Mrs Una Gavin

15 Winsford Road

Sully

Penarth

Vale of Glamorgan

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. The Outline Masterplan is in contravention of the Planning Policy Wales and the Court of Appeal in “Barnwell” as the plan has not given “considerable weight and importance” to the setting of the listed buildings at Cog.
2. Taylor Wimpey’s statement that an archaeological evaluation can take place as a condition of planning consent, this is contrary to the Welsh government’s policy that an archaeological field evaluation should be carried out before any decision on planning is to be reached.
3. There is significant potential for challenges to planning decisions under the EU Habitats and Birds Directive due to inaccurate ecology survey documentation. There is also likely to be a significantly negative impact on a large number of “List 42” species. There are also contradictions between the ecology and agricultural surveys.
4. The proposed access strategy to have a pedestrian access on to Cog Road opposite Cog farm is severely flawed and indeed dangerous as no pavements exist currently in that location. It is also very close to the junction at Cog green where there has already been a major accident.
5. The proposal has vehicle access routes onto both Cog & Swanbridge Roads both these roads are basically country lanes. The access to Cardiff via Sully Road is also a country lane which is already overloaded at peak times and is not really a two way road at many places. This proposed development would simply make an already suspect road safety situation even worse and raise the chances of more serious accidents occurring in the future.

Yours sincerely

Mrs Una Gavin