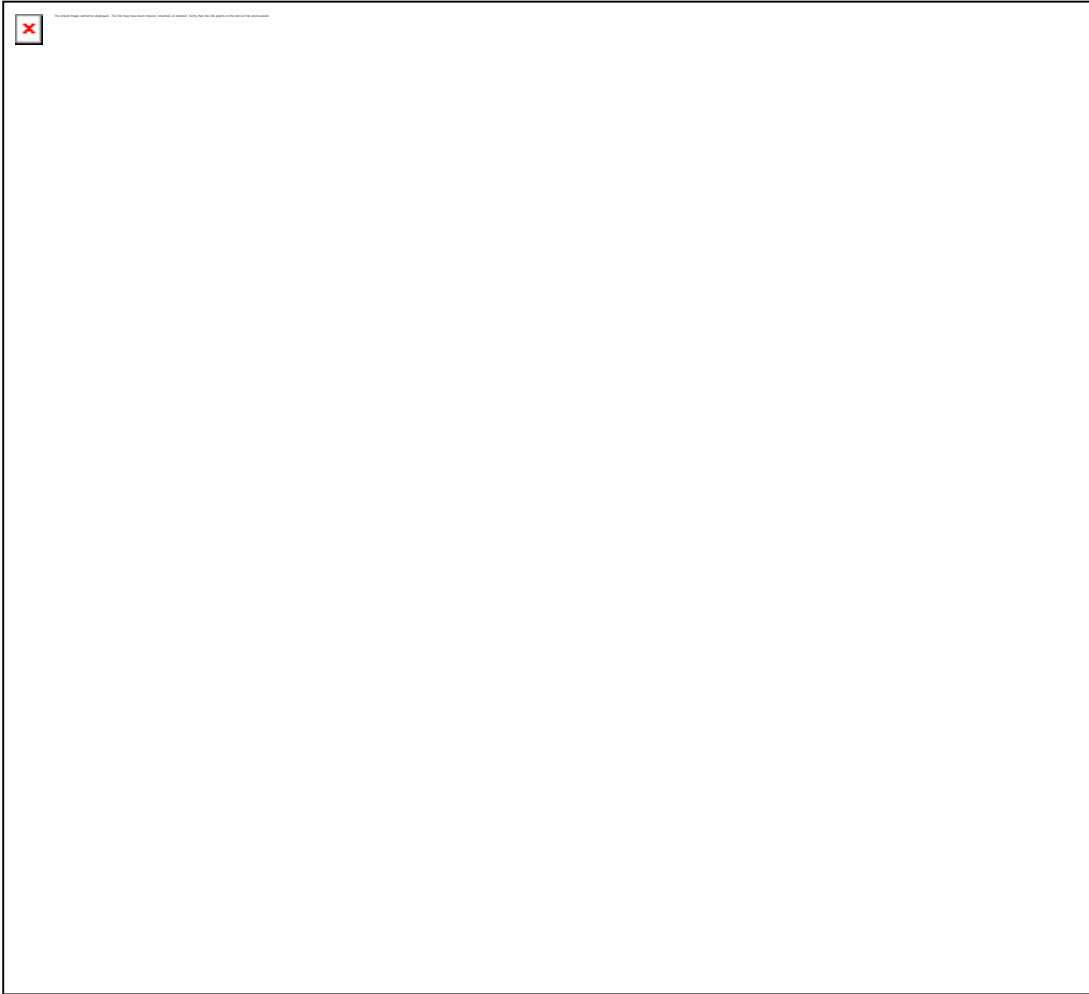
I hope all is well.

As discussed please find below the redline comparison. The red lines at PAC and Submission are the same.

PAC Red Line



Submission Layout



Please let me know if you require anything further.

Kind Regards

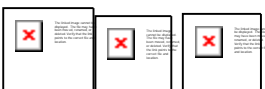
Emma

**Emma Harding – Principal Planner MRTPI**

Asbri Planning Ltd | T: 02920 732652 | M: 07527328067 | W: <http://www.asbriplanning.co.uk>



Cardiff | Swansea



This communication may contain information that is confidential and may also be privileged. If you are not the addressee please note that distribution, copying or use of the information is prohibited. If you have received this communication in error, please advise us immediately. It is the recipient's responsibility to take any action necessary to prevent computer viruses being admitted. Accordingly, Asbri Planning Limited disclaims any responsibility for occurrences arising directly or indirectly from such transmission of computer viruses. The views and opinions expressed in this e-mail are the author's own and may not reflect the views and opinions of Asbri Planning Limited.

Checked for spam and viruses  
<http://www.canit.akauk.net/>



**Lambert, Fiona**

---

**From:** Max Glover [REDACTED] >  
**Sent:** 14 January 2021 13:31  
**To:** Planning  
**Subject:** Cosmeston Development

Good afternoon

I would like to express my opposition to the planned house building works in the Cosmeston area for a number of reasons.

1. The impact on the environment - we are rapidly running out of green spaces and we should be preserving these beautiful areas for animals and nature. Future generations will miss out on experiencing the nature that we are so quick to destroy. The area is home to many wildlife and insects that will have nowhere to go, insects are vitally important yet are in complete decline.
2. The infrastructure in the area cannot support the amount of people living and commuting. Pollution will increase and residents will no doubt have to drive to Cardiff or further for work. At present there are no viable alternatives for many other than using cars and many households have multiple vehicles, there are no supermarkets, leisure facilities etc near by so again, residents will be using their cars. Residents who live in the area would appreciate greater improvements to transport, however because there is now so little room to expand the roads, there is not much more that can be done.
3. Parts of the area are contaminated from landfill and could cause health problems for residents.
4. Car parking is already a nightmare there which has been causing contention among many residents.
5. Please consider that having beautiful Green spaces are good for the planet and good for people's physical and mental health.
6. There are remnants of Penarth history that are buried away up there that, a lot of it has already been destroyed. There is a huge interest in Penarth history, that have now been consigned to old photos shared on Facebook, preserving some of this forgotten history could be so beneficial to Penarth future, at present it's the seafront, pier and gardens but if you dig deep there is so much more to Penarth history that so few people know.

I think it would be more wise to preserve the area as a nature reserve, protect any remaining historical interests and create areas for outdoor fitness, that have zero impact on the environment.

Thank you.

Kind regards

Max

Sent via [BlackBerry Hub+ Inbox for Android](#)

## Lambert, Fiona

---

**From:** [REDACTED]  
**Sent:** 03 November 2020 19:25  
**To:** Planning  
**Cc:** 'CS&P LibDems'; 'Davies, Andrew RT(Aelod o'r Senedd | Member of the Senedd)'  
**Subject:** Cosmeston Housing 2020/01170/Out

<https://www.theboltonnews.co.uk/news/17737871.decision-refuse-housing-estate-next-former-tip-appealed/>

[https://www.local.gov.uk/sites/default/files/documents/34.2\\_Probity\\_in\\_Planning\\_04.pdf](https://www.local.gov.uk/sites/default/files/documents/34.2_Probity_in_Planning_04.pdf)

Further to my previous two emails concerning the objection to the above planning may I also bring to your attention the above two articles.

The first being the refusal of planning by a council in Bolton on the grounds it was in the proximity of a former tip where councillors believed the contamination was not safe. May I remind you that part of the Cosmeston Housing application is ON the former tip

Second link relates to the impartiality of councils in planning applications. It is acknowledged that this former refuse site was managed and the property of the council in the 1970s when tipping took place with the various contaminants identified in the planning report. Under the Environmental Protection Act 1990 the "original polluters" can be held responsible for cleaning the land, as the current owners can be, in this case the Welsh Gov., the "original polluters" being the council at that time.

This appears to compromise the impartiality of the council who it could be perceived may have an interest in disposing of the site to a developer and divesting themselves and the current owners of responsibility under the Environment Protection Act

Tim Hodgson 1 Bittern Way Penarth CF645FS



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

## Lankshear, Robert

---

**From:** BarryVale FOE <b[REDACTED]>  
**Sent:** 17 November 2020 14:50  
**To:** developmentcontro@valeofglamorgan.gov.uk; Lankshear, Robert  
**Cc:** Keith Stockdale; max wallis; Penarth Town Council  
**Subject:** Cosmeston Upper Farm: Application 2020/01170/OUT

### Further information needed on Energy Efficiency performance

The applicants say in the Environmental Statement

DAT 4 5.10 ....likely energy performance of the dwellings which will be built to meet a low energy performance standard.

They then claim

Using solar modelling to predict how much energy is available on the footprint of the site, we have shown that it is possible for this development to deliver **Net Zero Operational Energy**.

There's no published reference but an implication of a specific analysis for this site. Could you please ask the applicants to supply this analysis?

Let's point out it's a surprising claim. Their pictures show only an integrated solar roof plus heat recovery system, but no modern technology solar facades or windows, nor heat pumps (air or ground source). Because solar power is off at night and low in overcast conditions, substantial battery storage would be needed, especially March-April and October-November. They said at the pre-app stage that it would be possible to upgrade the thermal insulation in 2030 to achieve zero heating, but this is not stated (still less offered from the outset) so electric heating is required.

This implies that for *net-zero operational energy*, their modelled solar would have to suffice with sub-optimal thermal insulation and all year round. This is not credible. Moreover, to last through winter requires substantial storage, via battery or underground heat store. Professional energy specialists would consider wind turbines for winter-time in such a location, so the applicants have to justify not including wind-power for this development.

As you are aware, the Welsh Government and PPW take the issues of energy efficiency and zero carbon seriously. Penarth Town Council have criticised the consultants' limited thinking on them. The Council's energy efficiency officer might already have asked for the relevant information, but nothing is posted in the web-file on it. The EIA Regulations require information on the modelling and uncertainties to be included in the ES. Would you therefore obtain documentary backing for the claim that solar alone could deliver *Net Zero Operational Energy*, and any other studies showing compliance with WG and PPW policies in this matter.

--

Friends of the Earth Barry&Vale  
14 Robert St, Barry CF63 3NX

tel: [REDACTED]

## Lankshear, Robert

---

**From:** BarryVale FOE <[REDACTED]>  
**Sent:** 08 January 2021 13:04  
**To:** Lankshear, Robert  
**Cc:** Keith Stockdale; max wallis  
**Subject:** Deficiencies in site investigations - Cosmeston Upper Farm: Application 2020/011170/OUT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr Lankshear,

### **Deficiencies in the ground investigations and inferred water pollution**

We wrote earlier that the site investigations provide more than sufficient information for the Council to decide this site contains Part 2A contaminated land. The investigations are however inadequate under planning. The VoG scoping response said the EIA should cover issues that include:

1. The extent of contamination within the former landfill area
  2. A robust groundwater assessment
  3. The local hydrology and hydrogeology conditions
  4. The associated risks to groundwater quality
  5. The extent of remediation required

Consider ESP's response under these heads

1. ESP have investigated 3 Boreholes in the northernmost third of the former Quarry C, none in the extra piece they added to the LDP site and none in the southernmost third. The 3 boreholes show very different contaminants, so are you not asking for further sampling to cover your issue? They fail to consider if there are chemicals buried in drums that will leak in future years; have you asked for suitable geophysical detection techniques? They failed to take samples as planned in the old quarry E, when they could have brought in an ecologist to guide sampling while safeguarding eco-interests.

2. The groundwater in the site with two quarry landfills is complex. Borehold BH5 (deep) was not deep enough to reach groundwater so there is no monitoring in the southernmost part of the landfill B - which could be critical adjacent to C and near the Farm/school development sites. It's near the place of BSE-carcass burning, which has not been investigated. Have SRS said the assessment is therefore not robust?

3. The hydrology model (Fig 2 of Appendix 9.2) looks insecure. With the complexity of two quarried areas there are too few BHs to determine it. The pattern of water levels in the boreholes fits with substantial groundwater flow northwards and southwards, not so much east-west as indicated. Water channels that form in limestone bedrock may invalidate the simplistic ESP pattern assumed from too few data points.

*Soakaway tests* largely failed (7 out of 8 in 3.2.2.2 – Tables 3.7-3.8), which implies more detailed surveying is needed rather than assuming (guessing) a representative value.

4. the pattern of chemicals (Fig.3) suggest point sources of organics (BH8), Ni (in BH 9) and Cd (in BH 10). The groundwater high in BH12 and probably south of it implies these pollutants might be driven towards the Farm and school site low-point, not west to BH1-3 as assumed.

The computer results for Level 3 groundwater assessment (Table 9) are wrong. For hydraulic conductivity 3.3m /day gradient 0.045 , Anthracene etc. with half-life 300 days will move several times 1000m before degrading away. Table 10 calculates idiot numbers ( $10^{233}$ ,  $10^{165}$ ) for doubled conductivity. NRW saying these have "*demonstrated that there is minimal risk to*" the Sully Brook shows lack of common sense and scrutiny of the detail.

5. ESP fail to address remediation, on grounds that it is unlikely to be economic. That excuse is outside the remit of ESP consultants, so will you be asking the Welsh Government to assess remediation in accord with EIA and Contaminated Land Regs? Surely they are not driven by profit but have funds to do the right thing and clear up this toxic threat at whatever cost. - see *Part 2A statutory guidance on contaminated land*, s. B32(c).

Indeed, low-cost bio-remediation of anthracene and other hydrocarbons is practicable, by seeding with special/selected organisms and farming the soil. FOE had this argument out with the WDA years ago; science and practice have advanced a lot since then, though the Welsh Government may have lost WDA's knowledge.

The applicant appears to be working to 2001 CIRIA Guidance on Contaminated Land. Could you confirm you require the 2017 WLGA-NRW Guidance as SGS's website says? Under this, remediation objectives should have been agreed and the LPA needs "enough information to be confident the site can be reasonably remediated *before* planning permission is granted". ESP said their hydrology concept-model (point 3) needed to include the full quarry landfill C and potential pathways to the south or south-west. Yet Asbri (Planning Statement 5.14) do not intend to investigate even the middle third of the landfill, which they added at a late stage.

Using the 2017 WLGA-NRW Guidance, it's clear Asbri are trying to jump a lot of stages and bypass the requirement to "remove existing unacceptable risks to human health... ecosystems.. and not introduce new risks". You can already tell them that "shuttering/bracing on top of appropriate health protection measures" (5.13) does not meet it. You might bring the WG's attention to the Guidance on choosing appropriately qualified consultants.

Under the Guidance, there should have been substantial pre-planning interaction with SRS in their role of the VoG's EH section. Could you therefore supply all Asbri-SRS correspondence since the Scoping decision? Finally, in view of the clear inadequacies in their studies under points 1-5 and the failure to follow the WLGA-NRW Guidance, are you now ready to tell Asbri-Cambria that substantial further assessment is needed that takes seriously remediation of the contaminated land?

We look forward to seeing the relevant SRS documents.

Regards / Max Wallis

PS 1. ESP's *Controlled Water Risk Assessment* called Appendix N has appeared as Vol 3, 9.2 and says "draft" and "status of this report is not final".

2. ESP Appendix J *Result of Gas and Groundwater Monitoring* contains pages of semi-hidden data that's pretty meaningless (lots of 99.9s which look fictitious). These are surely not acceptable for the formal Env Statement.

3. Our comments are made without access to the Cambria's *FCA+Drainage strategy* report that's missing from your Planning file.

--

Friends of the Earth Barry&Vale

14 Robert St, Barry CF63 3NX

tel: [REDACTED]

## Lambert, Fiona

---

**From:** Lankshear, Robert  
**Sent:** 02 December 2020 08:44  
**To:** Planning  
**Subject:** FW: Consultation response, re 2020/01170/OUT - T & P Cottnam

Please can you log and acknowledge receipt

Robert Lankshear  
Senior Planner  
Regeneration and Planning  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn: 01446 704663  
mob / sym:  
e-mail / e-bost: [rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)



*Consider the environment. Please don't print this e-mail unless you really need to.  
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)  
[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

---

**From:** patricia.cottnam [REDACTED] >  
**Sent:** 01 December 2020 23:52  
**To:** Lankshear, Robert <[rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)>  
**Cc:** Mahoney, Kevin (Cllr) (Home) <[j\[REDACTED\]@valeofglamorgan.gov.uk](mailto:j[REDACTED]@valeofglamorgan.gov.uk)>; Penrose, Bob (Cllr) <[BPenrose@valeofglamorgan.gov.uk](mailto:BPenrose@valeofglamorgan.gov.uk)>  
**Subject:** Consultation response, re 2020/01170/OUT - T & P Cottnam

Dear Mr Lankshear

### Re. Application no. 2020/01170/OUT Land at Upper Cosmeston Farm, Lavernock Road, Penarth

Following the various notices regarding the above development (the last notice dated 11.11.20), I submit the attached documents for your consideration. We have addressed issues from some of the vast number of planning documents and our specific comments. We have also added further comments in regard to the land south of the site, also owned by Welsh Government, which we feel needs to be taken into consideration, especially regarding traffic volumes.



For information, I have cc'd this to Councillors Kevin Mahoney and Bob Penrose. I note that you are not able to acknowledge this message, therefore have added 'delivered' and 'read' notice to this message.

We will endeavour to follow the case, especially as we understand that the Petition opposing the proposed site has reached over 5,000 signatures and therefore should be considered at the Senedd and Planning Committee. We may contact you in due course. Thank you.

Regards from

Tricia & Peter Cottnam

32 Cosmeston Drive

Lavernock Park

Penarth

CF64 5FA

## Lambert, Fiona

---

**From:** Contact OneVale  
**Sent:** 12 November 2020 13:54  
**To:** Planning  
**Subject:** FW: Contact Us

**From:** noreply@valeofglamorgan.gov.uk <noreply@valeofglamorgan.gov.uk>  
**Sent:** 11 November 2020 07:04  
**To:** Contact OneVale <contactonevale@valeofglamorgan.gov.uk>  
**Subject:** Contact Us

## Contact Us

### First Name

Glenna

### Surname

Hilbourne

### Postcode

CF64 5US

### House number / name

8

### Street Name

Conybeare rd

### Town / City

Conybeare rd

### Contact Number

[REDACTED]

### Email

[REDACTED]

### Contact Method

Email

---

### Comments

I wish to submit an objection to planning application 2020/01170/OUT as detailed below. This proposed development is not in accordance with the Vale of Glamorgan Local Development Plan, The area covered being greater than that shown in the LDP. This development will reduce usable farm land, reduce the green wedge between Penarth and Sully and destroy wildlife habitats and biodiversity. The cliff edge at the seaward boundary is very friable with progressive erosion and this development will leave little room for the relocation of the Wales Coastal Path as that erosion takes place. It reduces the amenity value of the

coastal path to a walk along the edge of a housing estate. During periods of heavy rain Lavernock Road regularly floods between Fort Road and the Cosmeston Country Park and this will be exacerbated by the building of hundreds of houses at this location with consequent loss of soak away . This development would mean around 1,100 new houses within a mile, taking onto account the new development at Cog Rd Sully which will increase the number of cars in the area by many hundreds. There are no planned improvements for the existing road structure through Penarth /Dinas Powys and Barry , where traffic is already extremely heavy at peak times. The local population will be increased by several thousand people. There is a planned new primary school within the development, but secondary education is not addressed, putting further pressure on fully subscribed local secondary schools. Healthcare facilities in the local area will be put under further pressure. Building flats as proposed on this development is totally out of keeping with the local area.

## Lambert, Fiona

---

**From:** Planning  
**Sent:** 21 January 2021 09:57  
**To:** Lankshear, Robert  
**Subject:** FW: Cosmeston Farm Residential Development - Planning Application 2020/01170/OUT/

Rob this one they commented on before the email I just sent you do you want it linked to the pac or the outline not sure if they wanted this linked to the pac ?

**From:** CS&P LibDems <csplibdems@gmail.com>  
**Sent:** 20 January 2021 19:35  
**To:** Lankshear, Robert <rlankshear@valeofglamorgan.gov.uk>; Planning <Planning@valeofglamorgan.gov.uk>  
**Cc:** Dan Lindfield <dan.lindfield@gmail.com>  
**Subject:** Re: Cosmeston Farm Residential Development - Planning Application 2020/01170/OUT/

Dear Mr Lankshear,

I was reviewing Cosmeston Housing Development planning application No. 2020/01170/OUT on the VoG portal and noticed that our Planning Objections report and Survey Results we sent you in November have not been uploaded to the portal whereas other objections and correspondence from concerned parties have been.

Would you kindly confirm that you have received the report and that it has been taken into consideration by the VoG in their assessment of the planning application.

Regards,

Dan Lindfield - [REDACTED]

On Fri, 13 Nov 2020 at 08:04, CS&P LibDems <[csplibdems@gmail.com](mailto:csplibdems@gmail.com)> wrote:

Dear Robert,

Thank you for your response, please find attached our Planning Objections report and survey results pertinent to the Welsh Government submitted planning application No. 2020/01170/OUT to the Vale of Glamorgan Council for the proposed residential development at Upper Cosmeston Farm, off Lavernock Road in Penarth.

I would be grateful if you reviewed these objections from 153 survey respondents and associated concerned individuals with specialist knowledge.

Kind Regards,

**Alex Wilson**

Lib Dem Senedd Candidate 2021 – Cardiff South & Penarth  
Contact Number: 07398 044160



On Mon, 9 Nov 2020 at 13:41, Lankshear, Robert <[rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)> wrote:

Dear Mr Wilson,

Many thanks for your email. Please send any comments/documents to the [planning@valeofglamorgan.gov.uk](mailto:planning@valeofglamorgan.gov.uk) email address, and these will be logged and marked for my attention as case officer for the application.

I hope this is of assistance but please do not hesitate to contact me if you require anything further.

Kind regards

Robert Lankshear

Senior Planner

Regeneration and Planning

Vale of Glamorgan Council / Cyngor Bro Morgannwg

tel / ffôn: 01446 704663

mob / sym:

e-mail / e-bost: [rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)

**Error! Filename not specified.**

*Consider the environment. Please don't print this e-mail unless you really need to.*

*Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)

[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

---

**From:** Planning <[Planning@valeofglamorgan.gov.uk](mailto:Planning@valeofglamorgan.gov.uk)>  
**Sent:** 09 November 2020 13:20  
**To:** Lankshear, Robert <[rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)>  
**Subject:** FW: Cosmeston Farm Residential Development - Planning Application 2020/01170/OUT/

**From:** CS&P LibDems <[csplibdems@gmail.com](mailto:csplibdems@gmail.com)>  
**Sent:** 09 November 2020 11:45  
**To:** Planning <[Planning@valeofglamorgan.gov.uk](mailto:Planning@valeofglamorgan.gov.uk)>  
**Subject:** Cosmeston Farm Residential Development - Planning Application 2020/01170/OUT/

Hello,

With reference to the above application please note that following a survey of the local community an objections report has been compiled that pulls together the comments of 104 (to date) respondents. I wish to submit the objections report to the Vale of Glamorgan Planning Department ahead of the deadline for objections but wish to clarify with you the appropriate method for logging the objections against the planning application.

The VoG Planning Application Web site Comments form allows single entry objections of no more than 1000 characters from single individuals plus an option to upload a document.

We have a 5 page Objections Report, a Survey Summary and a spreadsheet of individual Objections from 104 individuals with their name and addresses.

Please advise how you wish these documents and comments to be submitted to you.

Kind regards,

**Alex Wilson**  
Lib Dem Senedd Candidate 2021 – Cardiff South & Penarth  
Contact Number: 07398 044160



--

Regards

**Alex Wilson - 2021 Senedd Candidate  
Cardiff South & Penarth**



--

Regards

**Alex Wilson - 2021 Senedd Candidate  
Cardiff South & Penarth**



**Lambert, Fiona**

---

**From:** Planning  
**Sent:** 23 November 2020 13:53  
**To:** Lankshear, Robert  
**Subject:** FW: Planning Application Cosmeston Farm-20/01170/OUT

Hi Rob can you link this to the application as your in came in the planning emails thanks vic

-----Original Message-----

**From:** BG Ward [REDACTED]  
**Sent:** 20 November 2020 14:42  
**To:** Planning <Planning@valeofglamorgan.gov.uk>  
**Subject:** Planning Application Cosmeston Farm

VoG Planning

I fully support this application to build new homes at Cosmeston Farm Penarth.

We are desperate for new builds in the area and whilst I understand the concerns of some people, the need for new houses and social housing far outweighs these concerns & views.

We have to address the housing shortages and provide much needed social housing in the area.

Regards  
BG Ward  
Albert Road  
Penarth  
CF64 1BZ

Sent from my iPad



**Lambert, Fiona**

---

**From:** BarryVale FOE [REDACTED]  
**Sent:** 17 November 2020 15:54  
**To:** Planning  
**Subject:** Fwd: Cosmeston Upper Farm: Application 2020/01170/OUT

To: <[developmentcontrol@valeofglamorgan.gov.uk](mailto:developmentcontrol@valeofglamorgan.gov.uk)>, Lankshear, Robert <[rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)>  
Cc: [REDACTED], Emma Boylan  
<[eboylan@penarthtowncouncil.gov.uk](mailto:eboylan@penarthtowncouncil.gov.uk)>

### **Further information needed on Energy Efficiency performance**

The applicants say in the Environmental Statement

DAT 4 5.10 ....likely energy performance of the dwellings which will be built to meet a low energy performance standard.

They then claim

Using solar modelling to predict how much energy is available on the footprint of the site, we have shown that it is possible for this development to deliver **Net Zero Operational Energy**.

There's no published reference but an implication of a specific analysis for this site. Could you please ask the applicants to supply this analysis?

Let's point out it's a surprising claim. Their pictures show only an integrated solar roof plus heat recovery system, but no modern technology solar facades or windows, nor heat pumps (air or ground source). Because solar power is off at night and low in overcast conditions, substantial battery storage would be needed, especially March-April and October-November. They said at the pre-app stage that it would be possible to upgrade the thermal insulation in 2030 to achieve zero heating, but this is not stated (still less offered from the outset) so electric heating is required.

This implies that for *net-zero operational energy*, their modelled solar would have to suffice with sub-optimal thermal insulation and all year round. This is not credible. Moreover, to last through winter requires substantial storage, via battery or underground heat store. Professional energy specialists would consider wind turbines for winter-time in such a location, so the applicants have to justify not including wind-power for this development.

As you are aware, the Welsh Government and PPW take the issues of energy efficiency and zero carbon seriously. Penarth Town Council have criticised the consultants' limited thinking on them. The Council's energy efficiency officer might already have asked for the relevant information, but nothing is posted in the web-file on it. The EIA Regulations require information on the modelling and uncertainties to be included in the ES. Would you therefore obtain documentary backing for the claim that solar alone could deliver *Net Zero Operational Energy*, and any other studies showing compliance with WG and PPW policies in this matter.

--

Friends of the Earth Barry&Vale  
14 Robert St, Barry CF63 3NX  
tel: [REDACTED]

--

Friends of the Earth Barry&Vale  
14 Robert St, Barry CF63 3NX  
tel: [REDACTED]

**Lambert, Fiona**

---

**From:** BarryVale FOE [REDACTED] >  
**Sent:** 17 November 2020 15:52  
**To:** Planning; Lankshear, Robert  
**Cc:** Keith Stockdale; max wallis; Bob Penrose  
**Subject:** Information re. Ysgol y Deri extension for 2020/07110/OUT

**Ysgol y Deri extension/annex. Environmental Information (Wales) Regulations 2017**

We note that the applicants, Welsh Government, are owners of the adjacent site to 2020/07110/OUT where the VoG Cabinet proposes to build an annex for Penarth's Ysgol y Deri school. The decision two weeks ago means that the Annex is an "existing project" approved by the Council, which falls within the EIA Regs Schedule 4

5 (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected...

The "Green Wedge" area affected has particular environmental importance. Whether or not the Cabinet has informal agreement of the Welsh Government for this use of their land, the WG have not provided any information in the Environmental Statement on future use of their adjacent land-holdings. This school development is an option on which information is now required to comply with EIA Schedule 4.

Would you therefore seek the Further Information (EIA Reg 24) needed under the terms of 5(e) from the WG as applicants?

--

Friends of the Earth Barry&Vale  
14 Robert St, Barry CF63 3NX  
tel: [REDACTED]

## Lambert, Fiona

---

**From:** Planning  
**Sent:** 10 November 2020 15:18  
**To:** Planning  
**Subject:** New comments for application 2020/01170/OUT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

New comments have been received for application 2020/01170/OUT at site address: Land at Upper Cosmeston Farm, Lavernock Road, Penarth

from Mr Mathew Dymond mjdymond@hotmail.com

**Address:**  
18 Fulmar Close, Penarth, CF64 5FE

**Comment type:**  
Objection

**Comments:**

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.

The following files have been uploaded:

**Case Officer:**  
Mr. Robert Lankshear

**Lambert, Fiona**

---

**From:** John Evans [REDACTED]  
**Sent:** 31 October 2020 14:20  
**To:** Planning  
**Subject:** Planning Application No: 2020/01170/OUT. Land at Upper Cosmeston Farm, Lavernock Road, Penarth

Dear Sir/Madam

Thanks for your notification letter of 23 October 2020 about this application. My comments are attached herewith. Please acknowledge safe receipt by E mail.

John Evans  
18 Raven Way, Lavernock Park, Penarth, Vale of Glamorgan, CF64 5FH

**Lambert, Fiona**

---

**From:** Michael Garland <[REDACTED]>  
**Sent:** 18 March 2021 14:58  
**To:** Planning  
**Subject:** Planning Application No. 2020/01170/OUT Land at Upper Cosmeston Farm, Lavernock Road, Cosmeston. Lavernock

Dear Mr Lanksheare,

Please find attached further objections to the the above-mentioned Planning Application.

Please could you reply that you have received them, as we note that previous objections made have not been displayed on the website. If these have not been received could you let me know in order that they may be resubmitted.

Yours Faithfully,  
Michael Garland  
Chair - Keep Cosmeston Green

## Lambert, Fiona

---

**From:** max wallis [REDACTED]  
**Sent:** 04 November 2020 10:30  
**To:** Lankshear, Robert  
**Cc:** Penrose, Bob (Cllr)  
**Subject:** Re: Application 2020/01170/OUT attn Robert Lankshear

Dear Mr Lankshear,

Thankyou for your explanation of the LDP departure and the change to determination by committee. I'll expect to see it advertised as EIA-development. Is it right to assume that will mark the formal start date for the EIA-consenting clock?

I ask this seeing that consultees are given only the minimum time for responses appropriate to an ordinary planning application (expiring 13 Nov.). This despite the EIA status, the unusually large number of documents and high complexity of the application. Many individuals have reconsultation dates of 30/10 but expiry after just 2 weeks. About 50 are listed with no letter date. I appreciate there's a lot of admin work to cover this consultation, but was your time schedule realistic and complying with reasonable requirements?

You wouldn't have known of the 2-week "lockdown" till 9 October, preventing consultees and individuals from visiting to view the site.

The applicant writes that the documents would be available for viewing by the public. As public libraries and offices do not allow this, is it not both reasonable and required by EIA legislation for the applicant to provide this viewing opportunity? They could for example hire the closed Cosmeston Park cafe from the Council, or the Paget Rooms from the Town Council, and organise viewing there with appropriate Covid precautions once the lockdown is over.

I look forward to hearing your reassessment of the consultation dates.

Thanks for your help,

Max Wallis [REDACTED]

48 Westbourne Rd,

Penarth CF64 3HF

On Tue, 3 Nov 2020 at 13:43, Lankshear, Robert <[rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)> wrote:

Dear Mr Wallis,

Apologies for the slight delay in response. The application is accompanied by an Environmental Statement and the application will be advertised to this effect in due course.

The application has been advertised as a departure as it includes additional land beyond that allocated within the Local Development Plan as shown on the below extract from the applicant's DAS:



The application will be reported before the planning committee and I have amended the record to reflect this.

I hope the above is of assistance but please do not hesitate to contact me if you need to discuss anything further.

Kind regards

Robert Lankshear

Senior Planner

Regeneration and Planning

Vale of Glamorgan Council / Cyngor Bro Morgannwg

tel / ffôn: 01446 704663

mob / sym:

e-mail / e-bost: [rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)



*Consider the environment. Please don't print this e-mail unless you really need to.*

*Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)

[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

**From:** max wallis <[REDACTED]>  
**Sent:** 28 October 2020 23:27  
**To:** Planning <[Planning@valeofglamorgan.gov.uk](mailto:Planning@valeofglamorgan.gov.uk)>  
**Subject:** Application 2020/01170/OUT attn Robert Lankshear

Dear Mr Lankshear

Could you please explain if this should be recorded as EIA development with Env Statement?

Please also explain in what ways the Council considers it *"does not accord with the provisions of the Development Plan in force in the area in which the land is situated"*.

Is the reason for marking the decision on this major application as "delegated" just that all applications during Covid are marked this way until a local Councillor calls it in?

Thanks for your help,

Max Wallis [REDACTED]

48 Westbourne Rd,

Penarth CF64 3HF

## Lambert, Fiona

---

**From:** Lyn Arnold [REDACTED] >  
**Sent:** 04 November 2020 11:14  
**To:** max wallis  
**Cc:** Lankshear, Robert; Penrose, Bob (Cllr)  
**Subject:** Re: Application 2020/01170/OUT attn Robert Lankshear

yet more reasons why we should get an extension!

Lyn

On Wed, 4 Nov 2020 at 10:30, max wallis <[REDACTED]> wrote:

Dear Mr Lankshear,

Thankyou for your explanation of the LDP departure and the change to determination by committee.

I'll expect to see it advertised as EIA-development. Is it right to assume that will mark the formal start date for the EIA-consenting clock?

I ask this seeing that consultees are given only the minimum time for responses appropriate to an ordinary planning application (expiring 13 Nov.). This despite the EIA status, the unusually large number of documents and high complexity of the application. Many individuals have reconsultation dates of 30/10 but expiry after just 2 weeks. About 50 are listed with no letter date. I appreciate there's a lot of admin work to cover this consultation, but was your time schedule realistic and complying with reasonable requirements?

You wouldn't have known of the 2-week "lockdown" till 9 October, preventing consultees and individuals from visiting to view the site.

The applicant writes that the documents would be available for viewing by the public. As public libraries and offices do not allow this, is it not both reasonable and required by EIA legislation for the applicant to provide this viewing opportunity? They could for example hire the closed Cosmeston Park cafe from the Council, or the Paget Rooms from the Town Council, and organise viewing there with appropriate Covid precautions once the lockdown is over.

I look forward to hearing your reassessment of the consultation dates.

Thanks for your help,

Max Wallis [REDACTED]

48 Westbourne Rd,

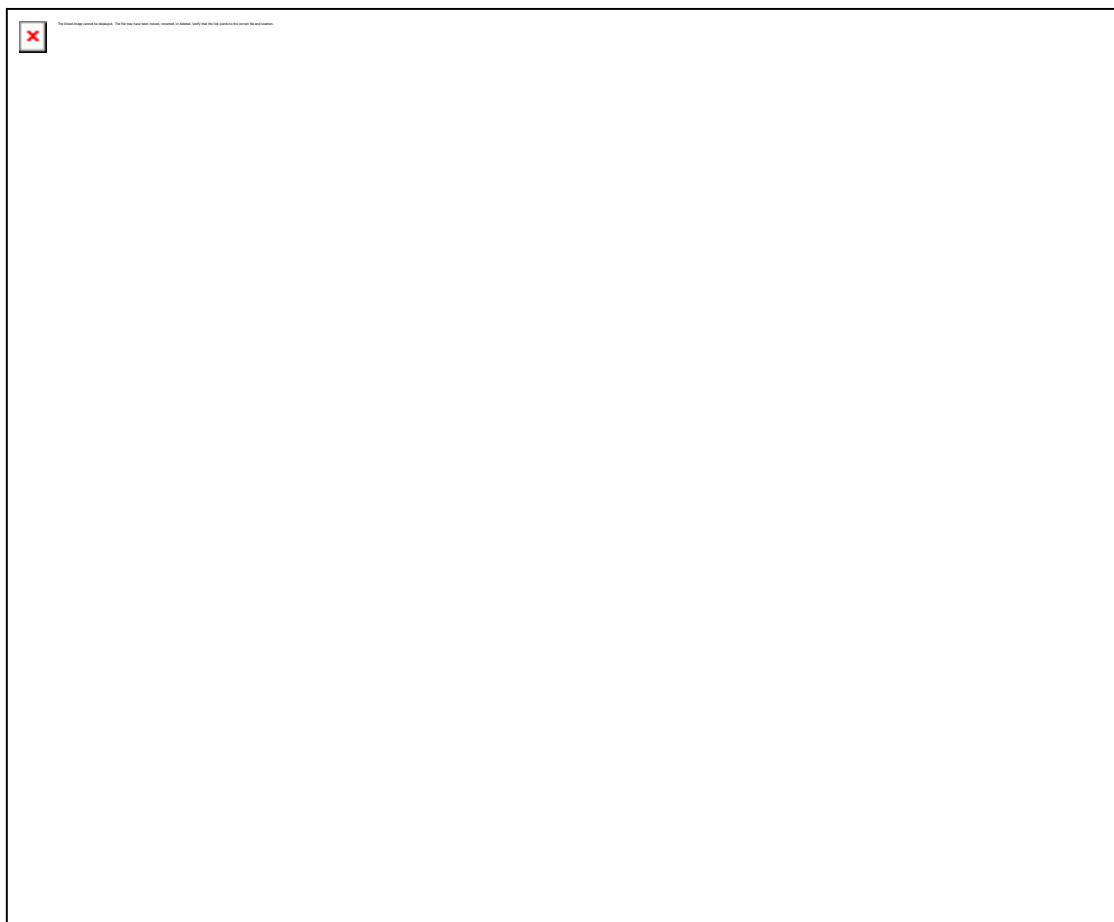
Penarth CF64 3HF

On Tue, 3 Nov 2020 at 13:43, Lankshear, Robert <[rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)> wrote:

Dear Mr Wallis,

Apologies for the slight delay in response. The application is accompanied by an Environmental Statement and the application will be advertised to this effect in due course.

The application has been advertised as a departure as it includes additional land beyond that allocated within the Local Development Plan as shown on the below extract from the applicant's DAS:



The application will be reported before the planning committee and I have amended the record to reflect this.

I hope the above is of assistance but please do not hesitate to contact me if you need to discuss anything further.

Kind regards

Robert Lankshear

Senior Planner

Regeneration and Planning

Vale of Glamorgan Council / Cyngor Bro Morgannwg

tel / ffôn: 01446 704663

mob / sym:

e-mail / e-bost: [rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)

*Consider the environment. Please don't print this e-mail unless you really need to.*

*Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)

[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

**From:** max wallis <[REDACTED]>  
**Sent:** 28 October 2020 23:27  
**To:** Planning <[Planning@valeofglamorgan.gov.uk](mailto:Planning@valeofglamorgan.gov.uk)>  
**Subject:** Application 2020/01170/OUT attn Robert Lankshear

Dear Mr Lankshear

Could you please explain if this should be recorded as EIA development with Env Statement?

Please also explain in what ways the Council considers it "*does not accord with the provisions of the Development Plan in force in the area in which the land is situated*".

Is the reason for marking the decision on this major application as "delegated" just that all applications during Covid are marked this way until a local Councillor calls it in?

Thanks for your help,

Max Wallis [REDACTED]

48 Westbourne Rd,

Penarth CF64 3HF

## Lankshear, Robert

---

**From:** max wallis [REDACTED] >  
**Sent:** 27 November 2020 16:05  
**To:** Lankshear, Robert  
**Cc:** [REDACTED]  
**Subject:** Re: Application 2020/01170/OUT Request for Further Information on coastal issues, including erosion and the Wales Coastal Path

Dear Mr Lankshear,

We see you have posted on the website a very significant consultation response from NRW of 25 November, but not yet posted up responses from Council officers. One of these is quoted by NRW from the RoW officer:

The Coastal path "will need to be rolled back into the development site. A margin of 20 metres from the current path alignment is appropriate.' 'It is appropriate that .. provision be included within the development for accommodation of the path in a green margin along the eastern face of the site."

Would you please disclose the full response quoted, and include others like the VoG public transport officer mentioned by Asbri?

We ask that the 'green margin along the eastern face' includes all the shoreline land under the ownership or management of the Welsh Government, to enable you to plan management of such a green margin in the public interest without the 01170/OUT boundary in its midst. [Would you put this to the WG as applicant?](#)

NRW refer you to Planning Policy Wales for the three tests on whether disturbance to the habitat of protected species could be permitted, but specify only one of the three. [Would you therefore require the applicant to supply information relative to the other two tests that the LPA has to apply - no satisfactory alternative; and imperative reasons of overriding public interest?](#)

If you have not yet written to the applicant requesting the further information we sought on 16th Nov, would you now add the issues raised by the NRW [including material for a Habitats assessment of the full site \(including the cliff shoreline\)](#) and include information re.PPW's three protected species tests?

Finally, you gave us 2nd December as the effective end-date for public consultation. If you agree with us and NRW that further information is required from the applicant, [would you confirm that means re-starting the planning clock?](#)

Yours sincerely

Max Wallis

Friends of the Earth Barry&Vale  
14 Robert St, Barry CF63 3NX

On Mon, 16 Nov 2020 at 17:24, max wallis <[REDACTED]> wrote:

Thank you for your reply earlier today, confirming the time-scale for public representations extends at least into December. Could we in Friends of the Earth request that you ask the applicant to provide the required information relating to coastal erosion?

1. The Pre-Application consultation report says

A site specific survey of the cliff edge has been undertaken to establish a coastal exclusion zone. Further details have been added to the Design and Access Statement. [Please supply that survey](#)

## 2. The DAS says (2.1)

The cliff edge is an area of potential coastal erosion.

The site falls under the Severn Estuary Shoreline Management Plan... The National Coastal Erosion Risk Mapping suggests that the cliff will erode 6.6m in 100 years with the potential for up to 10 metres to collapse in a single event. The impact on the masterplan site is minimal as the majority of the site boundary is much further than 10m from the cliff edge.

Please justify the word "potential" when the picture presented shows actual coastal erosion

Please supply the data on predicted erosion given from local observation in the SMP, explain the 'suggested' figure of 6.6m, and give the range of possible erosion distance in 100yrs from both sources and the site-specific survey.

Please give erosion projections for a realistic range of planning horizons (unless you propose restoration to green-field by 2120)

Please derive a buffer that would safeguard the SSSI special interest and still maintain sufficient width to manage proximity risks from use of the development to the SSSI (e.g. fly tipping from curtilages), as Penarth Town Council sought.

Please apply the Precautionary Principle to choosing the buffer width, taking into account possibly accelerated erosion due to climate change

## 3. the DAS shows (3.1)

"10m coastal erosion zone (indicative only)" extending into the site for 25% its length and showing all of the site boundary is within 4m of the zone.

Please clarify the glaring differences with the statement of 2.1 "the majority of the site boundary is much further than 10m from the cliff edge"

## 4. The Planning Statement 7.48 says

It is also noted that a buffer is provided from the cliff edge to allow for any coastal erosion. This buffer has been included following discussions with the LPA.

Please supply the record of those discussions with the LPA.

We point out substantial deficit compared with the EIA Schedule 4 requirement on Information for inclusion in environmental statements:

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to—

(c) the absorption capacity of the natural environment, paying particular attention to the following areas—

(ii) coastal zones and the marine environment;

3. A description of... natural changes from the baseline scenario (as) can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.

4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the Development...land (for example landtake) ... material assets, cultural heritage...

6. A description of the forecasting methods or evidence used to identify and assess the effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

You can observe that the coastal erosion is covered by 3., the land lost and unavailable for set-back of the coastal path, the material assets of the Coastal Path and cultural heritage of the undeveloped coast rich in fossils under 4. and lack of knowledge/uncertainties under 6.

Note that point 2 requires information on the sensitivity and absorption capacity of the coastal zone and marine environment. While NRW will (they say) require an HRA (Habitats Regs Assessment), that legislation is separate, which does not allow the applicants to omit the relevant EIA information from the Environmental Statement. Please require the coastal/marine information to comply with point 2 of the Schedule 4.

There is as you know a Welsh Strategy on coastal erosion within which Shoreline Management Plans cover coasts in the Vale. The Welsh Government published an update of the *National Strategy for Flood and Coastal Erosion Risk Management in Wales* in July, and SEA of it in October. Under the Strategy, the Wales Coastal Path is considered a national asset. The only information given in the ES is the Environment Agency's *National Coastal Erosion Risk Mapping* with no indication if it's the April 2020 update. You will agree that the Welsh policy on coastal erosion is the appropriate context for the Further Information that we seek.

We are aware the Council's scoping decision mentioned only impact on the (current) Coastal Path as 'receptor', while NRW's advice omitted to cover their responsibilities on coastal erosion and for the Wales Coastal Path. However, your cover letter of 5 April 2019 said the ES *should cover the matters referred to in Schedule 4 of the EIA Regulations 1999* (updated in the relevant EIA (Wales) Regs 2017), which we've cited above.

Would you therefore require the applicants to respond to our specific requests (in purple) and to submit Further Information (under Reg.24) properly covering the coastal issues, including the coast's erosion over a range of planning horizons.

Yours sincerely

Max Wallis

Friends of the Earth Barry&Vale

14 Robert St, Barry CF63 3NX



Lambert, Fiona

---

**From:** Lankshear, Robert  
**Sent:** 21 January 2021 12:44  
**To:** 'CS&P LibDems'  
**Cc:** Dan Lindfield  
**Subject:** RE: Cosmeston Farm Residential Development - Planning Application 2020/01170/OUT/

Dear Mr Lindfield,

Many thanks for your email. I confirm that the original submissions and attachments to the email in the chain below were received for application 2020/01170/OUT and I understand my colleague Nathan Slater has spoken to you with regard to your query with regard to 2020/00007/PAC. As a matter of course we do not export all correspondence received from interested parties to the website, although we had received a request for some representations to be exported at the senders request, which I believe are the ones you are referring to.

I hope this is of assistance but please do not hesitate to contact me if you have any further queries.

Kind regards

Robert Lankshear  
Senior Planner  
Regeneration and Planning  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn: 01446 704663  
mob / sym:  
e-mail / e-bost: [rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)

*Consider the environment. Please don't print this e-mail unless you really need to.  
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)  
[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

**From:** CS&P LibDems <csplibdems@gmail.com>  
**Sent:** 20 January 2021 19:42  
**To:** Lankshear, Robert <rlankshear@valeofglamorgan.gov.uk>; Planning <Planning@valeofglamorgan.gov.uk>  
**Cc:** Dan Lindfield <dan.lindfield@gmail.com>  
**Subject:** Re: Cosmeston Farm Residential Development - Planning Application 2020/01170/OUT/

Dear Mr Lankshear,

Apologies for the previous references, I was working on both applications and transposed the incorrect one. The application I am referring to is 2020/00007/PA at <http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2020/00007/PAC>

Regards,

Dan Lindfield - 0751 2990429

On Wed, 20 Jan 2021 at 19:34, CS&P LibDems <[csplibdems@gmail.com](mailto:csplibdems@gmail.com)> wrote:

Dear Mr Lankshear,

I was reviewing Cosmeston Housing Development planning application No. 2020/01170/OUT on the VoG portal and noticed that our Planning Objections report and Survey Results we sent you in November have not been uploaded to the portal whereas other objections and correspondence from concerned parties have been.

Would you kindly confirm that you have received the report and that it has been taken into consideration by the VoG in their assessment of the planning application.

Regards,

Dan Lindfield - 0751 2990429

On Fri, 13 Nov 2020 at 08:04, CS&P LibDems <[csplibdems@gmail.com](mailto:csplibdems@gmail.com)> wrote:

Dear Robert,

Thank you for your response, please find attached our Planning Objections report and survey results pertinent to the Welsh Government submitted planning application No. 2020/01170/OUT to the Vale of Glamorgan Council for the proposed residential development at Upper Cosmeston Farm, off Lavernock Road in Penarth.

I would be grateful if you reviewed these objections from 153 survey respondents and associated concerned individuals with specialist knowledge.

Kind Regards,

**Alex Wilson**

Lib Dem Senedd Candidate 2021 – Cardiff South & Penarth

Contact Number: 07398 044160



On Mon, 9 Nov 2020 at 13:41, Lankshear, Robert <[rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)> wrote:

Dear Mr Wilson,

Many thanks for your email. Please send any comments/documents to the [planning@valeofglamorgan.gov.uk](mailto:planning@valeofglamorgan.gov.uk) email address, and these will be logged and marked for my attention as case officer for the application.

I hope this is of assistance but please do not hesitate to contact me if you require anything further.

Kind regards

Robert Lankshear

Senior Planner

Regeneration and Planning

Vale of Glamorgan Council / Cyngor Bro Morgannwg

tel / ffôn: 01446 704663

mob / sym:

e-mail / e-bost: [rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)

**Error! Filename not specified.**

*Consider the environment. Please don't print this e-mail unless you really need to.*

*Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)

[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

---

**From:** Planning <[Planning@valeofglamorgan.gov.uk](mailto:Planning@valeofglamorgan.gov.uk)>

**Sent:** 09 November 2020 13:20

**To:** Lankshear, Robert <[rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)>

**Subject:** FW: Cosmeston Farm Residential Development - Planning Application 2020/01170/OUT/

**From:** CS&P LibDems <[csplibdems@gmail.com](mailto:csplibdems@gmail.com)>

**Sent:** 09 November 2020 11:45

**To:** Planning <[Planning@valeofglamorgan.gov.uk](mailto:Planning@valeofglamorgan.gov.uk)>

**Subject:** Cosmeston Farm Residential Development - Planning Application 2020/01170/OUT/

Hello,

With reference to the above application please note that following a survey of the local community an objections report has been compiled that pulls together the comments of 104 (to date) respondents. I wish to submit the objections report to the Vale of Glamorgan Planning Department ahead of the deadline for objections but wish to clarify with you the appropriate method for logging the objections against the planning application.

The VoG Planning Application Web site Comments form allows single entry objections of no more than 1000 characters from single individuals plus an option to upload a document.

We have a 5 page Objections Report, a Survey Summary and a spreadsheet of individual Objections from 104 individuals with their name and addresses.

Please advise how you wish these documents and comments to be submitted to you.

Kind regards,

**Alex Wilson**

Lib Dem Senedd Candidate 2021 – Cardiff South & Penarth

Contact Number: 07398 044160



--

Regards

**Alex Wilson - 2021 Senedd Candidate  
Cardiff South & Penarth**



--

Regards

**Alex Wilson - 2021 Senedd Candidate  
Cardiff South & Penarth**



--

Regards

**Alex Wilson - 2021 Senedd Candidate  
Cardiff South & Penarth**



## Lankshear, Robert

---

**From:** BarryVale FOE [REDACTED] >  
**Sent:** 08 January 2021 12:24  
**To:** Lankshear, Robert  
**Cc:** Keith Stockdale; max wallis  
**Subject:** Re: Cosmeston Upper Farm: Application 2020/01170/OUT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr Lankshear,

Thank you for your reply of 23 Dec. on which we are preparing a response. In the meantime, could we point out the consequences of finding high contamination in 1920s and 1980s landfills and identifying high risk to ground and controlled waters in the preliminary assessment?

The VoG scoping response said the EIA should cover issues that include:

1. The extent of contamination within the former landfill area
2. A robust groundwater assessment
3. The local hydrology and hydrogeology conditions
4. The associated risks to groundwater quality
5. The extent of remediation required

The documents appear to fall way short, as your SRS unit may have pointed out. NRW's response appears not to have read the detail, leaving it to SRS. Could you therefore let us have the SRS response?

1. ESP find contamination is quite high and complex, not "low" as assumed in the LDP. They did not assess the whole area of quarry landfill C, nor even the middle section added late to the development site.
2. They do not know the state of the groundwater under this middle section or in the southern section of landfill B (the borehole was dry)
3. though their conceptual hydrology model showed westerly flow, they left it uncertain if the flow under C and the south end of B landfill is southerly or southwesterly. Flows may move through channels in the limestone bed-rock rather than percolate through soils as assumed.
4. Their stage 2 assessment deduced "high risk" to groundwater and controlled waters; the stage 3 assessment that claims these risks vanish is wrong, as the organics potentially reach the Sully Brook with little degradation and cadmium requires priority control to prevent it dispersing in the environment under the WHO.
5. They propose to carry out no remediation.

As the groundwater and hydrogeology remained uncertain(2-3), ESP failed to identify all plausible contaminant-pathway-receptor pollutant linkages. They admit this in proposing assessment of the full landfill C and of quarry E. But Asbri propose to proceed without.

We are concerned that asbestos was found on landfill B in the initial assessment, but then the boreholes were dug with no regard to the asbestos fibres potentially released, which could have

affected members of the public off-site as well as on-site workers. Does this not show failures in competence and duty of care by Asbri and Cambria consultants?

We note that the consultants followed outdated industry guidance (CIRIA 2001) on contaminated land. Wales has long had *Part 2A Statutory guidance on contaminated land*, issued to complement the Contaminated Land (Wales) Regulations 2006, which have been in force since Jan 2007.

SRS have outline advice on their website and specify the use of the WLGA/NRW *Development of Land affected by Contamination: A guide for developers*, 2017.

The information from ESP provides direct information as well as the records of the Vale Borough Council landfill to satisfy the criterion of reasonable grounds for believing that the land may be contaminated, so requires the VoG Council to determine that the site potentially comprises contaminated land (B17A, B31; Part 4 of the Contaminated Land (Wales) Regulations 2006).

ESP's stage 2 assessment deduced "high risk" to groundwater and controlled waters; the stage 3 assessment used drinking water standards to dismiss the groundwater risk, but failed to apply WHO's standard for cadmium and eco-standards for risks to the Sully Brook,

We presume the Council are already considering the Part 2A duties in regard to the application site. It's clear that determining the physical extent of contaminated land (under B32 of the 2006 Wales Regs) has to include the whole of the quarry-landfill C. Would you confirm this and that you will defer the planning application until (Planning Policy Wales 10; 6.9.18) you can ensure the site is capable of effective remediation?

Regards / Max Wallis

--

Friends of the Earth Barry&Vale

14 Robert St, Barry CF63 3NX

tel: [REDACTED]

On Wed, 23 Dec 2020 at 16:24, Lankshear, Robert <[rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)> wrote:

Good afternoon,

Many thanks for your email and apologies for the delayed response. With regard to your queries regarding the comments of GGAT:

- 1) Details of further investigation were alluded to in a letter received from a member of the public although had previously been provided to GGAT outside of the remit of this application and hence referenced within GGAT's response.

2) I have queried this with the applicant previously and been informed that the red line of the site is consistent with that consulted upon as part of the PAC process. I am satisfied that this is the case and that the associated PAC procedure met the legislative requirements.

Consideration of pre-application comments provided by GGAT are detailed within the PAC report submitted in support of this application available to view on the Planning Register. Matters relating to the loss of these features and encroachment into the green wedge are matters that the Local Authority must consider in the assessment of the application, including their compliance or otherwise with the Green Wedge provisions of PPW10 and suggested benefits of the proposal such as housing provision. This of course will be fully considered when reaching any decision.

To date I have not requested further details of energy performance to be provided by the applicant, given that this is an outline application with approval for the reserved matter of access sought only. Detailed design of dwellings have not yet been provided and consideration of such, would be subject of future reserved matters applications. Whilst I acknowledge your comments with regard to the zero carbon credentials of the proposed development detailed within the submission, should this be fundamental to the acceptability of the proposals at this outline stage, I consider this could potentially be controlled by way of planning condition. Please can you direct me to the part of the EIA Regs that you consider requires this level of information at this stage?

I hope the above is of assistance but please do not hesitate to contact me if you need anything further.

Kind regards

Robert Lankshear

Senior Planner

Regeneration and Planning

Vale of Glamorgan Council / Cyngor Bro Morgannwg

tel / ffôn: 01446 704663

mob / sym:

e-mail / e-bost: [rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)

*Consider the environment. Please don't print this e-mail unless you really need to.*

*Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*



Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)

[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

**From:** BarryVale FOE <[REDACTED]>  
**Sent:** 08 December 2020 12:37  
**To:** Planning <[Planning@valeofglamorgan.gov.uk](mailto:Planning@valeofglamorgan.gov.uk)>; Lankshear, Robert <[rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)>  
**Cc:** Keith Stockdale <[REDACTED]>; max wallis <[REDACTED]>  
**Subject:** Cosmeston Upper Farm: Application 2020/01170/OUT

Case officer: Robert Landshear

Could you please confirm you have dealt with our request of 17 Nov. below and asked the applicants for details of the energy performance they claim for their scheme, in compliance with the EIA (Wales) Regs?

Second, we take up points from the GGAT archaeological response of 30 Nov.:

1. Please supply the information they refer to on "*additional trial trenches that encountered a further potential feature and medieval occupation*" including their location on the site.
2. It appears this part of the Green Wedge was considered for development at the pre-app stage, yet this was not in the plans consulted publicly on. Does this mean that the public pre-app consultation did not meet the Planning requirement ?
3. Please ask the applicants to
  - a) give the "very exceptional circumstances" (Planning Policy Wales ed.10) that they claim could in this case over-ride the protection given to Green Wedge land, and
  - b) show the consideration they have given to the GGAT pre-app advice that the farmstead "*structures be preserved within the proposed development*" as they "*are of significance and are included on the National Monuments Record (NMR)*".

--

Friends of the Earth Barry&Vale

14 Robert St, Barry CF63 3NX

tel: [REDACTED]

---

On Tue, 17 Nov 2020 at 14:49, BarryVale FOE <[REDACTED]> wrote:

**Further information needed on Energy Efficiency performance**

The applicants say in the Environmental Statement

DAT 4 5.10 ....likely energy performance of the dwellings which will be built to meet a low energy performance standard.

They then claim

Using solar modelling to predict how much energy is available on the footprint of the site, we have shown that it is possible for this development to deliver **Net Zero Operational Energy**.

There's no published reference but an implication of a specific analysis for this site. Could you please ask the applicants to supply this analysis?

Let's point out it's a surprising claim. Their pictures show only an integrated solar roof plus heat recovery system, but no modern technology solar facades or windows, nor heat pumps (air or ground source). Because solar power is off at night and low in overcast conditions, substantial battery storage would be needed, especially March-April and October-November. They said at the pre-app stage that it would be possible to upgrade the thermal insulation in 2030 to achieve zero heating, but this is not stated (still less offered from the outset) so electric heating is required.

This implies that for *net-zero operational energy*, their modelled solar would have to suffice with sub-optimal thermal insulation and all year round. This is not credible. Moreover, to last through winter requires substantial storage, via battery or underground heat store. Professional energy specialists would consider wind turbines for winter-time in such a location, so the applicants have to justify not including wind-power for this development.

As you are aware, the Welsh Government and PPW take the issues of energy efficiency and zero carbon seriously. Penarth Town Council have criticised the consultants' limited thinking on them. The Council's energy efficiency officer might already have asked for the relevant information, but nothing is posted in the web-file on it. The EIA Regulations require information on the modelling and uncertainties to be included in the ES. Would you therefore obtain documentary backing for the claim that solar alone could deliver *Net Zero Operational Energy*, and any other studies showing compliance with WG and PPW policies in this matter.

--

Friends of the Earth Barry&Vale

14 Robert St, Barry CF63 3NX

tel: [REDACTED]

--

Friends of the Earth Barry&Vale

14 Robert St, Barry CF63 3NX

tel: [REDACTED]

## Lambert, Fiona

---

**From:** [REDACTED]  
**Sent:** 10 November 2020 09:17  
**To:** Planning  
**Cc:** 'CS&P LibDems'  
**Subject:** RE: Regeneration and Planning Auto Response 2020/01170/Out

Further to objections regarding the above development may I ask you to consider what the Councils enforcement policy will be should this development take place.

If the houses are marketed as being developed on a greenfield site this would obviously not be correct. Failure to inform house purchasers of the history of this site and what has been done to remediate it, if anything, maybe a "misleading omission" contrary to the Consumer Protection Regulations 2008.

It is not up to consumers to find out for themselves what has taken place here but for them to be informed, in this case it would be essential as their could be future liability for clearing up contaminated land.

Could such a failure to notify house purchasers of the history of this site, or market it as a greenfield site be a breach of the Fraud Act 2006?

I haven't been able to find any legal precedence regarding this and the Cosmeston situation could be unique, however from a personal point of view if I purchased a house on such a site and had been misled or not been informed of the history I'd definitely be considering these two legislations.

Tim Hodgson 1 Bittern Way Penarth CF645FS [REDACTED]

---

**From:** Planning <Planning@valeofglamorgan.gov.uk>  
**Sent:** 03 November 2020 19:27  
**To:** [REDACTED]  
**Subject:** Regeneration and Planning Auto Response

Thank you for your email, which is hereby acknowledged and receiving attention

Regeneration and Planning  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

Find us on Facebook / Cewch ddod o hyd i ni ar Facebook  
Follow us on Twitter / Dilynwch ni ar Twitter

Consider the environment. Please don't print this e-mail unless you really need to.  
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

## Lambert, Fiona

---

**From:** [REDACTED]  
**Sent:** 01 November 2020 12:00  
**To:** Planning  
**Cc:** alun.cairns.mp@parliament.uk  
**Subject:** RE: Regeneration and Planning Auto Response

Planning 2020/01170/OUT

Further to my objection may I also object on the grounds that this development is contrary and against the interests of Diversity and Equality.

Cosmeston Park is a unique meeting place for the diverse communities of South Wales and visited by hundreds of thousands of people from our varying communities where it is an ideal place to mix and integrate, being local and free. It is a lifeline for many low salary families giving an opportunity to meet each other.

Many families walk along the farm track opposite the park where this development is to take place if the park is busy especially in these times of social distancing. This enables them to walk to the Wales coastal path. If this development takes place it will prevent this free and essential activity which at the current time is beneficial to community relations and health.

As can be seen from the plans with the presence of ACMs as per the planners report there could be an adverse health risk to these communities with dust being raised by excavation.

Many thanks  
Tim Hodgson

---

**From:** Planning <Planning@valeofglamorgan.gov.uk>  
**Sent:** 29 October 2020 13:52  
**To:** [REDACTED]  
**Subject:** Regeneration and Planning Auto Response

Thank you for your email, which is hereby acknowledged and receiving attention

Regeneration and Planning  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

Find us on Facebook / Cewch ddod o hyd i ni ar Facebook  
Follow us on Twitter / Dilynwch ni ar Twitter

Consider the environment. Please don't print this e-mail unless you really need to.  
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

## Lambert, Fiona

---

**From:** Susan Rees [REDACTED] >  
**Sent:** 24 October 2020 02:16  
**To:** Lankshear, Robert  
**Subject:** Ruin of Lavernock and Cosmeston

Dear Mr Lankshear

I am appalled at the thought of 600 houses and a block of flats being built on the site of cosmeston farm by the LDP and I wish to vehemently oppose the planning of such a scheme.

We do not want our beautiful rural fields built on and spoiled by a concrete jungle which will strip our wildlife from our fields, destroy any archeology digs/finds not to mention the chaos it would cause of the increase of traffic (which is a massive problem as it is).

We also do not want associated housing residence as it will lower the tone of our area.

When we bought our home nearly 40 years ago we we told (and guaranteed) that the fields all around Cosmeston and Lavernock is a green belt and nothing could/would ever be built on there!!

I therefore appeal to the LDP not to go ahead with these heartbreaking plans and to leave our fields alone.

Yours sincerely

Mr and Mrs Bryn Owen Rees  
Sent from my iPad

## King, Vicky

---

**From:** Hugh.Mackay <hugh.mackay@open.ac.uk>  
**Sent:** 31 January 2021 17:07  
**To:** Planning  
**Cc:** Jacky Knowles  
**Subject:** Vale Veloways consultation response, Cosmeston housing Planning reference: 2020/01170/OUT

Dear Sir/ Madam,

I am submitting this consultation response to the housing scheme at Cosmeston, ref 2020/01170/OUT, on behalf of Vale Veloways, a cycling campaigning group in the Vale of Glamorgan.

- (a) The railway path is already extremely popular and well-used, to the level of being full to capacity at many times of day. (i) Given that it was formerly three railway tracks wide, there is no reason why it could not be widened, to allow segregation of cycling and walking. Given the distance to town, e-bike use – not mentioned in the documentation – is likely to be significant among residents, and these pose particular problems for shared use paths (given their speed). (ii) The railway path is not lit by street lights which, as it becomes more used, it should be. This upgrading should be built in to this scheme – because the scheme will increase significantly traffic on the railway line.
- (b) It is surprising that, given government and local authority policies and priorities, the use of this railway line more strategically does not appear to have been considered. Given the shift from ‘predict and provide’ road building to the SE Wales Metro, at this early stage it should be explored with TfW how to accommodate a future extension of its service from Penarth railway station to Cosmeston and on to Sully and Barry. It is important that travel – most of which is to and from Cardiff – should complement rather than undermine the policies of Cardiff Council (to reduce pollution and car use and to improve active travel and public transport) - which are backed by the Welsh Government.
- (c) It is important that the two junctions with Lavernock Road gives priority to cyclists going straight along that road over vehicles entering or leaving the new housing. This junction design needs to conform with not only DMRB but also with the WG’s Active Travel Design Guidance.
- (d) The cycleway on Lavernock Road fails to meet Welsh Government active travel standards. It is very rough and narrow. This development should contribute to upgrading this through to Sully, including safe crossing of the carriageway where this is necessary. Particularly problematic is the area around the junction with Westbourne Road.

Yours faithfully

Hugh Mackay  
Vale Veloways

Re: formal objection to Planning Application 2020/01170/OUT – Land at Upper Cosmeston Farm, Penarth

Planning Application: Outline Planning Application by Welsh Assembly Government to Vale of Glamorgan County Council for 576 residential units at Upper Cosmeston Farm, Lavernock.

Ground(s) for objection:

Lower Cosmeston Farm is comprised of a mixture of arable and pastoral fields. These fields are located adjacent to a SSSI, and provide a vital habitat for wildlife, including bats and their roosts, toads, and fireflies. The fields at Lower Cosmeston Farm help to form a vital green lung between Sully and Lower Penarth. The development of Lower Cosmeston Farm would and would lead to overdevelopment of the Penarth area.

This overdevelopment would have the unhappy effect of serving to exacerbate traffic congestion on the B4267. This road is already heavily congested, especially during peak times with tailbacks extending from the junction at Cogan through every street in Penarth, many of which because of congestion serve as a rat-run for motorists wishing to avoid the worst of the congestion on Redlands Road, which tails back to Lower Cosmeston Farm. This traffic congestion would also have a knock-on effect for those commuting to Sully, Barry and beyond as it would compel many motorists to seek other roads to Cardiff, which would result in even greater congestion in other areas such as Wenvoe and Dinas Powys.

The increase in traffic would also have the effect of increasing both noise and environmental pollution. The UK Parliament and many towns and cities across the UK, including Cardiff, have recently in 2019 declared there to be a ‘climate emergency’. This climate emergency has been elicited by, amongst other things, by increased exhaust fumes. Cardiff Council have recently announced a series of measures in order to combat this problem, including reducing traffic pollution. Traffic pollution within the Cardiff and Penarth areas could be reduced by the retention of the natural environment and landscape at Lower Cosmeston Farm.

Apart from the destructive impact that the building that 576 houses will have upon the natural environment, biodiversity, and the quality of life for the residents at Lower Cosmeston Farm, due consideration has not given to the historic environment.

Lower Cosmeston Farm is no ordinary Green Field site. The area of Lower Cosmeston Farm is a historic time capsule and contains historic standing architecture as well as archaeological remains.

A report commissioned by the Welsh Assembly Government entitled ‘*Land at Upper Cosmeston Farm, Lavernock Road, Penarth-Archaeological and Heritage Assessment: Prepared by the Environmental Dimension Partnership on Behalf of the Welsh Assembly Government. 2019*’ (Report Reference edp5187\_r003d), has sought to assess the impact that this development would have upon the historic environment at Lower Cosmeston Farm. Having thoroughly read through this report it is my opinion as an archaeologist and historian that the assessment does not give due consideration to the historic architecture. The examination of Lower Cosmeston Farm by the Glamorgan Gwent Archaeological Trust also failed to locate any archaeological remains.

In brief:

The Archaeological and Heritage Assessment overlooked the important connection between the historic 17<sup>th</sup> c farmhouse at Lower Cosmeston Farm to the medieval village of Cosmeston. The assessment failed to account for the farmhouse as being one of the oldest standing buildings in the Penarth area and dismissed the whole historic environment as not worth retaining. Senior Investigator of Ancient Monuments with the RCAHMW Richard Surgett has shown an interest in the farmhouse



and has personally taken time to investigate the buildings at Lower Cosmeston Farm, and described the decision to destroy them as ‘appalling’.

As a historian with a background in archaeology who has studied, excavated and has written extensively about the Cosmeston area, I have written my own assessment of the historic Lower Cosmeston farmhouse and its associated Georgian period outbuildings with a view to have the said buildings listed. As of (11/11/2020) an application has been submitted to CADW requesting listed building status for the historic 17thc farmhouse and the associated Georgian period barn and outbuildings at Lower Cosmeston Farm.

The same report states that the archaeologists who were commissioned by the Welsh Assembly Government to assess Lower Cosmeston Farm, failed to locate any archaeological remains.

Excavations carried out by Jonathan and Mark Lambert have revealed the remains of an unknown structure and/or an area of intense medieval occupation. I have attached a full excavation report for your consideration – the report is also available via the Glamorgan-Gwent Archaeological Trust and is available on the Historic Environment record, *Archwilio*.

As a potentially important discovery relating to the medieval village of Cosmeston, the archaeology should be subject to due consideration in the planning process. As of (11/11/2020) an application has been submitted to CADW requesting scheduled status for the archaeological remains at Lower Cosmeston Farm.

There is absolutely no precedent within the Vale of Glamorgan for such a historic environment being destroyed. If allowed to proceed, this development will set a dangerous precedent with the message that our Welsh heritage, a finite resource, is regarded as expendable and of no impediment to development.

I hope the points raised in this objection will be given serious consideration and discussed upon their merits.

Regards,

Jonathan BA