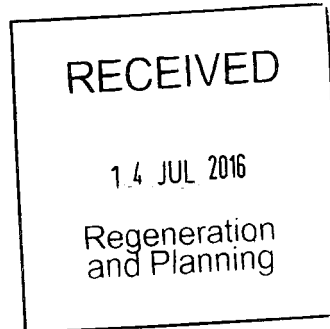


1 Winsford Road
Sully
Vale of Glamorgan
CF64 5SA

Mr S D Butler
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT



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ACTION BY:
NO:
ACK:

4 July 2016

OBJECTION

PLANNING APPLICATION 2015/00843/FUL.
SULLY SPORTS AND SOCIAL CLUB, SOUTH ROAD

Dear Sir,

Having reviewed the revised documentation I wish to further strongly object to this entire planning application for the reasons outlined below:

1. Policy MG18(6).

The land at Sully Sports Field is clearly a "Green Wedge" at the edge of the village, and a development of this nature further blurs the boundary between settlement edges and the countryside, leading the incremental loss of open land and long term leads to a coalescence of settlements having a detrimental impact on agriculture, the landscape and an overall loss to the whole village of an amenity and playing fields. A development such as that proposed is clearly contrary to this policy objective.

2. Policy MG24 (2)

This policy states that the special environmental qualities of the Glamorgan coast must be preserved and enhanced. This development should it be approved would definitely contravene this policy. There are stated reasons within this policy objective which would allow development namely if it is deemed necessary for agriculture, nature conservation, low

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impact tourism or coastal access. However it is clear that there is nothing in this application that meets any of these requirements and hence could justify approval.

3. Highways, Road Safety, Traffic generation.

The Traffic analysis does not include all the known future developments within the locality so does not accurately reflect the potential volumes of traffic. In addition no traffic mitigation measures have been proposed within the application. One could be lead to believe that this inaccuracy has been used to try and prove that the existing junctions on South Road operate satisfactorily leading to a totally inaccurate analysis result. Should this development proceed, significant traffic mitigation proposals would be essential.

4. All the reasons below highlight direct conflict or contravention of the Vale of Glamorgan's own draft LDP document:

The draft LDP contains a section - CREATING AN ACTIVE WALES – which lays out the Welsh Governments plan to get more people engaged in regular physical activity.

It is very difficult to see how taking away 50% of the sports fields and building 200 houses, retail units included within this application aligns to the Vale of Glamorgan's and the Welsh Government strategy it blatantly will have the exact opposite effect. The site is currently completely open to the public enabling anyone to use the space. The proposal will mean that virtually all the open space will no longer exist as the sports grounds will be self contained and will no longer be available to village residents.

Further examination of the draft LDP in the VISION AND OBJECTIVES section, objective 5 clearly states that the Local Authority will support the retention of community facilities and services and seek to ensure that any new development, particularly Housing **DOES NOT** impose undue pressure on schools, community facilities and health facilities.

It is impossible to see how 200 houses in addition to the 350 / 500 already proposed at land west of Swanbridge Road and 235 at Cosmeston will **NOT** contravene this policy.

LDP Strategy - Policy SP1 states that it will protect, enhance the built, natural, and coastal environment - if the Council intends to stand by this strategy then this application must definitely be refused.

Policy MG2 The draft LDP (nor the current UDP) does not allocate Sully Sports Fields land as a proposed housing development site. The two sites included in the plan for housing development in the village are now considered to exceed the housing requirements so the Sully Sports fields should and must remain as green wedge, playing fields and coastal belt free from development.

5. The Sully Sports fields were subject to a planning application in 1993, it was refused then by the Local Authority and the application went to appeal and was again rejected. The same

reasons for its refusal in the 1993 application remain applicable, and indeed are even more valid now.

I request that you acknowledge receipt of the objection letter.

Yours sincerely

A large black rectangular box redacting the signature of Mrs Gaynor Williams.

Mrs Gaynor Williams

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