

Report

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Statement of Community Involvement

Development of Sully Sports and Social Club, South Road, Sully

June 2015



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For and on behalf of GVA Grimley Ltd

1. Introduction

- 1.1 This Statement of Community Involvement has been prepared by Bilfinger GVA on behalf of St Modwen and Sully Sports and Social Club, in support of a hybrid planning application at Sully Sports and Social Club, South Road, Sully. The proposals are for the redevelopment of the site to provide new sports facilities, including new pitches and a new clubhouse, a touring caravan park, and new residential and retail development. This application has been made to the Vale of Glamorgan Council (VoGC) who act as the relevant local planning authority (LPA).
- 1.2 The purpose of this report is to provide an overview of the public and stakeholder engagement and consultation which has been undertaken prior to the submission of this application, and to explain how this has impacted on the evolution of these development proposals.

2. Overview of Consultation

- 2.1 In advanced of this planning application being submitted, a public exhibition was held to display the draft scheme and invite discussion and comment on the proposals from the local community, key stakeholders, elected representatives and council officers.
- 2.2 The consultation was timed to enable the completion of all background and technical surveys on the constraints of the site, while technical studies relating to the development proposals, such as the transport assessment, were still underway. This allowed an opportunity to discuss a draft scheme that had been informed by a clear understanding of the site constraints, but at a point that allowed the incorporation and consideration of the community's views.
- 2.3 The exhibition was held on Tuesday 12th May 2015 at the Clubhouse at Sully Sports and Social Club, at the development site itself. In order to publicise the event at least two-weeks' notice ahead of the event, flyers were distributed to homes and businesses within the village, advertising details of the exhibition and inviting people to attend.
- 2.4 Based on an estimate of the number of houses in Sully, provision was made to flyer the whole village, with priority being given to dwellings and businesses nearest to the site. A copy of this flyer has been included within **Appendix I**. A map indicating the approximate extent of flyering in the village has been included in **Appendix II**.
- 2.5 In addition to the flyers to local residents, targeted invites were issued to key stakeholders, council officers and elected community representatives. These letters invited the stakeholders to a preview of the exhibition and to the event in full. A copy of an example invitation has been included within **Appendix III**. The list of invitees included:
- Sully Community Council
 - Sully Primary School
 - Sully Constitutional Club
 - Vaughan Gething AM – Member of the Welsh Assembly for Cardiff South and Penarth
 - Jane Hutt AM – Minister for Business and Budget, and Member of the Welsh Assembly for Vale of Glamorgan
 - David Melding AM – Member of the Welsh Assembly for South Wales Central
 - Andrew RT Davies – Leader of Welsh Conservatives
 - Eluned Parrott AM – Member of the Welsh Assembly for South Wales Central

- Leanne Wood AM – Leader of Plaid Cymru, Member of Welsh Assembly for South Wales Central
- Stephen Doughty MP – Member of Parliament for Cardiff South and Penarth
- Neil Moore – Council Leader (Welsh Labour Party), Vale of Glamorgan Council
- Christopher Franks – Dinas Powys Ward Member (Plaid Cymru Leader), Vale of Glamorgan Council
- Gwyn John - Cabinet Member for Leisure Services, Parks and Cultural Services, Llantwit Major Ward Member (Llantwit First), Vale of Glamorgan Council
- Kevin Mahoney – Sully Ward Member (UKIP), Vale of Glamorgan Council
- Bob Penrose – Sully Ward Member (Independent), Vale of Glamorgan Council
- Howard Hamilton – Mayor of the Vale of Glamorgan, Illtyd Ward Member (Welsh Labour Party), Vale of Glamorgan Council
- Rob Thomas – Director of Development Services, Vale of Glamorgan Council
- Elisa Faulkner – Affordable Housing Officer, Vale of Glamorgan Council
- Malcolm Drysdale – Landscape Officer, Vale of Glamorgan Council
- Ian Robinson – Planning Officer, Vale of Glamorgan Council
- Victoria Robinson – Section 106 Officer, Vale of Glamorgan Council

2.6 A preview was held for the stakeholders and representatives identified above, which ran from 12.00-2.00pm on the day of the public exhibition which followed immediately from 2.00pm to 8.00pm.



- 2.7 The event was hosted in the Clubhouse building, enabling a direct consideration of the site and its constraints and opportunities for development. Members of the project team, including planners, designers, technical consultants, developers and members of the Club were present throughout the duration of the exhibition, and actively spoke with residents regarding the proposals and responded to questions raised.
- 2.8 In addition, we issued all attendees with a proforma feedback form with a set of semi-structured questions to help capture the community's thoughts regarding the proposal. A blank example copy of the form has been included within **Appendix IV**.
- 2.9 The response to the exhibition has been described in full in the following section.



Stakeholder Meetings

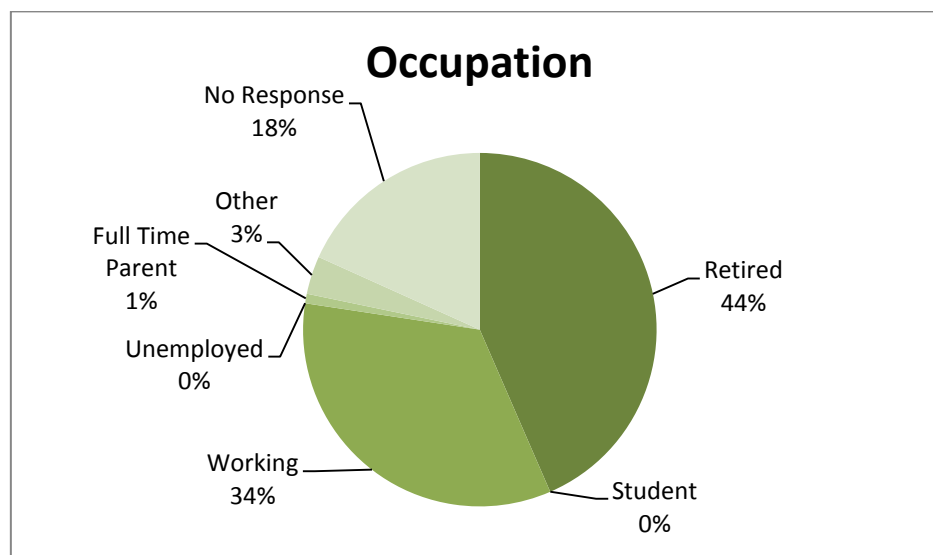
- 2.10 In addition to the public exhibition, the project team have sought to engage with key stakeholders through additional meetings to provide time to understand and focus upon their views and considerations. Key amongst these have been meetings with the relevant members and users of the pitches and clubhouse at present.
- 2.11 In addition to issuing an invitation to the public exhibition, at which we believe the Community Council were represented, we have also extended an invitation to meet with the Sully Community Council directly to discuss these proposals prior to submission. At the time of writing, despite repeated attempts to make contact with the Council, no response has been received regarding a meeting. However the applicant team will continue to seek to engage with the Council post submission of the application and offer to meet to discuss the proposals.

3. Response to Public Exhibition

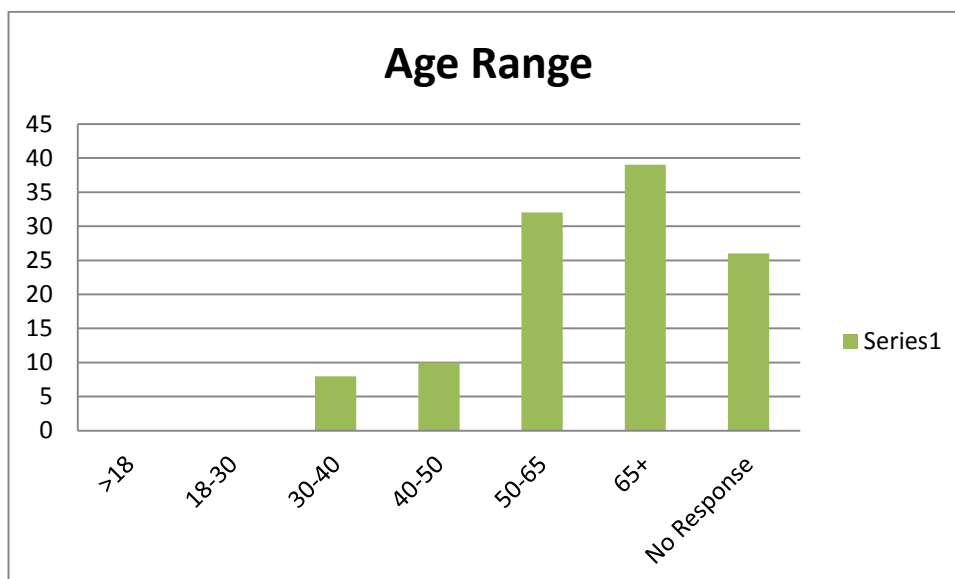
- 3.1 The following represents a summary of the findings from the feedback survey issued at the Public Exhibition. Where verbal responses are discussed, these are given in a summarised and synthesised format.
- 3.2 A sign-in sheet provided at the entrance of the exhibition indicates that at least 235 individuals visited the exhibition, though others visited and did not sign the register, and so their attendance has not been formally recorded. A total of 116 feedback forms were received during and after the exhibition, including forms received after the deadline date of Tuesday 26th May 2015. The majority of these forms were adequately completed, though a handful were returned blank.
- 3.3 This level of attendance and response is considered to be strong. The attendance constitutes 5.17% of the total population of the community and ward, compared against the 2011 Census statistics. The feedback forms received notionally represent a 2.53% share of the population, though as some forms were completed by more than one person (e.g. couples) this is a slightly less reliable assumption.

Respondent Demographic

- 3.4 Out of the 116 feedback forms received, the majority of the respondents who identified information about their current occupation identified as 'retired' (44%). The next largest represented group were those who identified as 'working', which accounted for 34%. A significant portion of respondents gave no information regarding their occupation (19%). Only a fractional number identified as 'other' or 'full time parent' with none identifying as 'unemployed' or 'student'.



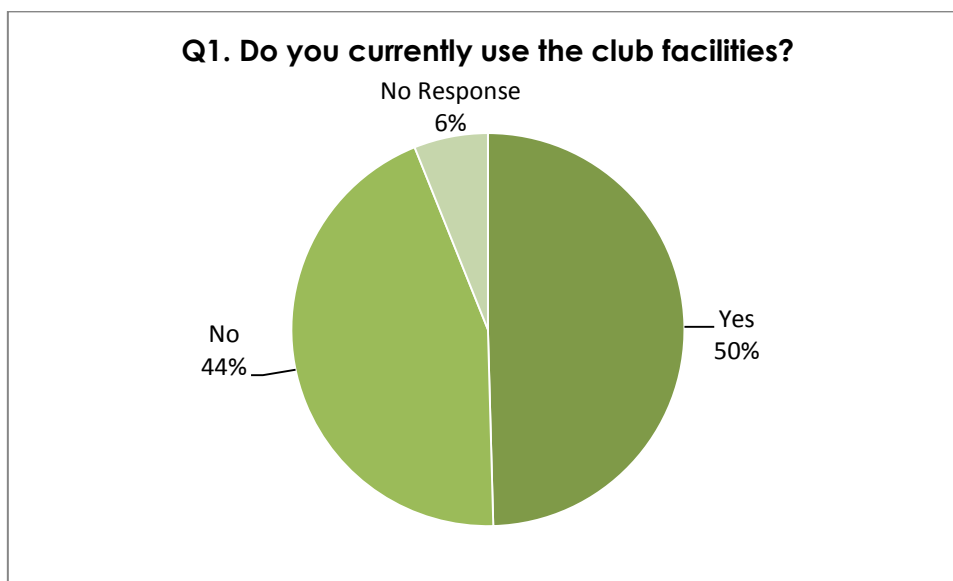
- 3.5 The relatively high representation of retired individuals was also reflected within the information volunteered regarding age. The largest individual group was within the 65+ age bracket (33%), followed by 50-65 (28%). Again, a significant number of respondents did not volunteer this information (23%), and the remaining respondents either identified as 40-50 (9%) or 30-40 (7%). There was a poor representation of younger individuals, with no respondent identifying as being either under 18, or aged 18-30.



Feedback Questions

Question 1 – Do you currently use the club facilities?

- 3.6 This question aimed to establish the level of current usage, and how this factored among the respondents to the exhibition. The response painted a mixed picture. A slight majority of people at 50% indicated that they did make use of the club facilities in some form. A 44% share indicated they did not use any of the club's facilities, while 6% gave no response.



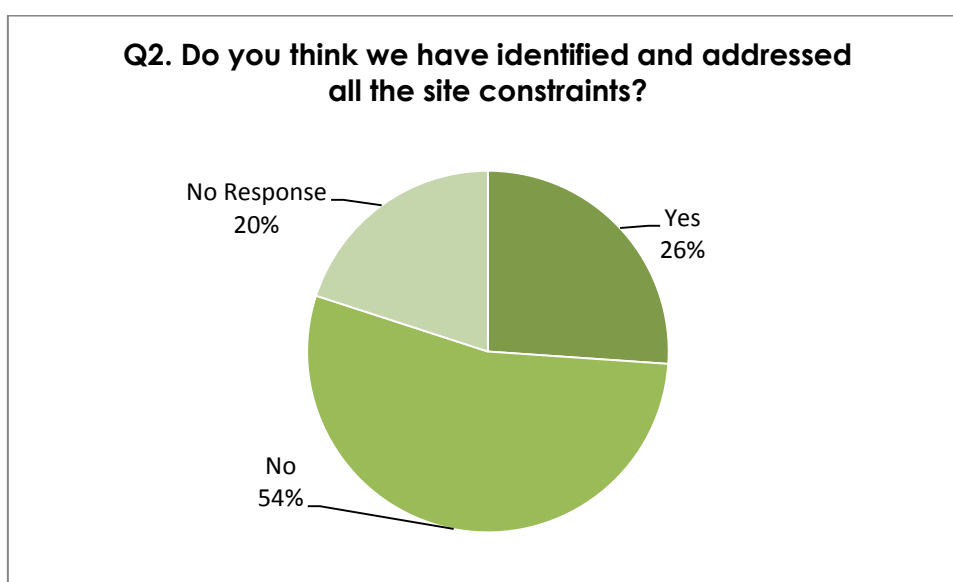
3.7 The comment box invited responses to elaborate on the current uses of the club facilities. The responses included the following:

- I make occasional use of the club.
- I use the Rugby section.
- I have been coming to this club for 30 years.
- Sports and Football.
- Car Boot Sales.
- Drinks at the Bar.
- Various events, including weddings, birthday parties and New Year.
- Use of the fields for picnics.
- I use the club in the summer months.
- The current clubhouse facilities are very limited and run-down.
- I use the club for Probus.
- The club facilities are poor.
- The club is a meeting place for other local clubs.
- Indoor bowling club (especially during autumn, winter and spring).
- I use the club for its coastal path, and the site more generally for walking.
- Use the club for exercise.
- The club used to be thriving but this is no longer the case.
- The club provides a social place and entertainment.

- The club is poorly staffed at present.
- I use the surrounding green areas.
- We take exercise classes here.

Question 2 – Do you think we have identified and addressed all the site constraints?

3.8 On being asked if we had identified and addressed all site constraints, a majority of respondents (54%) indicated that they felt we had not. Just over a quarter of respondents (26%) considered that the constraints had been adequately identified and addressed, while a fifth (20%) indicated no response either way.



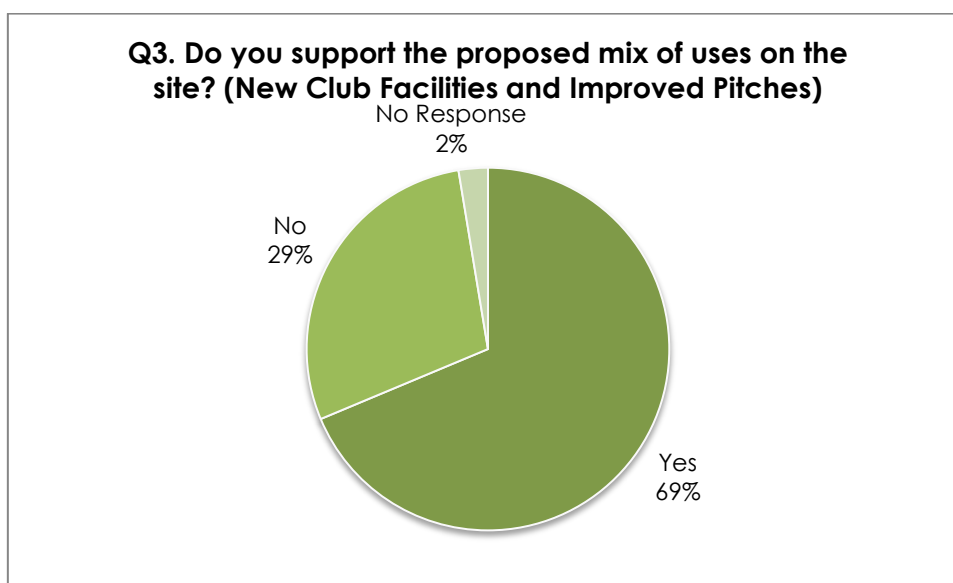
3.9 Comments received in relation this question primarily elaborated on which aspects residents felt had been overlooked or not adequately considered. Based on the comments received these can be summarised as:

- The impact that an increase in traffic can have on parking, access and road peak flows.
- The loss of sea views.
- Housing overcrowding in a small space.
- The impact of population influx on schools and GP surgeries.
- The floodlight use hours and light pollution to nearby homes.
- Why loose so much green space?
- Who will man the library?

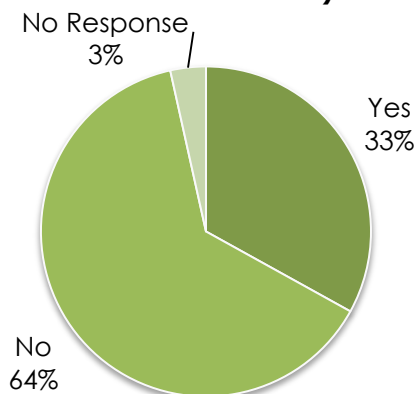
- The effects of other Sully planned developments.
- A need to look in to coastal protection for the development.
- A need to look in to the effects of new housing on the drainage.
- The effects on the Public Right of Way.
- The potential loss of value to the surrounding pre-established housing.

Question 3 – Do you support the proposed mix of uses on site?

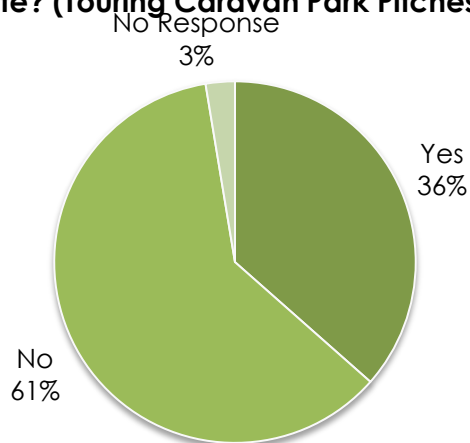
3.10 This question asked respondents to indicate their preferences in relation to the different proposed uses at the site including the new club facilities and improved pitches; new homes and assisted-living accommodation; touring caravan pitches; and neighbourhood convenience store. The following graphs indicate the breakdown of responses to each of these elements.



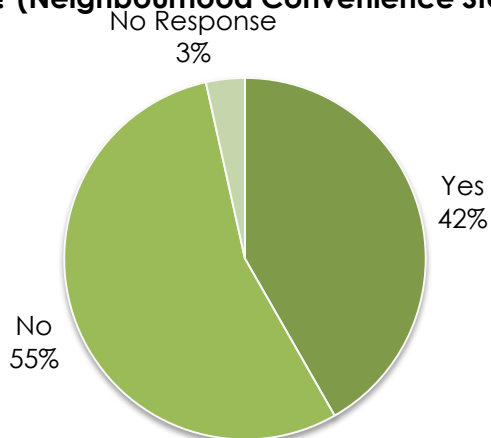
Q3. Do you support the proposed mix of uses on the site? (New Homes and Assisted-Living Accommodation)



Q3. Do you support the proposed mix of uses on the site? (Touring Caravan Park Pitches)



Q3. Do you support the proposed mix of uses on the site? (Neighbourhood Convenience Store)



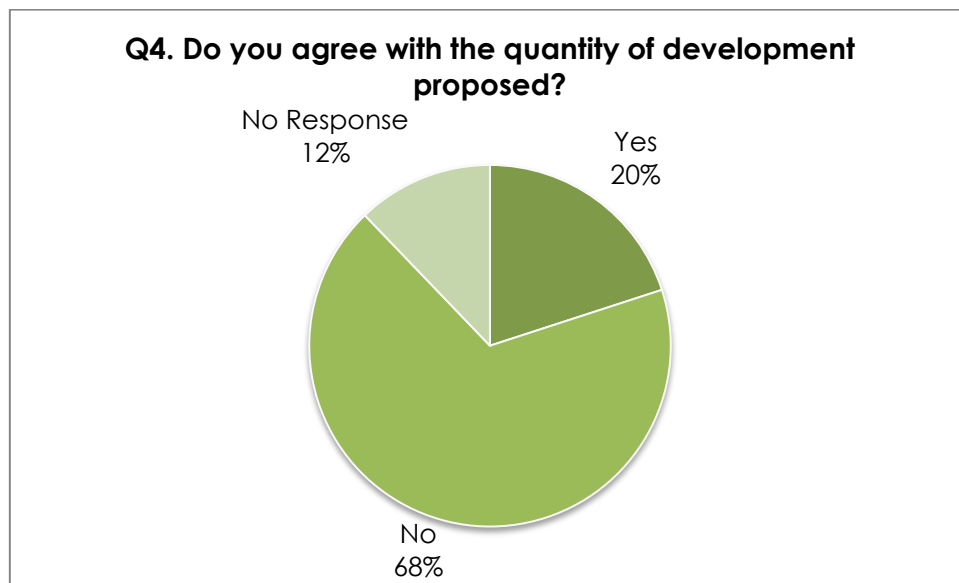
3.11 The graphs above show that there is broad support for the principle of new and enhanced club facilities and enhanced pitches (69%), compared to a minority (29%) who did not support the new facilities. The other three elements, in the form of residential, touring caravan, and retail elements, had a broadly negative response from residents, though at least a third of residents (33%, 36% and 42% respectively) indicated their support for these proposals, with a higher proportion expressing support for the retail element. These results indicate something of a disagreement or mixed view amongst residents who may support the provision of enhanced club facilities, but are perhaps more cautious about the other elements of the development that will facilitate these improvements.

3.12 A number of comments for the 4 questions were collated in order to assess the reasons behind the responses. The majority of the responses were made as a way of backing up a negative response to the questions. The responses are summarised as follows:

- There are too many homes.
- The new businesses may impact on pre-established businesses.
- The impact upon school and GP surgery demand.
- There is a need for affordable housing.
- Tennis courts should be included.
- The new shops will increase traffic further
- The development will ruin the aesthetic impact of the coastline.
- There is no need for a caravan park.
- It would be good to have a sea view café.
- How will people park their cars?
- The shops will be useful.
- The club isn't used enough to warrant the investment.
- The planning rejection in 1992-3 is still relevant.
- A loss of pitches will affect the hosting of multiple synchronised matches.
- The scale needs to be lowered.

Question 4 – Do you agree with the quantity of development proposed?

- 3.13 This question sought to establish whether the local residents agreed with the quantity of the development that would be undertaken; inputting approximately 200 dwellings, a caravan park and a retail unit, alongside the redevelopment of the pre-existing club house and pitches. The results indicated a majority of people at 68% disagreed with the quantity, with only 20% agreeing with the quantity and a further 12% of people declining to respond.

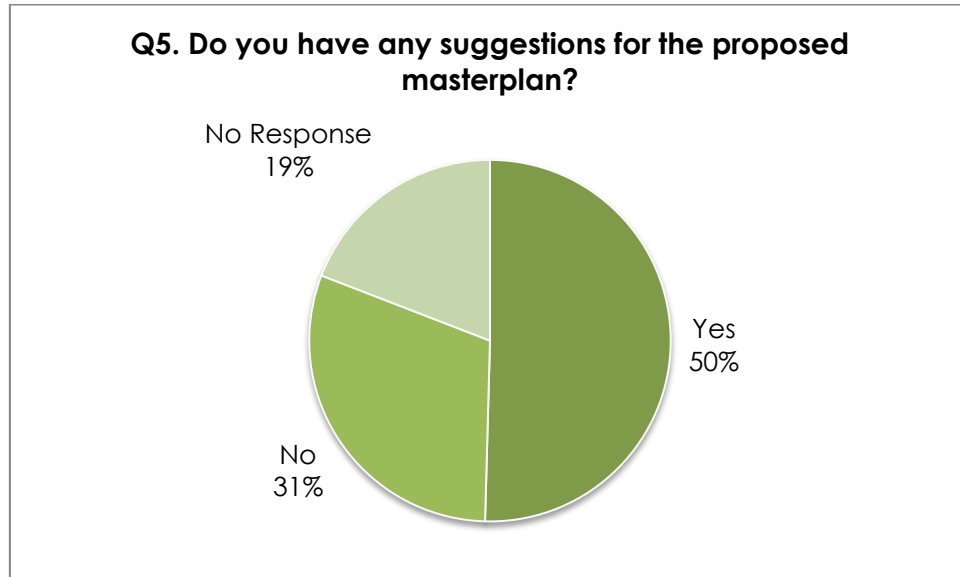


- 3.14 In order to establish the reasons behind peoples decisions to either agree or disagree with the proposed developments the comments collected alongside the responses are summarised below:

- There is a need for housing.
- Modernisation is needed.
- There are too many houses for the school and roads to handle.
- As long as the development is environmentally sound.
- The number of houses is too many for a small village.
- The housing is too dense.
- It should stay as a greenfield site.
- A smaller development would be preferred.

Question 5 – Do you have any suggestions for the proposed masterplan?

- 3.15 Question 5 looked in to the residents' opinions on the proposed masterplan and sought to discover what suggestions residents would put forward for it. The outcome of this question showed 50% of respondents did have a suggestion to put forward, with the other 50% either having no suggestion, 31%, or not responding 19%.



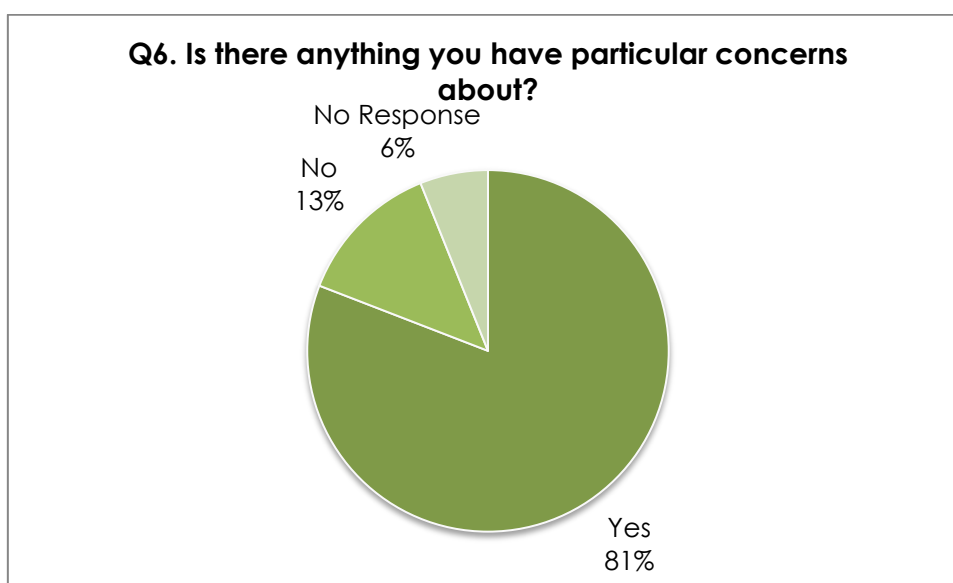
- 3.16 This question gave residents their chance to give feedback upon the masterplan, and as such a large variety of comments was produced in response. The comments are summarised as follows:

- The sea view should be protected.
- Considerations should be made for public transport.
- Road alterations are needed in order to improve traffic flows.
- The number of houses should be reduced.
- Stop the development.
- Tennis courts are needed.
- Create a cycle route.
- Build the housing on a different space.
- Use the pitches as a coastal barrier.
- Create playground facilities for younger children.
- A new pharmacy would be beneficial.
- The planting of trees could make the area appear nicer.

- Do not change the current plan
- No comment until further detail is released.
- Affordable housing is important.
- The implementation of a bowls green.

Question 6 – Is there anything you have particular concerns about?

- 3.17 Upon being asked if the residents had any particular concerns about the development the overwhelming majority of 81% said yes they have concerns. The rest of the respondents either had no concern or declined to respond, with rates of 13% and 6% respectively.



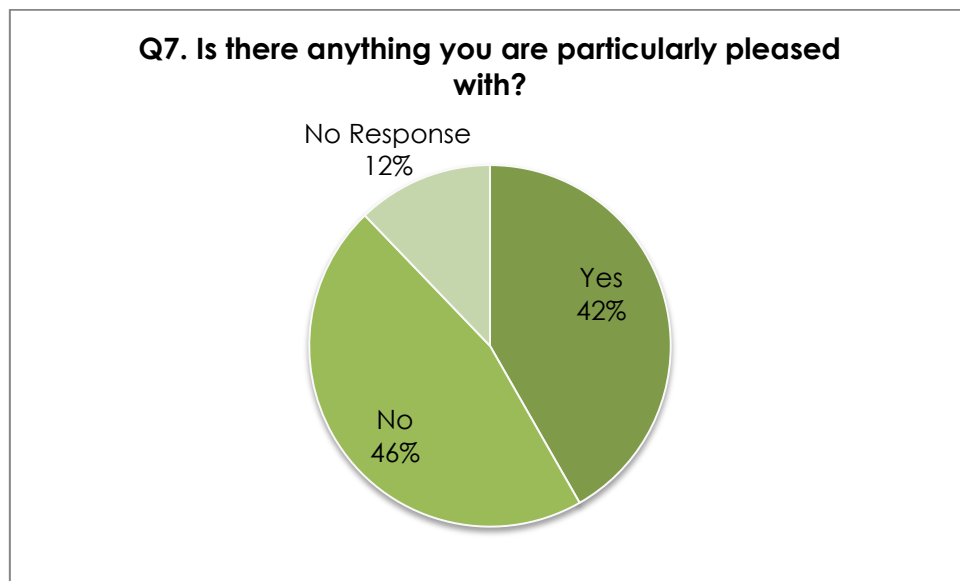
- 3.18 Comments relating to this question were focused upon highlighting the concerns that the residents had over the new development. The comments below summarise the main issues that people had concerns over:

- Traffic congestion.
- The blocking of coastal views for the current residents.
- The impact upon school numbers.
- The Access to the coastal path.
- The need to complete an Environmental Impact Assessment.
- The amount of noise and light pollution the all-weather pitches will create in the evenings.
- The amount of changing rooms.
- The affect the development will have on the community dynamic.
- The amount of housing

- The availability of access to the facilities.
- The master plan appears rushed with numerous spelling errors.

Question 7 – Is there anything you are particularly pleased with?

3.19 Question number 7 focused on the positive outcomes that residents thought the development would achieve. The results of this question showed a split amongst with population, with 42% of residents saying there were parts of the development they were particularly pleased about, however a further 46% of residents said there was nothing they were particularly pleased about. The remaining 12% was made up of non-respondents.

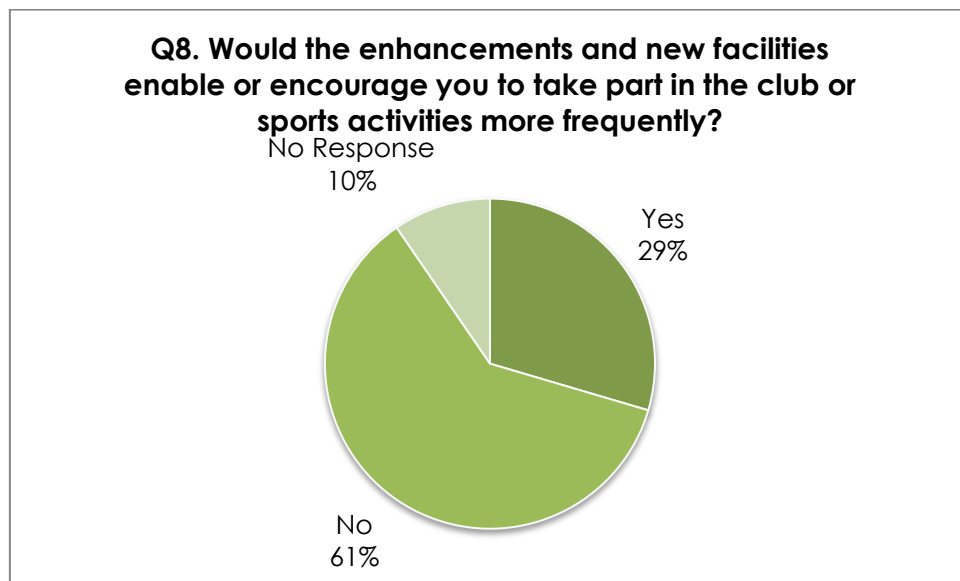


3.20 In contrast to question number 6, this question gave residents the ability to voice what they believed would be the positive outcomes of the new development. A summary of the responses are as follows:

- The rebuild clubhouse.
- The club stays alive.
- It is a positive investment.
- A new shopping facility.
- The caravan site is needed, but maybe in the wrong location.
- The assisted living homes.
- The development looks good on the eye.
- Regeneration is needed.

Question 8 – Would the enhancements and new facilities encourage you to take part in the club or sports activities more frequently?

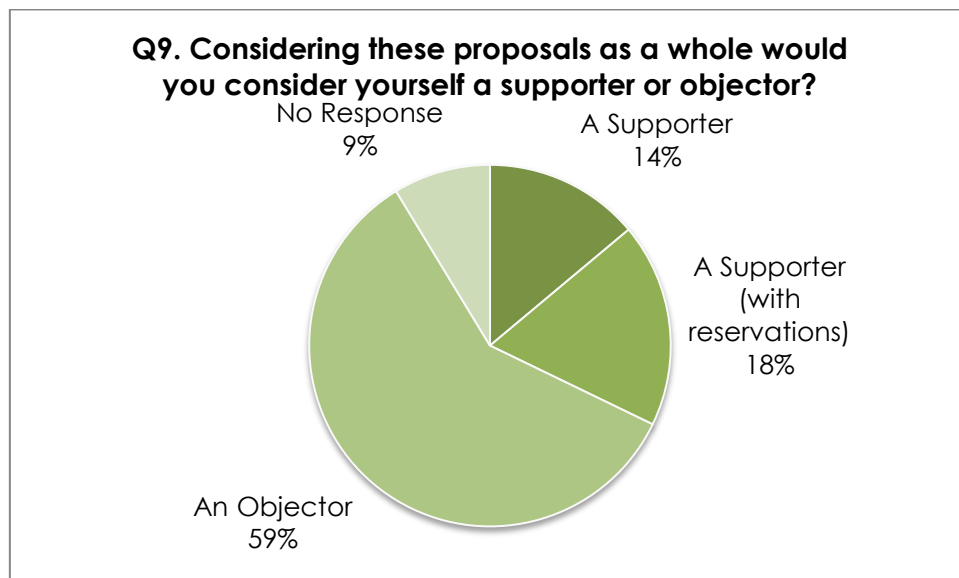
- 3.21 This question looked in to the number of people that felt the enhancements and new facilities would encourage them to take part in the club or sports activities more frequently. 29% of residents believed that they would take part more frequently should the new facilities be put in place. In contrast to this 61% of the residents said that the new facilities would not encourage them to undertake activities more frequently. The final 10% was made up of residents who declined to respond.



- 3.22 This question enabled the local population to give feedback on why they would or would not use the new facilities more often. The resulting responses are summarised as follows:
- If it is open to community use.
 - Will this affect the current car boot sale?
 - If Pilates and Yoga classes are involved.
 - Currently using it to its maximum anyway.
 - Probably not.
 - Undecided.
 - More sports variety would make it more tempting.
 - Dependent on how well run the facilities are.
 - No because the space is being lowered but more people are being added.

Question 9 – Considering these proposals as a whole would you consider yourself a supporter or objector?

3.23 The 9th question posed as part of the consultation feedback form was attempting to establish the ratio of people that considered themselves a supporter, a supporter with reservations, or an objector. The results showed that 59% of people were objectors to the overall proposal, 14% were full supporters, and the 18% were supporters that still had reservations about the project. The final 9% did not respond.



Question 10 – Do you have any further comments, suggestions or concerns?

The final question posed as part of the consultation feedback form gave people the opportunity to add any additional comments, suggestions or feedback that otherwise may not have been mentioned. A summary of the finalising comments are shown below:

- Fewer houses are needed.
- A focus is needed on the traffic infrastructure on a number of scales; the site, Sully and the connectivity to Cardiff.
- Concern that the local's ideas and concerns will be ignored.
- A desire to see the development area become more welcoming for families.
- The coastal pathway is in need of protection from erosion.
- A community centre or village hall would be beneficial.
- More locals and club members should be involved.
- The development is good, but has far more potential.

- Drainage and sewerage need looking in to.
- The caravan park extension would be detrimental to the locality.
- The dust created as part of the development is unappealing.
- How will the development interact with the LDP?
- The buildings should not be too high and should be in keeping with the current area.
- How will it affect various other areas housing values?

4. Consideration of Key Issues Raised

- 4.1 Throughout the consultation exercises and discussions undertaken and feedback received during the execution of the consultation strategy, a number of key questions, comments and considerations have been raised in relation to the proposed scheme. This section seeks to address these issues directly, providing an explanation about how they have been considered in the drafting and evolution of these proposals.

Key Issue	Project Team Response
Principle of Development	
Though we accept the need for the club to modernise and the need for new housing, there is concern about increased demand on local infrastructure, and how this can cope.	<p>We are conscious about the local concern about the impact on local infrastructure (both 'hard' and 'soft'). We have been undertaking a number of technical assessments, including a transport assessment, to determine the local baseline conditions and the impact that this will have on Sully in the long term. This has informed the final design and masterplan in order to ensure that adverse impacts, particularly on traffic and transport, can be mitigated and avoided.</p> <p>As the proposals progress to an application stage, we will be engaging with the Council to discuss an appropriate approach towards a contribution to local infrastructure, including education.</p>
We support the proposals to demolish and rebuilt the clubhouse to improve facilities.	We acknowledge this sentiment and agree. This will provide considerable benefits and enhancements to the club and the local community, but this can only be achieved if sufficient value is released from the site as whole and sustainable sources of revenue secured.
The development should be proposing a community / village centre with a café, and not more housing.	Sully Sports and Social Club provides a key facility to the community at present, with around half the respondents to this questionnaire confirming they use the club at least sometimes. It functions not only as a place for sports and leisure, but also a place for

Key Issue	Project Team Response
	meetings and a venue for events. There will be other enhancements that underscore the site's community role, such as new retail facilities, though we consider that these proposals achieve the aim of providing a centre for the community, though this can only be achieved if sufficient value is released from the site by delivery of housing.
The housing being proposed here is not necessary, and the scheme should be scrapped.	The housing is a key part of the scheme to enhance and revive the Sully Sports and Social Club.
The proposals are not included within the [draft] Local Development Plan (LDP), and should not be permitted.	The site has not been 'promoted' as a development opportunity through the drafting of the LDP. As such, it has not been formally considered by the local planning authority one way or the other as yet. The development will need to be considered against all relevant local and national planning policy and any relevant material considerations before a decision can be reached.
The touring caravan pitch will be at risk of being turned into a site for housing in future.	The intention with the touring caravan park is to provide a long-term, sustainable source of revenue that the Club can use to sustain its activities and continue to be a quality community facility for future generations. Further residential development, and the finite nature of any gain it brings, would be contrary to that objective.
Caravan pitches are contrary to the policy of the [draft] LDP, which seeks to remove caravan pitches from this stretch of the coast.	No mention of said removal policy is obviously available within the LDP. It is noted that in the current UDP that extensions will not be permitted in coastal zones, however with the upcoming changes this note is removed. Within the Technical Advice Note Wales (13) it can be observed that "new sites should not be allowed immediately by the sea, but be set a short way back where they are not visible from or along the coast." It is believed that due to

Key Issue	Project Team Response
	the nature of Sully's coastal landscape that the new plot will not be visible when looking along the coasts edge.
We are concerned by the touring caravan site proposals, and do not understand the need for it.	The touring caravan park will take advantage of the seafront location, whilst maintaining views across and out to the Bristol Channel. The touring caravan park will also provide a new source of revenue income to sustain the club as a quality facility for future generations.
A planning application for a similar scheme was submitted and refused (including on appeal) over 20 years ago, giving reasons of traffic impact and landscape impact. This scheme may be / should be refused for the same reasons.	The conditions and circumstances, including growth patterns, baseline environmental conditions and policy context, have changed considerably since the historic application was considered. It is against the current technical reports and policy context that the development must be considered.
There are Brownfield sites within the local area that should accommodate new development before any Greenfield sites are used.	The driving factor behind these proposals is to release value from the site to be able to deliver a significant improvement to the club facilities, and to establish sustainable revenue sources for the club in future. While the development proposes new housing on a predominantly Greenfield site, the benefits from enhancing and sustaining this community facility will, amongst other considerations, outweigh the impact of development on Greenfield land.
The development will harm the rural nature and character of the village and turn it into a town.	We consider that the scheme is a logical and suitable location to provide an amount of residential development whilst preserving the boundary and integrity of the village as a whole. The scale of development will also not significantly alter the scale of the village or its function within the wider sub-region.
The proposals are fine but they should	This location presents a suitable opportunity to

Key Issue	Project Team Response
not be in this location.	deliver an amount of residential development. In another location, the development is unlikely to be able to provide the value release or contribution to deliver the extent of enhancements being proposed for the sports club.
The site is located outside of the settlement boundary.	Whilst this is the case, we would note that the current plan is historic in nature and appropriately justified developments are possible in planning policy terms outside of defined boundaries.
Mix and Quantum of Development	
The proposed retail will provide a positive contribution to the village.	This point is noted, and we agree. We consider that the retail will provide opportunities for a range of neighbourhood-scale retail services to enhance life in the village as a whole.
Will the development provide any social housing?	Yes, as a requirement of local policy, the development will provide an on-site contribution towards affordable housing. The precise quantity, mix and location of this affordable housing will be negotiated with the local planning authority once the planning application has been submitted.
The proposals do not make it clear how much housing is being proposed.	The final application seeks a maximum number of dwellings as detailed in the description of development, This application is submitted in outline and as the reserved matters application is brought forward, it is very possible that this number will reduce.
Housing at the density and quantum proposed is too great for the site, and should be drastically reduced.	The quantum of housing proposed is considered to be the optimum to preserve and respect the key constraints of the site, while releasing sufficient value to fund the substantial improvements proposed for the site.
Smaller house sizes are needed more	The precise mix of housing has not yet been

Key Issue	Project Team Response
than larger house sizes.	determined, as the residential element will be submitted in outline. The masterplan sets out guidelines for which areas we consider appropriate for the scale and density of new housing, which will range from low to a low-medium density.
Will the scheme provide a replacement library?	The library will be retained in its current position.
The proposed mix of uses (residential, retail, club) is not coherent / cohesive.	We consider the masterplan presents a scheme that is simultaneously a logical and moderate extension of the village, with clearly defined and defensible boundaries, whilst enhancing and reinforcing the club's existing role as a focal point for the village's more communal activities.
Is there a need for a new shop or convenience store?	The proposed retail unit will provide approximately 1-3 new units for retail uses. While we envisage this <i>could</i> be a new neighbourhood scale convenience store, there are a range of possible occupiers that present exciting opportunities to provide new facilities for Sully. Many residents have expressed the new retail as one of the most positive aspects of the scheme.
The development should have alternative retail uses, such as a café, restaurant or coffee shop.	The precise use and occupiers of the retail space has not been determined, and as such this presents an exciting new opportunity for different retail units. We would be interested to hear from prospective occupiers.
An improved doctor's surgery or pharmacy would be a welcome addition.	While we are not proposing any new primary healthcare facilities, the retail unit could potentially accommodate a new pharmacy or chemist to serve the needs of the local community.
The 'assisted living' housing is a good idea.	This point is acknowledged, and we agree with it however at this stage the use is discounted from the proposals due to site layout considerations.

Key Issue	Project Team Response
	However the use could be reintroduced at reserved matters stage if the layout could be proven to work.
The mix of residential development looks positive.	This comment is gratefully received and acknowledged.
Could the scheme also consider providing other facilities, such as a gym, spa, health club or exercise space?	While the precise activities at the new club are yet to be determined, the new clubhouse building will present some opportunities for new activities to take place, diversifying the offer of the club for local people.
Design Considerations	
Which of the proposed pitches will be floodlit?	Two pitches are proposed to be flood lit. These will be the all-weather pitch and a floodlit grass pitch. Both of these are located along the eastern boundary.
The development should include some tennis courts to help include different types of sport into the club. This could be accommodated by removing a 5-a-side pitch.	The pitches proposed are the minimum that the club requires in order to maintain a sufficient level of space to accommodate the existing teams. The existing outdoor bowls lawn also needs to be re-provided within the scheme. Regrettably, none can therefore be sacrificed to accommodate tennis courts, nor do we envisage that the remainder of the site, as proposed, will present capacity for this facility.
The scheme should be flexible enough to accommodate all team sports.	There will be some understandable limits on the total range of team sports that can be accommodated, though the majority of grassed pitch based sports will be able to be accommodated within the proposed scheme.
As users of the club, we are concerned	We are aware that these comments have emerged

Key Issue	Project Team Response
about future sports provision, including the changing rooms, training areas, floodlights and provision of a 'scrummage' area.	from the rugby club users at the site. Though all efforts have been made to engage the rugby club in discussion, the scheme presented did not reflect all the detail of those discussions. This has now been addressed in full, and we are confident that the proposed scheme is mutually acceptable.
Will the new clubhouse re-provide all of the existing facilities (including skittles alley, darts area and pool table)?	The new clubhouse will re-provide and upgrade as many of the existing facilities as possible. The new building will therefore include a bar which could incorporate pool table and darts area once in use. A space has been provided for the radio club that currently use the building.
The proposed houses should be 'higher spec'.	It is not clear what specific aspect this comment is related to. However, at this point, the design of the houses has not been confirmed. A detailed design will be submitted with the 'reserved matters', which will be further application during which residents will be able to comment and view the proposals.
The scheme needs to provide play facilities for children	As part of an open space contribution, the detailed residential scheme will provide an area of outdoor open space, which could incorporate play-space for children of different ages. This detail will not be finalised before the 'reserved matters' applications for the site are submitted.
The function room for the new clubhouse could be bigger.	The function room in the new clubhouse has been designed to be generously spaced whilst being practical for the scale and significance of Sully Sport and Social Club. The room is also flexible with moveable dividing walls to cater for different

Key Issue	Project Team Response
	function sizes.
The scheme should take the opportunity to improve the frontage along South Road, which currently presents a poor entrance to the village.	The project team recognises that the current frontage of the site is poor. This scheme presents a clear opportunity to enhance and improve this frontage to make the site a better welcome into Sully.
The design scheme seems 'standard' and lacking in imagination.	At present, the residential scheme is in outline. The masterplan shows a broad scheme of parameters as to how the site might be developed. The detailed design will be brought forward through a 'reserved matters' application, showing more of the character and detail that will distinguish the scheme. The development of the proposed clubhouse provides a scheme that meets the requirement of the club, and provides new facilities of a high quality.
The low density housing adjacent to the coast will lead to in-fill and ad hoc development.	The housing adjacent to the coast, as in the rest of the site, will be subject to all standard planning control and permitted development rights. This will provide a robust degree of control to ensure that any future alterations to these houses are appropriate.
Will the floodlighting affect houses along the eastern boundary of the site?	The lighting assessment undertaken with this application shows that the proposed floodlighting will not cause light spill that will detrimentally impact residential amenity on either side of the pitches.
The potential appearance of the houses looks good, though the design will need to be fitting for the area.	We are encouraged by this positive response to the example houses by St Modwen shown, though the final details of the houses will not be confirmed or presented until we are ready to submit the relevant 'reserved matters' application in due course.

Key Issue	Project Team Response
What building heights will be proposed? They should not be too tall.	We envisage building heights to range from 1-2 storeys throughout most of the residential area. The new clubhouse will be 2 storeys in height. In addition to this as a direct result of the feedback the 2 storey apartments above the proposed retail space have been removed so this building is now single storey.
The proposed development density level is unclear.	The Design and Access Statement provides details of proposed density which could range from 25-35 dwellings per hectare. As the detailed design comes forward, it may well be that the number of dwellings (and consequently the density) reduces.
The club should provide some children's play space to enable families to come use the facilities.	The proposed equipped play space in the residential area will be publically accessible and there is an area of play space proposed adjacent to the club house.
Wider Impacts Upon Sully	
We are concerned about the cumulative impact of the Cog Road scheme alongside this development, and the rapid rate of expansion of the village.	The application will be considered on its own merits by the Council. The project team is however fully aware of the COG scheme and the potential impacts have been factored into the transport assessment work for example. We believe that this site represents a suitable opportunity for development given the wider benefits that it will deliver in terms of securing the future of the Club.
Sully Primary School is over-subscribed, so how will the impact on local education services be addressed.	The scheme will need to provide the appropriate level of mitigation should the education authority deem there to be a requirement. This could take the form of funding for extension of the school or alternative arrangements.
We are concerned about the impact on other local services, such as doctors and dentists, police and ambulance	The scheme will need to provide an appropriate level of mitigation and we will review any potential requests that arise through the planning application

Key Issue	Project Team Response
services.	determination process.
Competition from a new shop may cause the existing convenience store to close.	We believe that this will not be the case given the scale of the proposed retail floorspace and we note a reasonable level of support for the proposals at the consultation event.
We are deeply concerned whether the benefits and support infrastructure will be delivered (even if the money is available). There have been other examples locally where such support infrastructure has not been delivered.	The Council will be responsible for administration of any contributions but ultimately should such infrastructure be required then this is likely to be secured through a legally binding Section 106 agreement.
Traffic and Transport	
We are extremely concerned about the potential for traffic impacts. There are existing problems on the road network and combined with the COG site, this development will put a strain on the local network.	We acknowledge local concerns with the existing and potential future traffic position on local highways. The project team includes Atkins, a leading transport advisor who have been in detailed discussions with the Highways Authority to ensure that a robust assessment of the potential impacts of the development are undertaken and mitigated appropriately.
South Road is difficult to get on to anyway, and this development will make the situation worse, as it cannot be widened.	A detailed safety audit of access arrangements has been undertaken and the appointed highways engineers are confident that the proposed access designs work.
The car boot sale causes significant problems, and will be an example of the issues that this development will cause.	If granted the proposals will be controlled through a formal planning consent and conditions
A new road will be needed to accommodate all the extra traffic, (including COG).	The project team has demonstrated through the transport assessment work that the existing network can accommodate the proposed development including consideration of the COG scheme.

Key Issue	Project Team Response
Will the scheme provide off-street parking for the retail and club? How much?	Yes, there is a designated car park as shown on the detailed layout plan.
We are concerned about access to and from the site, and whether this will be safe and sufficient for the proposed development.	Please see the above answer.
The bus and public transport services are very limited and could not cope with the extra demand. They need major improvement.	The application includes a Green Travel Plan and we envisage a request from the Council regarding contributions towards public transport.
I am not convinced the traffic survey will provide a fair and reliable view.	The survey work has been undertaken by a leading and reputable company in Atkins following agreement of a detailed scope with the Highways Authority who will assess the findings through the application determination process.
Beach Road is unsuitable for access by motorhomes and caravans.	The site access will be from South Road.
Landscape & Visual Impact	
The development will close off and lose some of the sea views, which are some of the only views residents get.	Our landscape appraisal has determined that the visual impact of development will be limited to views from South Road (which have only recently been opened up following the removal of a dense boundary of conifers) and along Clevedon Avenue. Over 50% of the site will remain as open fields, with views through towards the Bristol Channel and Sully Island.
The development will spoil a beautiful area of the village.	Much of the existing clubhouse and facilities are in a poor condition, and other residents have remarked that the site has a poor appearance as an entrance to the village. While there will be some limited impact on views along South Road, views

Key Issue	Project Team Response
	through the site on the eastern portion will be preserved. The coastal path, which is a key community asset, will also be preserved with its direct access to the sea and views out towards Sully Island.
The views from the club will be destroyed.	The new clubhouse and facilities have been designed in such a way to preserve views out to the Bristol Channel and Sully Island.
This is a sensitive coastline, and the conclusion that the landscape and visual impacts will be 'low to medium' is erroneous.	The site is tightly enclosed by existing development at Sully. It will therefore not be unduly prominent, nor will it change the character of the overall coastline significantly.
Are there any Tree Preservation Orders on the site?	We are checking records, however there will be removal of smaller trees in the centre of the site but the majority of the established vegetation is around the periphery of the site which is to be retained and enhanced.
Coastal Path and Footpaths	
We are pleased to see the retention of the coastal path through the development.	This comment is acknowledged and welcomed, as the design respects the role and character of the coastal path.
We are concerned about potential future erosion that may lead to the closure of the footpath if this goes ahead. At the least, there should be a wider gap between the development and the cliff edge.	Following geological assessment of the site, we understand the cliff face to be made of a strong rock formation that is resistant to erosion. Historic mapping at the site indicates that the coastal line here has changed little, if at all. As such, the 20 metre buffer provided by this scheme is considered ample to secure a safe and suitable path for future generations.
Loss of Green Space	
This is an open green space for the community, and should not be built on	The club's fields, while undoubtedly an open space, are for use by the club. The provision of the scheme

Key Issue	Project Team Response
or lost to housing.	will protect the club and pitches and therefore the openness of half of the site.
The fields are used by many people locally, and it will be a shame to lose so much of them to housing.	Please see the immediate above comment.
A drastically reduced scheme should be considered, which could retain a more substantial buffer between the residential and the coast.	Whilst we acknowledge the rationale behind this comment, a drastically reduced development scheme would be unlikely to release sufficient value to fund the enhancement to the club's facilities, and so would put the whole scheme into question. As such, we have presented a scheme which we consider is sensitive to its location, and is a clearly enclosed extension of the village. We have sought to retain a significant buffer around the periphery of the site.
The sports pitches and facilities proposed will not provide sufficient capacity compared to what is required.	Careful consideration of the club's requirements has been given to ensure that the proposed development meets its future requirements. This has included extensive talks and negotiations on the design and layout.
This is one of the only spaces for children to run outside and play safely.	The scheme includes a formal play space and will provide a high quality sporting facility for the area.
Over 50% of the site is retained for club and leisure facilities, which is a positive.	Acknowledged
The pitches should be arranged along the coastal path to create a 'barrier' or 'buffer' between the coast and the built element of development.	The residential element has been focused against the existing built form of the settlement as we believe this provides the logical approach to the site's development.
Sully is short of public open space, and this will make the situation worse.	The scheme will secure a high quality future provision of sporting facilities and we would note is not currently public open space.

Key Issue	Project Team Response
Environment, Ecology, Soils, Geology and Utilities	
The site is located within a 'Coastal Zone' which has not been identified.	The designation is discussed with the supporting documents.
Have the potential impacts of sea-level rise or climate change been taken into account?	Yes this has been considered.
What pollution will be generated by this development?	The submitted documents provide details of the proposed drainage and waste management strategy which will ensure that there will be no undue environmental effects from the development.
Is there enough capacity or drainage and sewerage infrastructure.	Yes please see the above answer.
The construction phase will cause extended disruption and harm, including noise, traffic, fumes, dust and damage to the adjacent environment.	This will be managed carefully using best practice and we expect the planning authority to require a construction environmental management plan to be agreed prior to development commencing on site.
Miscellaneous Comments	
Is there a restrictive covenant on the site to secure use for sport and leisure?	We are not aware of such a restriction.
The club provides an important community facility.	Acknowledged
Will the car boot continue to operate? This is something local residents enjoy.	This is a matter for the club to review outside of this planning application process.
Will the housing be 'affordable' or only for the rich?	The scheme includes a policy compliant provision of 35% affordable housing. The open market housing will be a mix of unit sizes.
Will this application be determined by	Yes we envisage that to be the case rather than

Key Issue	Project Team Response
a development control committee?	'delegated authority'.
Not enough was done to publicise this consultation event.	The above document confirms the steps we took which far exceed the minimum requirements for consultation.
Will this scheme go ahead regardless of what the public or stakeholders say or think?	The application will be submitted to the Council for determination, however as we have sought to demonstrate above we have taken into consideration the comments raised during the consultation.
We are pleased to see that the proposals will sustain the club.	Acknowledged.
Residents are unable to sell their homes due to the new developments coming forward, and will not be able to sell once they have gone ahead. Properties nearby will lose their value.	This is not a material planning consideration.
The proposals are a 'back door' around planning law.	We disagree and the approach is justified as an enabling development to secure a community facility. Further justification is provided within the Planning Statement.
The existing club facilities are extremely limited and run-down.	Acknowledged.
Why is development of this scale required to deliver the club improvements, as they seem disproportionate?	The Business Case demonstrates the required investment which is substantial.
The location, as developed, would not attract touring caravans.	The club believes that there is a business case to justify the provision.
The plans do not show us enough detail.	The application will provide further details which can be reviewed and commented upon.

Key Issue	Project Team Response
The development should do all it can to help young people on to the property ladder.	The application will provide significant numbers of affordable housing within Sully, something that would not be delivered otherwise.
The proposals will be a beneficial regeneration of the area, though I do not believe people will accept the proposals whatever is done.	Acknowledged
The club is not managed properly and this development should not be granted because of their mismanagement.	This is not a planning issue.

5. Summary and Conclusions

- 5.1 The pre-application consultation linked to the proposed application for the redevelopment of Sully Sports and Social Club on South Road resulted in mixed levels of interest and support from local residents who took part in the consultation process.
- 5.2 There were a number of issues raised by Officers, stakeholders and local residents during the public consultation exercise and pre application discussions, which the applicant has sought to address within the final proposed scheme.
- 5.3 Having looked over and analysed all the data and feedback given as a result of the consultation, section 4 of this report was created in order to give an explanation about how they have been considered in the drafting and evolution of these proposals.
- 5.4 The project team is confident that the proposals and the information submitted in support of this application are sufficient to justify the approval of this application. This planning application represents the best solution to viably redeveloping Sully Sports and Social Club, all the while it is also ensuring the site has a stable and sustainable form of income in order to prevent the lot from reaching its previous state of dilapidation.



Appendix I Flyer

Development of Sully Sports & Leisure Club

Public Consultation

You are invited to attend a public exhibition
regarding development proposals for Sully
Sports and Leisure Club,

The public consultation event will take place

on

Tuesday 12th May 2015

between 2.00pm - 8.00pm

at

Sully Sports and Leisure Club,

South Rd,

Sully,

Penarth

CF64 5SP



Development of Sully Sports & Leisure Club

Public Consultation

Sully Sports and Leisure Club in partnership with St Modwen Developments are proposing to bring forward a scheme that will enhance the sports and recreation facilities for Sully. The emerging proposals also include a residential development, a small convenience store and campsite facilities

This exhibition will provide further details of the emerging proposals, with members of the project team on hand to discuss the proposals.

If you have any questions or queries in advance of the exhibition, please contact either,

Peter Stockall

peter.stockall@gva.co.uk
0117 988 5202

or

Tristan Dewhurst

tristan.dewhurst@gva.co.uk
0117 988 5438v





Appendix II Map of Area Flyer Drop





Appendix III Example Invite

Our ref: 07B406956

07 July 2015

St Catherine's Court
Berkeley Place
Bristol BS8 1BQ
T: +44 (0)8449 02 03 04
F: +44 (0)117 988 5344

Dear Sir or Madam,

gva.co.uk

**Invitation to Public Exhibition Preview –
Tuesday 12th May 2015 – Proposed
Development at Sully Sports and Leisure
Club**

Direct Dial: 0117 988 5202
Email: peter.stockall@gva.co.uk

On behalf of Sully Sports and Leisure Club and St Modwen Developments, I am pleased to invite you to a preview of a public exhibition of draft development proposals for Sully Sports and Leisure Club. The preview to the exhibition will be held between **12.00pm and 2.00pm** on **Tuesday 12th May** at **Sully Sports and Leisure Club, South Road, Sully, Penarth, CF64 5SP**.

Sully Sports and Leisure Club have partnered with St Modwen Developments to bring forward a development scheme at the Club's site in Sully. The proposals will enable the provision of enhanced and improved sports and recreation facilities, including new club house facilities and new pitches. The emerging proposals also include new homes, a small convenience store and a campsite.

The project team will be on hand to address a selected audience of representatives, local stakeholders and interest groups to preview the exhibition between **12.00pm-2.00pm**. From **2.00pm-8.00pm** an open public exhibition will be held and of course you will be welcome to stay for this, or to drop in if the earlier preview time is inconvenient.

We would be grateful if you could RSVP via email if possible. Should you have any other questions in advance of the exhibition then please do not hesitate to get in touch with my colleague, Tristan Dewhurst (0117 988 5438 / tristan.dewhurst@gva.co.uk), or myself (0117 988 5202 / peter.stockall@gva.co.uk).

Yours sincerely,



Pete Stockall MRTPI
Director – Planning, Development, Regeneration
For and behalf of Bilfinger GVA



Appendix IV Questionnaire

Sully Sports and Leisure Club – Proposed Redevelopment

8th May 2015 – Consultation Feedback Form

NB: No personal details will be published as a result of this questionnaire. The results (minus personal details) will be logged and reported with the submission of the application within a Statement of Community Involvement which will be publicly available.

Name: (optional).....

Address: (optional).....

Email: (optional).....

Are you: (optional) Retired / Student / Working / Unemployed / Full time parent /
Other (please specify)

Age range: (optional) >18 / 18-30 / 30-40 / 40-50 / 50-65 / 65+

Questions	Response		Comments (please use additional sheets if required)
	Yes	No	
1) Do you currently use the club facilities? (please elaborate)	<input type="checkbox"/>	<input type="checkbox"/>	
2) Do you think we have identified and addressed all the site constraints? (if no please explain what is missing)	<input type="checkbox"/>	<input type="checkbox"/>	
3) Do you support the proposed mix of uses on the site, including: a) New club facilities and improved pitches b) New homes and assisted-living accommodation c) Touring caravan park pitches d) Neighbourhood convenience store	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

<p>4) Do you agree with the quantity of development proposed?</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>5) Do you have any suggestions for the proposed masterplan? (please explain)</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>6) Is there anything you have particular concerns about? (please explain)</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>7) Is there anything you are particularly pleased with? (please explain)</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>8) Would the enhancements and new facilities enable or encourage you to take part in the club or sports activities more frequently?</p>	<input type="checkbox"/>	<input type="checkbox"/>	

9) Considering these proposals as whole would you consider yourself as:	A Supporter <input type="checkbox"/>	A Supporter (with reservations) <input type="checkbox"/>	An Objector <input type="checkbox"/>
10) Do you have any other comments, suggestions or concerns?			

Thank you for your time today. Please feel free to ask the project team any further questions you may have or alternatively contact the planning agents, Bilfinger GVA, following the event:

Pete Stockall (peter.stockall@gva.co.uk / 0117 9885202) or
Tristan Dewhurst (tristan.dewhurst@gva.co.uk / 0117 988 5438)

Please drop this form in the box provided, or you can also post this form to: **Bilfinger GVA (Planning, Development & Regeneration), St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ.**

