

Hearing Session 24 : New Allocations – 24th January 2017.

Cllr Bob Penrose (ID5849) - Concise Statement for Representation MAC42 (MG42-23) Proposal for 576 new houses at Upper Cosmeston Farm, Lavernock

What is the size of the site/ how many units proposed?

- 576 units are potentially overdevelopment of the site and excessive for the housing needs of the surrounding area.

What is the current status of the land?

- Existing Green Wedge would be decimated and destroyed by this proposed development.
- The proposed development is outside the existing 'Settlement Boundary' and accordingly would constitute building into 'Open Countryside'.
- The proposed development would have detrimental effects on the 'ecology' of the area, the natural habitat and the extensive wildlife species
- The site is on the coastal belt..

Are there any constraints / barriers that would make the allocation of the site unacceptable that would impact upon delivery or associated problems?

- The entrance to the proposed development, namely Lavernock Road is liable to extensive flooding. (as per the attached photographs)
- The existing highways infrastructure is already oversubscribed and would not cope with the additional traffic volumes this proposed development of 576 homes would create, especially if the proposed 500 cars 'park and drive' facility planned in the proposed L.D.P. at Cosmeston Country Park is facilitated.
- The proposed development would be totally 'unsustainable' under the recommendations of the Welsh Government, as there is no local shop, health centre, chemist, children's' play area or even a community facility.
- Education –whilst there is a mention for a new 210 place primary school on the proposed development, in the interim the children would have to be 'bussed' to a primary school which is outside normal walking distance. Furthermore, the two local comprehensive schools (St.Cyres and Stanwell) are at full capacity accordingly children would have to be 'bussed' to Barry where there are secondary schools with surplus capacity.
- Part of the site is landfill area with potential contamination