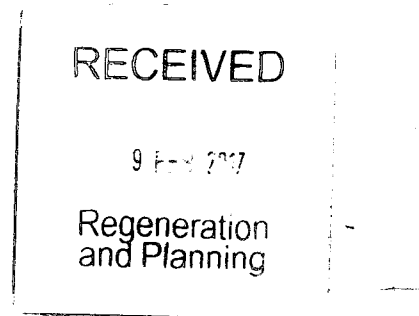


D.E.E.R
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ACTION BY:
NO:
ACK:

21 Clevedon Avenue,
Sully
Penarth,
Vale of Glamorgan,
CF64 5SX
8 February 2017

Mr I Robinson,
Planning Officer,
Vale of Glamorgan Council,
Dock Offices,
Barry Docks,
Barry,
Vale of Glamorgan



Dear Sir,

Re: Land South of Cog Road, Sully – 2916/012520/OUT

I refer to the additional planning application recently submitted by Taylor Wimpey for consideration.

I wish to make the following objections.

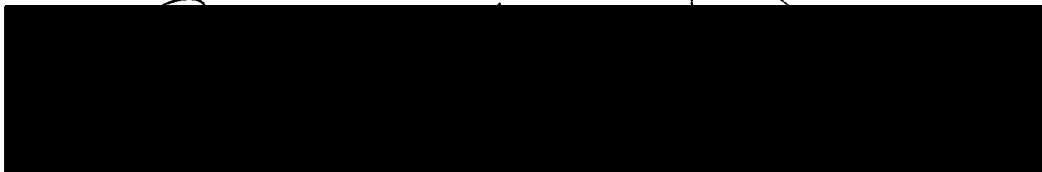
1. The highway infrastructure cannot support an additional 190 units.
2. Vehicles accessing to and from the site from Swanbridge Road would have to travel beneath an existing railway bridge which has height and width restrictions.
3. There is no footpath under the railway bridge or along Swanbridge Road.
4. With the lack of public transport and employment opportunities in Sully the majority of residents on this application would work in Cardiff and travel by private car. The closest route to Cardiff from the site is along Sully Road which is a sub-standard rural lane and dangerous for current vehicular use let alone any proposed significant increase in traffic.
5. An additional 190 houses would have a further detrimental effect on the historic hamlet of Cog and its 5 listed building.

6. The development of this additional land would mean the loss of quality agricultural land and put farmers' businesses at risk and thus job losses.
7. The developers' proposals for mitigation at Swanbridge Road/Cog Road/South Road junctions are at best contradictory and at worst confusing.
8. There is a need for the developers' consultants to provide transparent capacity analysis with a clear representation of any proposed mitigation.

Whilst we appreciate that this site has been allocated for up to 500 units, and part of the site has the benefit of planning consent for 350 a further 190 would give a total of 540 units which is almost 10% more than the site is allocated for.

I would urge the Council to refuse this planning application.

Yours faithfully,



S P and A Thomas

