

**From:** [REDACTED]  
**Sent:** 04 March 2026 12:35  
**To:** LDP [REDACTED]  
**Subject:** LDP = HG1 KS2. Proposed Development at Eastbrook, Dinas Powys



4<sup>th</sup> March 2026

Sir

Ref; HG1 KS2. Proposed Development at Eastbrook, Dinas Powys

I write to raise objection, on five counts, to the proposals to develop land at Eastbrook, Dinas Powys

1. The highway adjacent to the site which would provide ingress and egress to any housing built there must be on the most congested road in the whole of the Vale of Glamorgan. As such it is, no doubt, deemed as traffic sensitive under the terms of the New Roads and Street Works Act 1991. The intention, under the Act was to provide Highway Authorities with a tool to manage non-essential street works including such activities as street cleaning and refuse collection, and to provide information upon which to model congestion alleviating solutions. Any planned development is clearly contrary to both the spirit and intention of the legislation
2. While efforts are being made to reduce air pollution by, for example, introducing speed limits for traffic and even the fining of motorists when allowing their engine to idle when parked, this development, by its very location, can only exacerbate the congestion and consequent pollution. For the local authority appointed consultants to say that there is unlikely to be an increase in pollution levels is clearly implausible and must be questioned
3. The Welsh Government has placed a clearly defined and ideological moratorium on the building of new roads, an example of this being the blocking of any proposal to build a by-pass around Dinas Powys. Yet the plans show the building of roads on the development to serve the new residences. This is clearly contrary to the stated aims and rules imposed by the Welsh Government.
4. The land currently has natural drainage. However, if the land is built upon then the storm water has be managed in terms of providing surface drainage with disposal off site. Looking at the location, if it is developed as planned, then looking at current arrangement for storm water disposal, drainage will need to be provided and, seemingly, fed into a feeder tributary of the River Cadoxton which in turn will increase the risk of even more flooding in and around Dinas Powys.
5. The likelihood of 500 or so new patients being registered at the Dinas Powys Health Centre will further degrade the quality of service afforded to local residents, which are already far below the standards prescribed by the Welsh Assembly Government. There is no mention of this issue within the published consultation

This development would clearly be detrimental to the local community and totally contrary to any stated aim to protect or even improve the place where we live

I would invite the council to address and reply to the points raised before I can withdraw my objections.

I would urge the councillors in the local authority to stop this plan while they are still in a position of authority and so able to do so. I am sure that the elected councillors will be cognisant of the fact that I and my fellow residents will judge their actions on this matter when next having the opportunity to vote in local elections

Yours faithfully

Peter F Coleman