

The LDP Team,
The Vale of Glamorgan Council,
Civic Office,
Holton Road,
Barry.
CF63 4RU

Dear LDP Team,

**Re: Proposed Development - 250 Houses at Eastbrook
Land to the North of Dinas Powys, Off Cardiff Road**

We wish to submit our **Formal Objection** to the above proposed development on the following basis:

Detrimental Impact to Existing Residential Amenity

- Dinas Powys has already reached its peak in terms of housing development.
- Further housing development will result in a negative impact to the current residential amenity and local character of Dinas Powys and adversely affect the existing quality of life which makes it attractive and enjoyable for residents and visitors.

Traffic Generation and Highway Safety

- The road through Dinas Powys is often gridlocked for long periods on weekdays in particular.
- The proposed housing development will result in increased vehicle movement on a road already totally inadequate to accommodate existing vehicular volume.
- The existing road congestion (in Dinas Powys) results from failure to construct the long-debated bypass and recent housing developments in Dinas Powys (Scholars Park) and adjacent areas.
- Increased vehicle movements, in and through Dinas Powys, will adversely affect road safety, for both pedestrians and cyclists.
- Furthermore, we already have a situation where long rows of traffic (including many HGVs) are motionless in Cardiff Road, pumping out exhaust fumes, directly adjacent to Dinas Primary School whilst children are arriving and leaving the school or indeed whilst they are playing in the courtyard outside during the day.

Noise and Disturbance

- Clearly 250 proposed new houses will result in noise and general disturbance and further congestion, not only in the construction phase but also from the proposed change of use of the land, from pasture and open space to housing.
- Daily, the proposed development will result increased noise and disturbance from additional traffic movement, not only by residents' and visitors' vehicles but from delivery vehicles and various service providers' vehicles attending properties at the development.

Public Service Capacity and Infrastructure

- The proposed development will put additional pressure on local services in Dinas Powys such as Healthcare Provision, GP Services and Schools.
- An additional 250 houses will put pressure on public sewer and surface water infrastructure with a possible risk of flooding as open land is replaced by hard concrete, footpath and roadway surfaces.
- It is noted that the proposed development includes a natural '*Drainage Feature*'. Does this suggest that the area of land, intended for the proposed development, has suffered with flooding in the past?

Loss of Green Space and Environmental Concerns

- The proposed development will result in a loss of critical open green space and a loss of local habitat for wildlife.
- The area designated for housing development should be safeguarded as valuable open space, farmland and countryside to prevent urban sprawl and the totally unnecessary merging of adjacent areas (in this instance Dinas Powys and Llandough).
- There are surely other areas, in the VOG, where this development could be located without creating the host of problems and loss of the valuable open green space amenity outlined above.

Yours sincerely,

