Paul Blackman

3 Doniford Close

Sully

Penarth CF64 5XA

8 July 2016

**Sully Sports & Social Club – Hybrid Application by SSSC & St Modwen Developments**

Dear Sir/Madam

I write to formally object to the above proposal on the following grounds:

1. Although the UDP is still the current adopted development plan, the Local Development Plan is at an advanced stage. Neither the UDP or LDP have identified this land as being suitable for significant housing as proposed in this application.
2. The proposed development is contrary to Policy ENV 1 of the UDP as the site lies outside of the Settlement Boundary for Sully and is located in the open countryside.
3. The site is located in the Undeveloped Coastal Zone and hence the proposal is contrary to Policy ENV6 of the UDP. This is reinforced by Policy MG42(2) of the LDP, which requires the Coastal Zone to be preserved and enhanced, requiring development in this zone to be reserved for agriculture, nature conservation or coastal access. The proposal would restrict access to the coast.
4. I also have a fundamental concern with the claimed objectives of the proposal to improve sporting facilities as the area of the pitches available for use will be reduced and are likely to be fenced off, restricting use of the facilities. The facility is currently used for football tournaments, which require use of all of the available fields. The proposed 50% reduction in sports field area will significantly reduce the ability of the new facility to host such events in the future, reducing its capability to get more people active in physical activity, contrary to the objectives of the Welsh Government’s Creating and Active Wales document.

I sincerely hope that you are able to consider this objection in arriving at your decision.

Yours faithfully

Paul Blackman