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Regeneration and Planning

SULLY AND LAVER NOCK COMMUNITY COUNCIL CYNGOR CYMUNED ABERSILI A LARNOG

NO:

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The Vale of Glamorgan Council Dock Office Barry Docks BARRY CF63 4RT 8 July 2016

Dear Sirs

RE: PLANNING APPLICATION - 2015/00843/FUL/SDP SULLY SPORTS AND SOCIAL CLUB

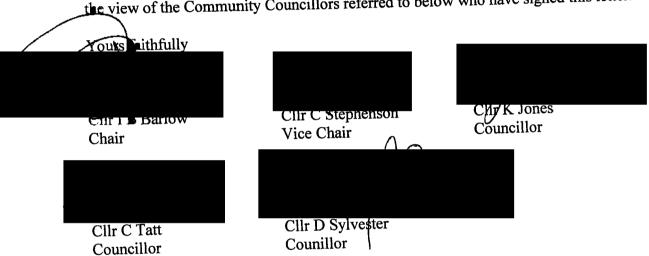
We refer to the above and wish to object to the amended planning application as follows:

- 1. The proposed development at Cog and the LDP allocation at Cosmeston Farm together with the current proposal for this development would increase the total dwellings in Sully by nearly 800, which is UNACCEPTABLE.
- 2. The facilities within the village of Sully are limited and it does not have the capability of supporting such a substantial increase in population. There is already great pressure on the existing services e.g. schools doctors' surgeries, roads and sewage facilities. In particular, the Cog Moors sewage facility is significantly over capacity and flooding has occurred as a result and if this development proceeds without the issues being resolved this will increase the problem and the matter will become one of health and safety. The road system around Cog and the surrounding area is unsuitable to cope with the increase in traffic if this development were to proceed. The problem will be exacerbated by the poor public transport facilities in the area resulting in a high dependence of private transport. St Modwens own transport assessment analysis has included only 350 units at the proposed site at Swanbridge Road even though the emerging LDP allocates 500 units. This makes the St Modwens assessment completely invalid and unsound.
- 3. The Vale of Glamorgan Council have in place a Local Biodiversity Plan which details and recognises the biodiversity of plants and animals. This

development goes completely against that plan and we fail to see how this proposed development could conserve and enhance biodiversity.

- 4. In 1993 there was a similar proposal, which was refused and then dismissed on appeal. Why should this proposal be allowed to proceed, which is similar to the 1993 proposal, as there are no significant changes to the original proposal?
- 5. The site is located in open countryside and outside the settlement t boundary of Sully. This is contrary to Policy ENV 1 of the Unitary Development Plan.
- 6. The proposed development is contrary to **Policy ENV 6 of the UDP** as the site is located within the Undeveloped Coastal Zone.
- 7. The impact on the Glamorgan coast would be unacceptable. Policy ENV 6 is reflected in Policy MG42(2) of the LDP requires the coastal zone to be preserved and enhanced and development in the coastal zone should be only for agriculture, nature conservation or coastal access.

We, the undersigned, consider the proposed development is unacceptable for the above reasons and would urge you not to recommend the planning application. This is the view of the Community Councillors referred to below who have signed this letter.



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