

Comments on Proposed Redrow Homes Development, Land west of Windmill Lane, Cowbridge

Thank you for this opportunity to comment before a planning application is made.

About us:

[REDACTED]

Proposed plans

- The proportion of affordable housing at 40% is welcomed. How affordable will it really be for young adults or those on average incomes for this area?
- What proportion of these houses is accessible for those with disabilities, requiring ramps, wider doorways, lower work surfaces etc?
- How many people do you anticipate living in the development?

Road safety

- The entrance to the development is on a sharp bend. To ensure safety of pedestrians there needs to be a pavement along the St Athan road to the junction of Brookfield park road.
- Whilst adults may use the proposed footpaths via Llanquian Close, Bessant Close and Windmill Lane, I fear teenagers will make the unwise decision to walk along this dangerous stretch of road in the carriageway unless there is a pavement. The same issue applies to cyclists, on this busy and narrow stretch of road. Your plans do not currently indicate if a new pavement and/ or cycle lane will be added.
- Cars pulling out of the development may not be clearly visible to those driving on the St Athan Road. Cars stopping to enter the development may not be visible to other motorists driving around the bends. Some form of traffic control and traffic calming measures, lights or roundabout, may be required where the development joins the main road.
- There is no public transport infrastructure. Please provide a bus stop (layby, pull in) for those children using the bus service from the comprehensive school.

Environmental impact

- Every winter we see flooding of the field adjacent to the river Thaw below the proposed development. Currently the land you are proposing to build on absorbs water. Once roads, houses and driveways cover this land there will be increased water run off downhill to the lower field. The river Thaw may not cope with this extra water. How will the houses at the lower level of the development be protected from flooding as climate emergency worsens?

- All trees should be retained and have a clear role in helping to manage the climate emergency. Taking decades to grow it is only now after many years the trees in Hillside Drive and Brookfield Park are reaching their natural potential. Those trees (currently 3) in the areas earmarked for a communal public open space provide shade, wildlife habitat and will also screen the proposed build from being overlooked by current residential areas. Please ensure all trees are retained, and consider moving planned footpath across public open space to ensure no trees are lost. These trees do not appear to have been included in the tree survey conducted by Treescene.
- Hedgerows around the land should be retained in view of the wildlife habitat they provided.
- New trees should be planted and the proposal should include details of this.
- The land proposed for the development is currently used by many dog walkers and who will probably continue to do so. The plan must include sufficient waste bins to accommodate dog waste.
- Include more waste bins across the development, especially in the public space area, we currently see bins overflowing on the Brookfield park estate by the playground.

Proposed public open space

- Retain all trees and hedgerows as mentioned above. In your plans, the number of trees in the street scene do not match the number of trees on the proposed plan. Vital you are clear which is the reality.
- When we moved into [REDACTED] there was a covenant and council prohibition preventing the playing of ball games in the area, which will make up some of this proposed space. This was to ensure noise and balls entering private gardens did not disturb residents. Is Redrow aware of this protection against undue noise? Will the protection continue as part of the proposed development?
- Alter route of proposed pathway to ensure trees are retained.

Footpaths into residential area

- These footpaths are barely wide enough for pedestrians to pass each other. I am concerned that when cyclists try to use these footpaths there will be accidents and injuries.

Engineering

- Drains and sewage treatment. The current sewage works adjacent to the River Thaw are a major source of rats, which travel along the sewers and drains and have infested both outbuildings and houses on the Brookfield Park estate. Welsh Water is well aware of this problem. It will also be an issue for your housebuyers. Anything you can do to mitigate vermin for all of us would be most welcome. This also adds to my request for more waste bins on the development.

I hope you have found these comments helpful and to enable you to take appropriate actions.

I also have concerns about increased road traffic and demand on public services such as schools and healthcare. These will be raised with the council and planning department at a later date.

Yours sincerely
Dr Melanie Jones

[REDACTED]

[REDACTED]

[REDACTED]