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. There is significant potential for challenges to planning decisions under the EU Habitats and Birds Directive due to inaccurate ecology survey documentation.
2. The development as proposed would have a negative impact on large number of “List 42” species.
3. The site is inaccurately described within the mitigation statements
4. The proposed strategy to have a pedestrian access on to Cog Road opposite Cog farm is dangerous as there are no pavements in Cog Road at that location. This is also very close to the junction at Cog green where there has already been a serious accident.
5. Cog & Swanbridge Roads are sub-standard the proposal has vehicle access routes onto both roads. The access to Cardiff via Sully Road is also a country lane which is already overloaded at peak times. The proposed development would significantly increase traffic volumes and increase the potential for further serious accidents to occur.
6. The Welsh government’s policy is that an archaeological field evaluation should be carried out before any decision on planning is taken. I strongly object to Taylor Wimpey’s statement that an archaeological evaluation can take place as a condition of planning consent.
7. The Outline Masterplan is in contravention of the Planning Policy Wales and the Court of Appeal in “Barnwell Manor” as it is not given “considerable weight and importance” to the setting of the listed buildings at Cog.

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

Yours sincerely

L J Wilson

layla.attfield\_legal\_services@tesco.net