

Rebecca Evans AS/MS  
Y Gweinidog Cyllid a'r Trefnydd  
Minister for Finance and Trefnydd



Llywodraeth Cymru  
Welsh Government

Eich cyf/Your ref P-05-1069  
Ein cyf/Our ref RE/00867/20

Janet Finch-Saunders MS  
Chair, Petitions Committee

23 November 2020

Dear Janet,

Thank you for your letter to Ken Skates MS, Minister for Economy, Transport and North Wales, regarding the petition received in respect of the proposed planning application for the residential development of land at Lower Cosmeston Farm, Penarth. Your letter has been passed to me for reply as the proposed development falls within my portfolio of responsibilities.

The majority of the land which is subject to the planning application is allocated for the residential development of 576 units in the adopted Vale of Glamorgan Local Development Plan. The area of land to accommodate the proposed primary school is outside the boundary of the residential allocation although it is considered to be brownfield land as it is the site of the farm buildings which form part of Lower Cosmeston Farm. The residential allocation is a key part of the Council's strategy for the delivery of homes in accordance with the identified housing need for the area. The proposals contained in the Local Development Plan were subject to scrutiny by an independent planning inspector who was appointed to assess the soundness of the Plan, which was adopted in 2017.

The planning application for the residential development of the land was submitted to the Vale of Glamorgan Council on behalf of the Welsh Government on 30 September 2020. The application was supported by a significant amount of technical information and it is now for the Council to determine whether the information provided is adequate and addresses any concerns they may have. This includes issues relating to sustainability, infrastructure, highways, ecology, the environment and heritage. The supporting information also addressed the principles identified in the Well-being of Future Generations Act (the Act). The Vale of Glamorgan Council as defined in the Act as being a 'Public Body' will also need to take into account the provisions contained in the Act when making a decision on the planning application.

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

The Vale of Glamorgan Council is required to undertake a statutory period of publicity and consultation in respect of the application and the Council, as Local Planning Authority will need to take into account any representations received. It will also need to consider whether the application accords with policies contained in the adopted Local Development Plan before determining whether planning permission should be granted or not.

The proposals have also been subject to consultation by the Vale of Glamorgan Council as part of their preparation of the adopted Local Development Plan and prior to the planning application being submitted pre-application consultation was undertaken with the local community.

If planning permission is granted, the development of this site would be an exemplar housing site being brought forward by the Welsh Government which would deliver in the region of 280 affordable homes. A new primary school would be provided as well as public open space and a cycle route which would link the site to Penarth town Centre.

I do not consider the application should be withdrawn as to do so would result in the failure of the Welsh Government to deliver much needed affordable homes and would run counter to the strategy identified in the adopted Vale of Glamorgan Local Development Plan which sees this site as key to helping to address the identified housing need in the area.

Yours sincerely,

A handwritten signature in black ink that reads "Rebecca Evans". The signature is written in a cursive style with a large initial 'R' and a distinct 'E'.

**Rebecca Evans AS/MS**  
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Minister for Finance and Trefnydd