

Brentknoll  
7 Clevedon Avenue  
Sully  
CF64 5SX

3<sup>rd</sup> September 2015

The Vale of Glamorgan Council  
Development Control  
Dock Office  
Barry Docks  
Barry  
CF63 4RT

Dear Mr. S. D. Butler

**Re: Planning Application Ref: 2015/00843/FUL - Sully Sports and Social Club, Sully**

I wish to make you aware of a number of strong objections with regard to the proposed development at the BP Sports and Social Club, Sully. As a resident of Cleveland Avenue, this scheme will have a serious impact on my standard of living. My specific objections are as follows:

**Visual impact of the development / Policy MG274 (2) / LDP Strategy Policy SP1**

The Wales Coastal Path currently runs along the development site and the special *environmental qualities of the Glamorgan coastline must be preserved and any new development must be restricted to development that is essential for agriculture, nature conservation or low impact tourism*. Policy SP1 is to ensure that we are *protecting and enhancing the built natural and coastal environment*. The BP Sports and Social Club and St Modwen planning application is for pure financial gain and is not compliant with the above policies. There is no guarantee that if the newly developed club house fails to make a profit, the remainder of the land will also be sold and unsuitably developed. The site lies outside the settlement boundaries and within a designated GREEN WEDGE area. The density of buildings planned is unsuitable and does not compare with the surrounding neighbourhood.

**The Vale of Glamorgan LDP (draft) 2.37 Local Biodiversity Action Plan**

The Local Biodiversity Action Plan recognises the biodiversity of plants and animals and the places in which they live and identifies them as LOCAL PRIORITIES and the overall objective is to conserve and enhance biodiversity by:

- Protecting all habitats and species.

- Promoting optimum management for these sites
- Improving degraded habitats and creating healthier environment for commoner species

How can the proposed development of 200 houses along with the other proposed developments be in line with these policies. The noise of the demolition and subsequent development will have a negative impact on the existing biodiversity. The pine trees at the back of the houses along Clevedon Avenue have TPO status to protect the birds and wildlife and there was a clause that these trees should remain protected when the land was originally transferred. My husband is the Sully representative for the British Trust of Ornithology and has photographs of rare red and amber listed birds using these trees and the fields proposed for development. These birds are migratory so any assessment carried out already may not have recorded these birds. There are also slow worms in the area so a **full environmental impact assessment** needs to be carried out prior to any planning decision.

#### **Public services: drainage and water supply, school, surgery, transport, recreation**

The sewage pumping station at the bottom of Clevedon Avenue has already had over-spills due to blockages, two very recently. The water pressure in peak times is also very poor and several complaints have been posted to the Sully Lavernock Residents Association about this. The addition of an extra 200 houses and a caravan touring park can only have a negative impact unless the existing infrastructure is upgraded. There is also the additional strain put on the other public services such as the school and the surgery which are already oversubscribed. There is only a very limited public transport system in Sully. The recreational land is currently ALL used and is allocated as Green Wedge for the provision of recreation, not housing. As part of the LDP strategy, policy SP7 states that *all new developments that have a direct impact on the strategic transportation infrastructure will be required to deliver appropriate improvement to the network*. St Modwen's planning application does not include any funding for improvements to the current infrastructure.

#### **Road capacity and safety, traffic generation, means of access, visibility, car parking and effect on pedestrians / cyclists.**

There have already been several serious accidents on South Road as there is so much traffic already. It can sometimes take 10 minutes to drive out of Clevedon Avenue onto South Road in peak rush hour times. The bus service is limited and there is no rail link. The type of housing proposed will attract up and coming professionals with cars. Will all of the proposed housing have at least two allocated car parking spaces per household? All of the surrounding houses near to the proposed development have private garages, driveways or allocated parking spaces. Traffic surveys were carried out on 8<sup>th</sup> July 2014, during a period where the majority of students had completed their school year, so traffic flow would be less than during busy term times. A very large super school has since been opened and the traffic has increased considerably since then. Repeat surveys should be carried out during rush hour and school term times, in the winter when local fair weather walkers are using their cars again. The Transport Assessment analyses only included 350 dwellings at the proposed

Cog Road site yet this site is being allocated for up to 500 dwellings so the analyses data is flawed. No mitigation measures have been proposed to take into account the traffic growth in order to prove that the existing junction on South Road operates satisfactorily. This is unacceptable or suitable mitigation should be required.

## **Noise and Smells**

The Sully Sports and Social Club already open the land to caravans for the occasional weekend and the noise levels increase dramatically when they do and the litter left along the coastal path always increases. I am a volunteer litter picker as unfortunately the council fail to manage the ongoing litter problem within Sully already. Sully is a peaceful, quiet village and the proposed touring caravan park would serve holiday makers who often like to make noise and generate rubbish. The management of the Sports and Social club are currently unable to control the noise the club house and temporary caravans make at night. The existing car park is often used as a race track during anti-social hours despite the club leaving on powerful flood lights. The car boot sale traffic runs from 6.30am to 2.30pm most Sundays during summer and the residents put up with the noise, traffic and rubbish pollution this causes. The rule of only 10 boot sales per year allowed has been ignored so there is concern that the club management will have no regard or control over the night time noise pollution caused by holiday makers in the proposed touring caravan park, especially if the pitches are given electricity power. The BP Sports and Social Club have not shown any previous respect for the protected trees (or their neighbours) and allowed the Mondeo circus to drive their big top tent poles into the ground where the protected trees roots are. A branch was irreversibly damaged during the erection of the circus tent (a formal complaint to the council was made at the time). The BP management have recently adopted a very noisy PA system to ask people to remove dogs from their sports fields. Simple signs at the entrance\exit points would be more effective and helpful as tourists walking Wales Coastal Path do not need to be humiliated in this way. I have little faith in the way the club has been previously managed in recent years and have no reason to think that the existing club management are any more capable of generating profit and securing the future of the sports fields and amenities.

The shops on South Road already service the village very effectively but have unfortunately been a target of serious crime. The shops generate noise, traffic congestion and litter so an additional retail outlet will only add to these problems. The proposal for approximately 5000 square feet of additional retail outlet at the fringe of the village within the Green Wedge will also have a detrimental effect on the existing retail outlets already in the heart of the village.

## **Development is contrary to relevant Council and Government planning policy**

### **Policy MG2**

In the emerging LDP there is no allocation for housing at the BP Sports and Social Sports Fields. There are two allocated sites within the Sully area:  
No 23 – Land at Upper Cosmeston Farm, Lavernock 235 units

No 46 – Land West of Swanbridge Road, Sully 235 units

This totals 735 housing units and with approximately only 2000 houses already in Sully, this represents a 37% increase. Refer back to Objective 5.

### **Policy MG 18 (6) Green Wedge**

The council has refused previous applications for development within the South East zone of the proposed development site so presumably the same reasons for refusal still apply now. Land on the urban fringes, particularly around settlements within the S.E. Zone is vulnerable to speculative development and the boundaries between the settlement edges and the open countryside need to be kept. There needs to be a distinction between Lavernock and Sully. The proposed developments would result in the loss of open land and will ultimately lead to a coalescence of settlements, eventually resulting in an urban spread. This will have a detrimental impact on agriculture, the landscape and the amenity value of the existing playing fields.

This type of HYBRID planning application is a back door route to gain consent for St Modwen to profit from the development of the remainder of the land which would then be classified as “INFILL” should the proposed first stage of the development take place. This land is currently classified as GREEN WEDGE and should be used for recreational purposes only. With the already existing planning applications for an additional 935 houses within Sully and Lavernock, we need more recreational space, not less, so removing 50% of Sully Sports Fields will have a negative impact on young people who should be enjoying regular physical activity. The chair of the Council’s Planning Committee is also the Company Secretary at the BP Sports and Social Club. Even though this member will not be allowed to cast a vote with regard to the planning application, unless the planning committee’s voting system is anonymous there is an unavoidable conflict of interest. The club needs a business plan, not permission to plan irreversible development which will spoil the village of Sully forever.

I would be grateful if the Council would take my objections into consideration when deciding this application. I am more than willing for a planning representative to visit my home to assess how residents may be adversely affected by the development.

It would be appreciated if you could send an acknowledgement receipt of this letter.

Yours faithfully

**Lynda Winkless**