

RECEIVED

02 March 2026

Regeneration
and Planning

27th February, 2026

Dear Sirs,

I am concerned about the plan to approve the building of a new housing estate in the area between Georges Row/ Highfield Close and Cardiff Road, Eastbrook, going towards Llandough Hospital.

My main concerns:-

1) Flooding: I am concerned this will increase the flood risk; repeated flooding in Dinas Powys, including Cardiff Road, and many houses a few years ago.

Also historically in Eastbrook. This causes ongoing anxiety as well as the misery of the flooding itself.

2) Doctors - they are taking on more and more people, including after a closure in Penarth and I personally believe the service is deteriorating. Where will people register?

3) Schools: where will they go? Also the infant department of the school is right by Cardiff Road and its pollution. Will that get worse?

4) I understand there is a thought, not in the plan, for an active route along the lane running by and behind the newer block of houses on the north side of Georges Row.

This is a private back alley held by the households, I am told, and there is no right of way for access to an estate. There is a public right of way at the top of Highfield Close. Also, surely pedestrians and cyclists could access Cardiff Road from the road/pavement entrance/exits for the estate. I express an interest as a relative lives there and says the householders are very concerned, including about security.

5) Cardiff Road is already a 'nightmare' at peak times.

Yours faithfully
Valerie Prouence