



25 January 2023

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

Dear Mr Lankshear

Planning Application No. 2020/01218/HYB (RL)

Location : Leckwith Quay, Leckwith Road, Leckwith

Proposal : Hybrid planning application for residential development for up to 250 dwellings (submitted in OUTLINE), associated highway and bridge improvement / realignment works (submitted in FULL). Development involves the demolition of all buildings on site and of the existing B4267 Leckwith Road Bridge

Dinas Powys Community Council have many reservations about this development and would like to object to it on the following grounds:

Public Health Concerns.

We are concerned about air and noise pollution from the A4232 has this been assessed? The prospective developers also assert that noise levels and air quality are problematic. We do not see any attempt to address this issue. Has there been an assessment of any ground pollutants?

The proposed site for the development is a former industrial site it is isolated with no social facilities what so ever: no accessible shops, no transport no footpaths. Families will be completely isolated there (with knock on effects on their social and emotional wellbeing unless they have a car or two cars if one family member takes a car to work. We do not see that the developers have considered the impact of the increased number of households on local catchment schools, healthcare, public transport, (air pollution, noise levels, lack of social amenities referred to above

Wildlife

Has an ecological survey been completed and are there any wildlife and habitats that need to be protected. What measures will be put in place to achieve this?. If this planning is passed this would involve removal of Ancient woodlands we believe that this should be avoided. We understand that there are three Special Importance for Nature Conservation (SINC) on this site. Council note that that the developers state that," SINCs on site will be impacted by the removal of small areas and/or trees from Leckwith Woods and Factory Woods." We do not find this to be an appropriate measure. Does an arboricultural impact assessment need to be completed including details of extent and impact on ancient woodland?

Transport issues

There is no public transport and no footpaths off this site the site is off a very busy commuter route and quickly enters a large busy intersection to the left. There would be difficulty turning right because of the speed and volume of traffic in both directions especially at busy period's. This means cars would be used all the time with the obvious impact on the environment. This site straddles one of the main access routes into Cardiff centre. The access road to turn in and out of this site is poor will the access road be widened? The strain on the area's infrastructure on Cardiff's western fringes is already intense and the erosion of the "green belt" around Cardiff is of great concern to us. We foresee complete chaos if over a hundred households are attempting to join all the traffic coming from Pen-y-turnpike Road from Dinas Powys Rhoose other villages in the Vale and Barry, Traffic from Llandough and Penarth on route to business in Cardiff and our main University Hospital also use this route. Add in traffic from the roundabout coming off the Ely Link Road. We are concerned that the offer of a new bridge may tempt Council to agree these plans, The transport assessment, needs to also consider the impact of the exceptionally high volumes of traffic and parking in the area during football matches and other big events (concerts) in Cardiff this often leads to gridlock at the roundabout. This development will exacerbate the problem.

Water/flooding of the main road

Has a hydraulic assessment been completed to ensure the proposed development works do not detrimentally impact the integrity and operation of our water and sewer systems? In addition we regularly see water lying at this junction so much sometimes that cars can only pass in the middle of the road as the water level is too deep to drive through. Where is this water going to go? The scoping mentions a Desk Based Study. We feel that it would be appropriate to also undertake field surveys and investigations because of the heritage assets and history of the site.. The development is in a critical location next to the river, we feel it would be appropriate to consider the impacts of future climate change induced flooding on the development.

Listed Building on the site

We do not see any plans for the listed house that is situated on the site. What is to happen to this building?

Landscape and visual character

The submitted scoping request states that 'Views into the site are extremely limited and only really available from close to the eastern boundary. While we strongly disagree with this statement we also note that the tallest proposed building is considerably higher than any of the existing buildings on the site or buildings in the vicinity. Landscape and visual character does not mention how it will feel and look to live in this location, near to a number of main roads, with a hill and trees behind and running water flowing on to the site in heavy rain.

The Community Council are requesting that this application is called in.

Dinas Powys Community Council