

**11/P/00190**

**PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 199 DWELLINGS TOGETHER WITH ASSOCIATED WORKS AT:**

**BARRATT PHASE 1, LAND WEST OF CWMBRAN DRIVE, SOUTH SEBASTOPOL, CWMBRAN/PONTYPOOL**

**GEO CODE: 329398 197574**

---

**RESPONSE BY TORFAEN FRIENDS OF THE EARTH.**

Thank you for consulting Torfaen Friends of the Earth. It would be appreciated if the following concerns were taken into consideration in respect of this application:

- 1 With the outline planning application for the proposed development for South Sebastopol, and the newly proposed Local Development Plan, yet to be determined, it is considered that the application for Phase 1 is highly premature and places the local authority under unnecessary pressure to accede to the developers' request for planning permission.
- 2 There are many outstanding matters of great concern which have yet to be determined:  
  
Major Infrastructure: sewer capacity, fresh water supply to the site, surface water drainage and capacity for sheet run-off, traffic impact and road capacity.
- 3 Permanent loss of habitat for glow worms which are known to exist in the North East corner. Glow worms are of county wide significance, being the only known site in Torfaen.
- 4 Significant loss of MG5 grasslands in the sector of development.
- 5 There are too many ecological management matters in which the Management Plan is not sufficiently detailed to give confidence of successful mitigation, and gives rise to the feasibility of the development.
- 6 Complete disregard of the archaeological landscape of importance, particularly the ha-ha wall lying between Ty Brychiad farmhouse and the cycle track, and other land markers, as detailed in report by Professor David Austin (please see attached map and supporting documentation).
- 7 The impact assessment in relation to the listed tunnel has not been amended in the light of the revised plan to move the bridge to a southerly location. This omission gives rise to a lack of confidence in the document.
- 8 Visual impact in relation to height of some houses as 4 storeys , is unacceptable, particularly as this is the gateway into the development and, as such, is highly visible from approaching roads and existing views.

- 9 The timing of commencement of construction as July 2011 is within the timescale of restraint for many species of wildlife.
- 10 The social impact of the loss of amenity is immeasurable, stressful and damaging to people's wellbeing.

I return the application form

Signed \_\_\_\_\_

Print Contact Name \_\_\_\_\_

On behalf of \_\_\_\_\_

Dated \_\_\_\_\_