

Representor ID - [3579](#)

Prof Bernhard Moser

37 Whitcliffe Drive, Penarth, CF64 5RY (Bernhard.Moser@sky.com; 07885529307)

Vale of Glamorgan Local Development Plan Examination

Invitation to Hearing Session 24: New Allocations (Barry Docks, 24. January 2017)

Statement pertaining to **MG2.23** – Land at Upper Cosmeston Farm, Lavernock

I am representing the residents at the Whitcliffe Drive in Penarth located adjacent to the proposed MG2.23 development. Whitcliffe Drive separates residential houses from the grassland at the Cliff Top, which is regularly used by dog walkers, local residents and visitors alike (**Policy MG18** - Green Wedges). The Cliff Top also features the Welsh Coastal Path connecting the Penarth Pier with Sully. In 2012, we had already submitted a statement, including a cover letter and a common statement that was individually signed by the Whitcliffe Drive residents. Our present concerns do not differ from our previous statement submitted during the 2012 consultation period.

1. Whitcliffe Drive cannot give rise to a new access road to MG2.23

The construction traffic would endanger not only the Whitcliffe Drive residents but all residents living along the roads connecting Whitcliffe Drive with Lavernock Rd. Our residential roads are not built for heavy traffic. Similarly, once the MG2.23 development is completed, the residents of the "new town" would in effect overwhelm our neighbourhood when seeking access to Lavernock Rd on our side by driving through Whitcliffe Drive twice daily. It is anticipated that traffic congestions at the new Lavernock Rd access point at the MG2.23 site would force local residents to come through Whitcliffe Drive and, thus, destroy the tranquillity of our neighbourhood.

2. MG2.23 requires "green wedges" in order to accommodate the needs of its new residents

As pointed out in our 2012 submission (ID: [3579](#)), the Cliff Top is an attraction for residents and weekend visitors. But it is too small to absorb the population of a new town. In order to maintain the high quality of life in our neighbourhood we request (in agreement with the MG18 "Green Wedges" policy) the planning of new park areas at the MG2.23 site. As an attractive idea we previously proposed a green corridor connecting the highly popular Cosmeston Park with the Coastal Path at the Cliff Top. Without adequate provisions for green spaces the new residential area would create unacceptable problems to its neighbourhood.

We recognize the need for new houses and support in principle the authorities in this endeavour. However, we are concerned about the U-turn taken by the authorities in the latest proposal for the MG2.2 site, including an increase of 245% in housing units to 576, which equates to the population of a small town. The potential impact of the latest MG2.23 plan on our neighbourhood and, indeed, on the quality of life in Southern Penarth, is catastrophic. Also, the Cliff Top residents refuse to be the scapegoats of poor housing planning.

Therefore, we ask from the planning authorities to agree in writing with the above concerns in order to secure our support in future discussions about the MG2.23 development.

Bernhard Moser
(for the Cliff Top residents)

