

D.E.E.R
RECEIVED
ACTION BY:
NO:
ACK:

RECEIVED

11 JUL 2016

Regeneration
and Planning

SULLY AND LAVERNOCK COMMUNITY COUNCIL
CYNGOR CYMUNED ABERSILI A LARNOG

Council Office
Jubilee Hall
Smithies Avenue
Sully
Penarth
CF64 5SS



Swyddfa'r Cyngor
Neuadd Jiwbili
Smithies Avenue
Abersili
Penarth
CF64 5SS

Tel: 029 2053 0006
Email: sullycouncil@btconnect.com
Clerk to the Council: David Roberts

Ffôn: 029 2053 0006
Ebost: sullycouncil@btconnect.com
Clerc i'r Cyngor: David Roberts

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 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.

Yours faithfully

Cllr T Barlow
Chair

Cllr C Stephenson
Vice Chair

Cllr K Jones
Councillor

Cllr C Tatt
Councillor

Cllr D Sylvester
Councillor

RECEIVED

11 III 2016

Regeneration
and Planning