1. **Local, strategic, regional and national planning policies, and development plan:** Building on Green Wedge land of the Sully Playing Fields is in contravention to both the ODP and proposed LDP. This stipulated that the land should be preserved for use as green space, recreational and playing fields.
2. **Ecology / Nature Conservation** - Rare birds have been recorded in BTO and BirdTrack bird surveys across the strip of land behind the dwellings on Clevedon Avenue and across the playing fields. These include those on the RSPB at risk register with RED status such as Lapwing, Redwing and Fieldfair. An ecological survey must be carried out to prove whether the site has any ecological importance.
3. **Loss of light:** The dwellings adjacent to the proposed development have always enjoyed uninterrupted sunlight, from first light every morning.The planned development would unacceptably reduce the amount of light entering the homes and gardens of Clevedon Avenue in particular.
4. **Overlooking / loss of privacy:** The proposed development by reason of its number, size, depth, width, height and massing would have an unacceptably adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding area by reason of overlooking, loss of privacy and visually overbearing impact. Existing Sully homes which have no overlooking buildings would have multiple bedroom windows overlooking their properties.
5. **Highway Safety:** The site access proposals are not in accordance with acceptable standards and would lead to potential safety hazards.
6. **Increase in Traffic**. The planned development will cause an unacceptable increase in the amount of traffic in the village, particularly in the area of the planned development and new junction proposed.
7. **Loss of Trees** - The strip of Pine Trees adjacent to the site will be damaged by the building works planned. There is an existing Tree Preservation Order on these trees.
8. **Plan not in keeping with local area:** The Layout and Siting, both in itself and relation to adjoining buildings, spaces and views, is inappropriate and unsympathetic to the appearance and character of the local environment. Layout and Density of the plan are not in keeping with the architecture and density of the surrounding area.
9. **Previous appeal decisions:** Previous planning application to build just one home 200 yards from the proposed site were recently refused on the grounds that it contravened the ODP with respect to maintaining green wedge land between Sully and Lavernock.
10. **Noise and disturbance:** The plan will introduce an unacceptable increase in the amount of noise and disturbance, both during building works and after completion when the buildings and campsite are occupied.