‘Silverbirch’,

 Beach Road,

 Swanbridge,

 Vale of Glamorgan.

 CF 64 5 UG

 3rd July 2016

**From: Colin and Carol Pearce**

**To: Mr S.D. Butler**

**Subject: Sully Sports and Social Club Development.**

**Your Reference: 2015/00843/FUL/SDB**

Dear Sir,

We object to these proposals on the following bases:

1. A development at Cog village (less than half a mile away) has already been authorised which will increase the size of Sully by 350 – 500 houses (17.5 to 25%).
2. A further 200 houses would increase the size of Sully by 27.5 – 35%.
3. We understand that the Vale of Glamorgan council is required to build 9,000 extra houses (approx. 15% of its present housing numbers). The Cog development alone significantly exceeds this figure.
4. There is also a proposal in the local development plan for 235 houses at nearby Cosmeston.
5. A further 200 houses will create intolerable pressure on the limited infra-structure of Sully i.e. schools, surgeries (GPs), public transport and consequently the road network.
6. There is no railway in Sully. Parking facilities in Penarth are very limited and the rush hour trains already packed. The increase in population will almost all work in Cardiff and commute by car. Access to Cardiff by road during the rush hour is already hopeless with bottlenecks at the Merrie Harrier junction at Llandough and the Barons Court Junction at Cogan creating huge tailbacks.
7. This increase in traffic is a local environmental disgrace. Developments should be in areas of easier access to mass transport facilities (i.e. trains)
8. The subject area borders on the Wales Coastal Path. A major national tourist attraction. It is also an area for recreation (playing fields) which would disappear as a result of this development. It is also in an area between Sully and Swanbridge and therefore open countryside (“green wedge”)
9. The existing Unitary Development Plan (UDP) and the proposed Local Development Plan (LDP) states that this coastal area should be preserved and enhanced. This development is directly in breach of these guidelines as is the removal of playing fields and “green wedge”.
10. This development will also damage the bio-diversity and wildlife of the area.

Yours faithfully,

Colin and Carol Pearce