23 Winsford Road

 Sully

 Penarth

 CF64 5SA

 7 February 2017

Mr Ian Robinson

Planning Officer

Vale of Glamorgan Council

Barry Docks

Barry

CF63 4RT

Reference: 2013/01520/OUT Land West of Swanbridge Road, Sully

Proposal: Residential development with associated access and associated works (up to 190 units).

**OBJECTION**

I have a number of objections to this planning application:

1. Taylor Wimpey’s statement that an archaeological evaluation can take place as a condition of planning consent, this is entirely at odds with the Welsh government’s policy that an archaeological field evaluation should be carried out before any decision on planning is taken.
2. The Outline Masterplan is in contravention of the Planning Policy Wales and the Court of Appeal in “Barnwell” as it is not given “considerable weight and importance” to the setting of the listed buildings at Cog.
3. The proposed access strategy to have a pedestrian access on to Cog Road opposite Cog farm is dangerous as there are no pavements in that location. This is very close to the junction at Cog green where there has already been a fatal accident.
4. The proposal has vehicle access routes onto both Cog & Swanbridge Roads both of which are sub-standard. The access to Cardiff via Sully Road is also a country lane which is already overloaded at peak times. The proposed development would exacerbate an already precarious traffic safety situation and significantly increase the chances of future accidents occurring.
5. There is significant potential for challenges to planning decisions under the EU Habitats and Birds Directive due to inaccurate ecology survey documentation.

I also request a confirmation of the receipt of this letter.

Yours sincerely

D T Wilson

d.t.wilson@tesco.net