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1 July 2016

**OBJECTION TO PLANNING APPLICATION 2015/00843/FUL/SDB.  
SULLY SPORTS AND SOCIAL CLUB, SOUTH ROAD SULLY**

Further to your letter dated 20 June 2016 I have reviewed the amended plans for planning application 2015/00843/FUL and I am writing to object to the entire application (full & outline). The amended plans do not address the fundamental failings of the original plan and my grounds for objecting remain substantially unchanged, as follows:

1. This land is important green wedge & coastal land that, once developed, will be lost for current and future generations. Development on green wedge and coastal land for this purpose is unnecessary and against Council and Welsh Government policy. The land is not assigned for housing development in the Vale of Glamorgan LDP and following the recent approval of the Cog Road, Sully development there will be an increased requirement for open green space for sports and recreation.
2. The transport and road network cannot sustain the additional traffic that will be generated by the facilities and housing development. A similar application was refused in 1993 on the grounds of inadequate road network and the situation is worse now. This is before considering increased traffic arising from the Cog Road development that was proposed in the LDP and approved recently. The new plans do not take realistic account of increased traffic flow from the Cog Road development to the Swanbridge Road/South Road junction that will contend with traffic entering South Road from the proposed developments.
3. The development of 200 houses on this site would approximately double the number of houses south of South Road and east of of Burnham Avenue. The existing houses are served by private drive-ways and three roads leading onto South Road (B4267): Burnham Avenue, Weston Avenue and Clevedon Avenue. The existing junctions onto South Road are already dangerous, especially for traffic turning right to travel eastwards towards Penarth. The proposed housing development would be served by a single junction on a curved section of South Road at a point where traffic travels into the village, often at excess speed.
4. Transport Assessment (June 2015) allows for 640 vehicles in the housing development alone plus a further 275 spaces for the sports club and facilities. The site will attract significant traffic movement on and off South Road. This number of vehicles is larger than the estimated 500 vehicles for Car Boot Sale days (Sundays) on the same site, which causes considerable traffic disruption. The Transport Assessment did not include details of traffic conditions during Car Boot Sales and this is a significant omission.
5. Local doctor and primary school facilities are already overstretched and there is no extra provision in the planning application.

Finally I trust that the decision for this application will not be influenced by matters related to the applicant's short-term financial concerns and I request that this planning application is rejected so that these green fields and facilities can remain in their entirety for the long-term benefit of the community.

Yours faithfully,  
David Brenan