

32 Porlock Drive
Sully
Vale Of Glamorgan
Wales
CF64 5QA

01/07/2016

**RE : HYBRID APPLICATION BY SULLY SPORTS CLUB & ST MODWEN DEVELOPMENTS
2015/00843/FUL/SDB***

Dear Sir/Madam,

I wish to put forward the following objections to the proposed planning application (listed above *) :-

1/ I had pointed out in a previous letter about the application 2015/00843/FUL that any housing at the site prove unacceptable for a variety of reasons. This hybrid application proposes an increase to 200 housing units at the site - this adds to the cumulative impact of the currently proposed housing developments at Cog Road and at Cosmeston Farm resulting in nearly 800 additional houses in Sully

2/ The passing of this planning application would lead to Sully village being unable to support the significant increase in population adding to existing pressures on the limited facilities, e.g. local schools (which are already oversubscribed), public transport, congestion to roads (which are already congested with traffic numbers) and limited road infrastructure.

3/ The Unitary Development Plan (U.D.P.) remains as the adopted developmental plan despite the Local Development Plan (L.D.P.) being at an advanced stage. The contents of the U.D.P. are in direct contrast to the L.D.P.

4/ The proposed development contravenes the Policy ENV 1 of the Unitary Development Plan where the site lies within the 'open countryside'.

5/ The site is also located within the Undeveloped Coastal Zone and thus contravenes Policy ENV 6 of the U.D.P. Further to this, this proposed application will contravene the MG42(2) Policy in the L.D.P. which requires Coastal Zone not just to be preserved but also that development with it must be for agriculture, nature conservation and coastal access. The Vale Of Glamorgan's Local Biodiversity Plan will also be compromised.

6/ There have been no significant changes at the site since 1993 when a similar planning application was refused. What warrants a different decision now?

7/ The loss of 50% of playing fields as outlined in the plan hardly meets the policy of the Welsh Government's Creating An Active Wales

8/ St Modwen have only included 350 housing units at the proposed site at Swanbridge Road. However, the actual number is 500 units as per emerging L.D.P. - this unsurprisingly makes their assessment unsound and suspect.

Yours faithfully

[Redacted Signature]

(MRS)