

Mr I Robinson
The Vale of Glamorgan Council
Dock Office
Barry, CF63 4RT

Mr Julian Wynn
20 Slade Close
Sully
Vale of Glamorgan, CF64 5UU
09/02/2017

Dear Mr Robinson,

Re: Outline planning on Land West of Swanbridge Road, Sully ref. 2016/01520/OUT

I wish to submit my objection to the above proposal on the following grounds:

- 1) Insufficient highway capacity for these (or any), additional units. Swanbridge Road is not suited to any increase in traffic volumes due to topographical constraints limiting visibility and due to width of carriageway restricting bidirectional traffic movements. There does not seem to be any potential mitigation for this.
- 2) The reality of public transport provision does not reflect the statements made in the planning application documents. Issues experienced include; up to 40 minute intervals between bus arrivals, bus capacity issues due to school journeys and frequent cancellations caused by congestion in other parts local road network. The nearest rail service is approximately 2.5 miles away with limited station parking and again requiring a journey over heavily congested roads.
- 3) Loss of Prime agricultural land. The land in question has a high yield of crops such as Winter Wheat and has in recent years been enhanced to increase productivity and therefore the pervious land classification may now be incorrect
- 4) It appears that agricultural enhancements include the application of biosolids/humanure, a legal application of treated human to increase soil fertility. There is a risk however that that contaminants present in this medium could pose a threat to human health. I note that the contaminated land team have been consulted in the exercise and cannot see how placing housing on such land can be approved without significant groundwork and other measures to eliminate contaminant exposure. As an arable location the land has been subjected to regular pesticide applications as a part of normal farming practice, there is a risk of residual chemical contamination from this activity.
- 5) This figure of 190 units is a significant increase on the current LDP allocation for the combined site taking the total to 540 as opposed to 500. The justification of harmonising housing densities seems to be an opportunistic attempt to increase yield to potentially offset other costs associated with this and the adjacent Cog development.
- 6) Further risk of coalescence and ultimate urbanisation between Sully, Lavernock and Penarth.
- 7) Risk of flood. The applicants' approach to surface water management is less than convincing and there is risk of increase flooding affecting existing properties.

I would be grateful if you could take these points into account during the decision process.

Yours Sincerely,

Julian Wynn

