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7th February 2016

Re: Planning Application No. 2016/01520/OUT
Land west of Swanbridge Road, Sully
Residential development of up to 190 units with associated access and
associated works.

Dear Sir,

I wish to make the following objections in regard to the above Planning Application.

This additional number of 190 units, together with the previous application of 350 takes the development over and above the 500 units proposed in the Vale of Glamorgan Councils Local Development Plan 2011-2026.

The proposed development will have an adverse impact on the rural hamlet of Cog, providing coalescence between the village of Sully and the rural hamlet of Cog, which should not be permitted. Cog will not only lose its identity as a rural hamlet but also its historical background and agricultural heritage. There are five listed buildings and one County Treasure along with surrounding farmland, all of which have remained unaltered at Cog. This grouping evidences an agricultural history in Wales from the 17th to the 21st century and is unique to Sully and the Vale of Glamorgan and therefore special regard should be given to the desirability of preserving listed buildings or their settings or any features of special interest which they possess.

The proposed site will be developed on green field agricultural land and would not protect the area's unique natural countryside environment and would therefore have an unacceptable impact on the countryside. The development of this site will result in the further the loss of agricultural land, which is actively farmed at present and will have an adverse affect on the viability of farming by the tenant farmer and long term sustainable employment will be lost.

The proposed housing development is also unacceptable due to a lack of highway infrastructure to support the building of a further 190 houses, together with the planning application 2013/01279/OUT - Land south of Cog Road, Sully - Residential

development with associated access and associated works (max 350 dwellings) which is adjacent to the proposed site, plus a development of a further 576 houses proposed at Upper Cosmeston Farm proposed within the Vale of Glamorgan Council's Local Development Plan 2011-2026.

Given the lack of public transport and employment opportunities in Sully, the majority of residents on this development would work in Cardiff, Barry or others areas of the Vale of Glamorgan, and therefore travel by private car escalating further the present highway problems.

There is a lack of shopping facilities (supermarkets) in Sully, the nearest being in Barry and Cardiff Bay, both areas being some distance away and therefore a preference to use private motor vehicles and exacerbate traffic congestion and pollution within the surrounding area(s).

The junctions at Cog Road/South Road and the junctions of Swanbridge Road/South Road currently suffer severe traffic congestion which will be exacerbated by the development of this site (190 units) and the adjacent site at Cog Road (500 units).

This will lead to longer queues and queuing times for vehicle trying to exit from these junctions and even the surrounding road network which has very limited capacity to absorb the traffic which would be generated by this residential development and the adjacent development.

Recent traffic surveys have noted that traffic travelling on South Road between Barry and Penarth/Cardiff is already at substantial levels which will also be exacerbated by these two developments at Cog and the proposed development at Cosmeston.

The Vale of Glamorgan Council's Highway Engineers have previously prepared reports in detailing the highway & traffic implications stemming from residential development on the site. Broadly they conclude that due to the inadequate road network geometry and vehicular access options, excessive speeds, poor accident records and the fact that the site would be heavily dependent on private car use, residential development is considered to be unacceptable in highway terms.

Swanbridge Road and Cog Road in the main have no footpaths which presents a main safety concern, with pedestrians having to walk on the narrow highways.

Nursery, primary and secondary educational facilities in Sully and Penarth are already oversubscribed and together with the extra 926 units at Cog (350) and Cosmeston (576) will create a 'meltdown' in educational facilities within the local area.

The local sewage treatment works at Cog Moors is already oversubscribed and these extra units together with the other proposed developments in the area will put an extra severe strain on this facility.

The area is well known for containing habitats used by Great Crested Newts, foraging bats and for nesting birds of such protected species as lapwings, woodpeckers, jays, herring gulls and curlews and other wildlife habitats. These will be seriously disturbed if this development is allowed to proceed.

It can be foreseen that if this application is approved then a further development covering the lower fields will follow.

All in all this development is unacceptable and the application should be refused.

Yours Faithfully,

Councillor Michael Garland