

32, Porlock Drive
Sully
Vale Of Glamorgan
CF64 5QA

25/03/2016

REF : Objections to Planning Application 2015/00843/FUL

Dear Sir/Madam,

I object to the proposed redevelopment of the Sully Sports & Leisure Club site (planning application 2015/00843/FUL) put forward by the developers, St Modwens for the following reasons :-

1/ The site was and still is already purpose built as a leisure complex with car park, an indoor bowling club, bar and restaurant and natural sports fields which are regularly used offering aesthetic views of the sea and surrounding landscapes both rural and semi-rural as well as active sports & leisure pastimes. By introducing astroturf and effectively sectioning off the fields (as proposed) will lose the quality of playing sports like Rugby and Soccer on natural surfaces and create an arena-type atmosphere in a semi-rural area.

2/ Loss of aesthetic value - the proposed caravan site and housing estate development will cause inevitable loss of sea views for a number of residents along South Road and loss of green fields where the plan actually proposes to build on a significant part of the green area.. This application goes against the Vale Of Glamorgan Council's POLICY MG24(2) where development in such an area is only deemed necessary for the promotion of agriculture, nature conservation and coastal access.

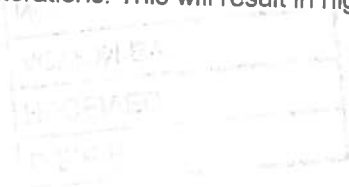
3/ The village is already adequately provided with retail shops so the proposal to add a further 5000 SQ FT of retail units will have a very detrimental effect on existing retailers and cause large traffic jams at the site entrance on the already very busy South Road. There are already a multitude of traffic calming measures in place along South Road where traffic jams are quite common. Why add to this problem ? More misery for commuters, school children, general road visitors.

4/ The area of land is also outside the 'line of settlement' and classified in the Vale Of Glamorgan's Local Development Plan as 'GREEN WEDGE POLICY MG 18 (6)'. The proposed developments clearly blurs the boundary between the settlement edges.

The Vale Council via its local Biodiversity Action Plan recognises the biodiversity of plants and animals together with the places where they live labelling them as 'LOCAL PRIORITIES'. This proposed development threatens the habitats of species such as slowworms, adders, 'red & amber listed' bird species, etc. which goes totally against the Council's objective to conserve and enhance biodiversity.

5. The current St Modwen's transport analysis only includes 350 housing units at Cog/Swanbridge Road proposed development submitted by Taylor-Wimpey when it is in fact allocated for 500 units. This makes St Modwen's assessment totally unsound and very suspect. Quite evidently, traffic numbers for potential 'new' village residents will be far in excess of their estimations.

6/ There is NOTHING offered in the St Modwen's planning application about road improvements to the current highway network if their application is successful. Like Taylor-Wimpey they expect the local Sully & Vale Councils to sort all this out and offer NO financial compensation towards such potential road alterations. This will result in higher Council Tax bills for no real good reason.



In fact, St Modwens believe there will be no growth in traffic numbers with their proposed development which could lead me to believe that their business plan to increase numbers of visitors to the proposed new retail units, sports fields, new houses and revamped club house has not been thought out correctly and is doomed to becoming a white elephant.

All that is really required at the site is a revamp of the current nonaesthetic, physical 'under everyone's nose' features of the existing clubhouse which is and an improvement in the current ineffective management which is REALLY down to them NOT the council and local village residents to suffer !!

In 1993, a similar planning application was rejected and also failed on appeal for the same reasons as outline in this letter and in my previous submissions both to St Modwens and the Vale Council, i.e. increased sewage drainage pressure on a system that is already in overload, increased traffic jams, loss of natural wildlife habitat and threat to biodiversity of animal and plant species some of which are listed as 'protected' and 'endangered', loss of sea views, loss of natural sports pitches.

'WHAT HAS CHANGED ? NOTHING. SO WHY CHANGE IT ?'

This proposed development is clearly offering the situation 'IF THERE IS SPACE, FILL IT' regardless of the consequences to local residents' wishes and council policies with the underlying hope of trying to bail out a current site Sports Club management which has had a historical record of poor handling of financial and administrative matters.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

W.E. Dunn

P.S. Please find a copy of the St Modwen's form I completed and sent to them. This is to be included with my listed objections as outlined in this letter.