

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4109.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 902/ASN083						Land to the north of The Patch			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? The inclusion of the site 'Land to the north of The Patch' within the LDP is not supported other more sustainable sites are available for development.  Stage 1 of the Candidate Sites Assessment demonstrates that the site is suitable for development. The site is very close to the existing centre of Llanharry village and has good access to public transport. However, in comparison with other sites the site is neither as suitable nor as sustainable as the site 'West of Llechau'.  The two sites are very similar and score the same for a number of criteria such as loss of agricultural land. Nevertheless, the site is not as well related to the settlement and urban form as the site 'West of Llechau'. The 'Land to the north of The Patch' intrudes into the countryside to a far greater extent and as such adversely impacts upon the function of the green wedge and amenity of the special landscape area.  The 'West of Llechau' site provides a far more logical extension to the settlement of Llanharry and will provide much needed delivery of housing to the village and to Rhondda Cynon Taf. THE STAGE 1 AND Stage 2 Candidate Site Assessments demonstrate that the 'West of Llechau' site provides the most sustainable option for the delivery of this quantum of housing and has been recognised as such by the Council in its proposed allocation in the LDP. As highlighted within representations to AS(S) 97 and AS(D)15, it is considered that some of the scores for 'West of Llechau' should be amended to reflect the true characteristics of the site. When these amended scores are taken into consideration, the 'West of Llechau' site clearly provides the most sustainable approach to providing much needed housing in this village.  The Stage 1 Assessment for 'Land to he north of The Patch' scores objective 3 (site accessibility) as good. A site visit reveals that while there is the ability to create an access from The Patch, no such access exists at present. The score should therefore be amended to Fair to accurately reflect the site's features. In addition to this, the score for objective 12 (topographical constraints) should also be amended. The site is on a fairly steep slope and as such the score should be amended from Excellent to Good. This would also provide a consistent assessment with the site 'West of Llechau' which has very similar topographical features.  In comparing these two sites, the site 'West of Llechau' provides a more sustainable solution for housing growth. The land to the north of The Patch is smaller than the site 'West of Llechau' and is therefore not able to meet the full requirement of local need. As such, the site 'Land to north of The Patch' should not be included as a housing allocation in place of the site 'West of Llechau'.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? In comparing the Candidate Site Assessment Stages 1 and 2 of site 'Land to the north of Te Patch' with other proposed sites, there is an overall conclusion that the site is neither as sustainable nor as suitable as the site 'West of Llechau'. The tests of soundness include the need to ensure that the policies within the LDP are based on a robust and credible evidence base. Inclusion of the 'Land to the north of The Patch' in place of 'West of Llechau' would not be based on an appropriate evidence base as required by soundness test CE2.  Furthermore, the site would not form a coherent strategy to the growth of Llanharry (Soundness Test CE1) nor would it have sufficient regard to other policies relating to the area (Soundness test C1).		

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
4109.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1008/ASN084						Land at Elms Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? The inclusion of site 'Land at Elms Farm' within the LDP is not supported because other more sustainable sites are available for development.  Stage 1 of the Candidate Site Assessment demonstrates that the site is suitable for development. Indeed, it would provide a logical rounding off to the existing new build houses along Stryd Silurian albeit that it would not necessarily provide the most logical extension to the main built form of Llanharry. Although the site lies adjacent to more recent development along Stryd Silurian, the urban form is more isolated from Llanharry village centre than other suitable sites.  In comparison with other sites the site is neither as suitable or as sustainable as the site 'West of Llechau'. The sites are very similar and score the same in terms of site accessibility, use of greenfield land, use of potentially contaminated land, proximity to utility services and topographical constraints.  The 'West of Llechau' site provides a logical extension to the settlement of Llanharry and will provide much needed delivery of housing to the village and to Rhonda Cynon Taf. The stage 1 and Stage 2 Candidate Site Assessments demonstrate that the 'West of Llechau' site provides the most sustainable option for the delivery of this quantum of housing and has been recognised as such by the Council in its proposed allocation in the LDP. As highlighted within the representation to AS(S) 97 and AS(D)15, it is considered that some of the scores for 'West of Llechau' should be amended to reflect the true characteristics of the site clearly provides the most sustainable approach to providing much needed housing in this village.  The Elms Farm site is situated approximately 1.3km from the centre of Llanharry - over three times the distance sought within Stage 1 Assessment. The site is less sustainable and will have an over reliance of the use of the car to access local shops and facilities. Additionally, the Land at Elms Farm lies adjacent to the M4 motorway. It is considered that this may adversely affect the amenity of future residents in terms of noise.  Furthermore this site has been allocated within the green wedge between Llanharry and Brynsadler. The Green Wedge provides an important function to ensure the two villages do not coalesce. As shown on the draft proposals map, there are currently only a couple of houses which protrude into the green wedge in the direction of Brynsadler. Should 'Elms Farm' be developed for housing, the built form will extend into the green wedge in a more definite way with potential to undermine the purpose of the green wedge over time.  In comparing these two sites, 'West of Llechau' provides a more sustainable solution for housing growth. The Elms Farm site is smaller than the site 'West of Llechau' and is therefore not able to meet the full requirement of local need. As such, "Land at Elms Farm" should not be allocated in place of 'West of Llechau'.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? In comparing the Candidate Sites Assessment Stages 1 and 2 of site 'Land at Elms Farm' with other proposed sites, there is an overall conclusion that the site is neither as sustainable nor as suitable as the site 'West of Llechau'. The tests of soundness include the need to ensure that the policies within the LDP are based on a robust and credible evidence base. In the light of these conclusions, inclusion of the 'Land at Elms Farm' site is required by soundness test CE2.  Furthermore, the site would not form a coherent strategy to the growth of Llanharry (Soundness test CE1) nor would it have sufficient regard to other policies relating to the area (Soundness Test C1).		

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<b>4109.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 987/ASN085						Land to the north of Llanharry			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? A new site 'land to the north of Llanharry' has been proposed as an Alternative Site for the LDP. This site is neither a suitable nor sustainable location for housing development to support the growth of Llanharry at this time.  As a new site it has yet been subjected to a Stage 1 or Stage 2 Candidate Site Assessment. In reviewing the criteria matrix, the site cannot be considered to be a site which is more suitable for housing development than 'West of Llechau'. They key factors which reduce it suitability and sustainability include its proximity to public transport (Objective 2), proximity to a range of community services (Objective 14). Furthermore, and perhaps more fundamentally, being situated in the middle of open countryside without any similar neighbouring uses, the site does not provide a logical extension to the existing village of Llanharry.  The Special Landscape Area and Green Wedge as proposed within the LDP cover a logical area and provide important functions for the villages. Removal of the site from these designations would undermine the purposes of the green wedge and the amenity of the special landscape area.  The promoters suggest that the development of the site would form a meaningful extension after the land between the village and the site have been developed. Development of this scale would significantly alter the scale of Llanharry which would be inconsistent with its function in the settlement hierarchy. Due to its location and detachment from the village, there is no clear mechanism for delivering this site. Access to the site is also considered to be difficult.  The 'West of Llechau' site provides a far more logical extension to the settlement of Llanharry and will provide much needed delivery of housing to the village and to Rhondda Cynon Taf. The Stage 1 and Stage 2 Candidate Site Assessments demonstrate that the 'West of Llechau' site provides the most sustainable option for the delivery of this quantum of housing and has been recognised as such by the Council in its proposed allocation in the LDP. As highlighted within the representations to AS(S)97 and AS(D)15, it is considered that some of the scores for 'West of Llechau' should be amended to reflect the true characteristics of the site. When these amended scores are taken into consideration, the 'West of Llechau' site clearly provides the most sustainable approach to providing much needed housing in this village.  The site 'Land to the north of Llanharry' is in an unsuitable location for housing and should not be included as a housing allocation within the LDP.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? Whilst at the present time there is no Candidate Site Assessment for this proposed site at 'Land to the north of Llanharry', it is considered that such an assessment would demonstrate that the site is not in a suitable location. Should the site be included, credibility and robustness of the LDP would be questioned given the need to prepare the LDP on a sound evidence base as required by soundness test CE2.  Furthermore, the site would not form a coherent strategy to the growth of Llanharry (Soundness test CE1) nor would it have sufficient regard to other policies relating to the area (Soundness test C1).		

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<b>4109.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1179/ASD015						SSA 10.13 - West of Llechau			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question*

**Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site? Yes

The settlement boundary should not be amended to exclude the site 'West of Llechau'. The site 'West of Llechau' should remain within the new settlement boundary as set out in the emerging LDP proposals map.

The site provides a logical extension to the settlement of Llanharry and will provide much needed delivery of housing to the village and to Rhondda Cynon Taf. The Stage 1 and Stage 2 Candidate Sites Assessments demonstrate that this site provides the most sustainable option for the delivery of this quantum of housing and has been recognised as such by the Council in its proposed allocation in the LDP.

It is important to highlight some discrepancies in the scoring of the site with the actual site characteristics:

- Public Transport Access (Objective 2): There are two bus stops located immediately to the southern edge of the site - one to the western end of the site and one at the eastern extent of the site. It is therefore considered that based upon the criteria set out in the Stage 1 matrix, the assessment should be amended from Good to Excellent;
- Flooding (Objective 5): Neither TAN 15 nor the Rhondda Cynon Taf Strategic Flood Consequences Assessment identify the site as falling within a zone at risk of flooding. Therefore the assessment should be amended from Good to Excellent. This also reflects the score given to the site "Land to the north of The Patch" which is in close proximity to the "West of Llechau" site;
- Contamination (Objective 9): Beneath the site there is a network of historic tunnels related to iron ore extraction from a mine on an adjoining site. While investigations and potential ground works will need to be undertaken on some parts of the site, there is no indication of any contamination. Any ground works that are needed are relatively straight forward to undertake and will not constrain the site from being developed in physical nor financial terms. In terms of contamination, based on the criteria set out, the score should be amended from Fair to Excellent;
- Adverse Impact on adjoining land use (Objective 15): The 'Poor' score given to the site for this objective is not considered to correctly reflect the site's characteristics. The classification 'Poor' means that there is 'potential for significant detriment that would be difficult to mitigate'. Residential uses can be found to the south (across Llanharry Road) and to the west, fields can be found to the north and east. It is therefore difficult to understand how further residential development would be a significant detriment to the existing neighbouring uses. Landscaping and planting along with public open space will help to protect the amenity of the countryside to the north. The site provides a sensible and appropriate extension to Llanharry and is well related to the existing settlement. It is therefore considered that the score given for this site should be amended from Poor to Good or Excellent. This would also provide a consistent score to that given for site 'Land to the north of The Patch' which has similar surrounding uses; and
- Continuity to existing development (Objective 16): Given that there is a need to provide a considerable level of housing in Llanharry and that there is not the range of sites within the existing built form to do so, there is a clear need to develop outside the existing settlement boundary. The site 'West of Llechau' does provide a logical and sustainable extension to the existing built form taking advantage of its proximity to the main road through the village and to the village centre itself. It is therefore considered that the score for this objective be amended from Neutral to Good.

#### Settlement Boundary

In considering this last point further, previous representations made to the Council have suggested that as the site 'West of Llechau' lies outside the existing Llanharry boundary and as such the site should not be developed. Whilst the site is indeed outside of the previously established settlement boundary, preparation of the LDP provides the Council with an opportunity to review such boundaries. The Council can then also identify sites which can be included within a revised boundary to accommodate much needed housing within the County. Indeed, a failure to undertake such a review could serve to undermine the robustness of the LDP as it could result in an inability to bring forward beneficial and sustainable sites for development.

#### Services and Facilities

The Stage 1 Assessment highlights that the site has good access to the centre of Llanharry being located only a 5 minute walk away from the small centre with local shops, services and leisure facilities. With the site being located approximately 450 metres away it cannot be considered to be 'too far' from local commercial, retail, community and recreation facilities, as suggested by an objector. Rather it represents a sustainable and easily accessible development location.

#### Views, Landscaping and Open Space

It has been suggested that the site is highly conspicuous and therefore not suitable for

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development. At the present time the southern site boundary is lined with established hedgerows. The illustrative plan that has been prepared seeks to retain the existing hedgerows along this boundary. Indeed, it also seeks to reinforce the vegetation by providing additional new planting along the southern, northern and western boundaries, and internally throughout the site. It is proposed that the existing hedgerows will only be removed in places where there is a need for the creation of access points to the site via two roads and two pathways. The retention of existing and planting of new vegetation will preserve, to a reasonable degree, the existing views into the site.

In terms of longer distance views, views from the north currently show the existing housing development of The Patch. Furthermore, while the proposed housing would add to the houses currently seen at The Patch, it is not considered that these views are of very significant value to outweigh the need to provide housing in Llanharry. The existing proposal does include public open space provision covering approximately one-quarter of the site. This will provide land which will provide greater amenity value than the current agricultural use.

**Mining, Ecology and Archaeology**

While there are poorer ground conditions to the north and north east as a result of previous mining activity, this does not adversely affect the ability of the site to come forward for housing. Any potential issues related to historic mining in the area can be mitigated as described above ensuring the site will be safe and not posing any instability issues to future occupiers. Similarly any adverse ecological impacts will be mitigated, although there are no known significant ecological issues affecting this site. Both of these matters can be dealt with in detail at the planning application stage. There are no known archaeological remains on this site.

**Conclusion**

The 'West of Llechau' site provides a logical extension to the village of Llanharry and will enable the whole housing requirement for the Village to be delivered on one integrated site. Rhondda Cynon Taf Council has recognised the importance of the site based upon the original scoring. As highlighted above, it is considered that some of the scores should be amended to reflect the true characteristics of the site. When these amended scores are taken into consideration, the 'West of Llechau' site clearly provides the most sustainable approach to providing much needed housing in this village.

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Item	Question	Reply	Soundness Tests
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2 5 Why Incl/Excl of site improves soundness?

The inclusion of this site within the LDP should remain and the settlement boundary should be revised to reflect the ability that this site has to provide housing in Llanharry. The site has been subjected to a two stage candidate sites assessment which demonstrates its suitability for providing sustainable development and is included within the draft LDP as a housing allocation.

Removing this site from the LDP would be contrary to soundness test CE1. The draft LDP does set out a coherent strategy and removal of this site in favour of other sites would conflict with this test of soundness.

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4109.A5			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1095/ASS050						Land to the north of The Patch			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? The amendment of the settlement boundary to include site 'Land to the north of Te Patch' is not supported; other more sustainable sites are available for development.  Stage 1 of the Candidate Sites Assessment demonstrates that the site is suitable for development. The site is very close to the existing centre of Llanharry village and has good access to public transport. However, in comparison with other sites the site is neither as suitable nor as sustainable as the site 'West of Llechau'. The sites are very similar and score the same number of criteria such as loss of agrivultural land.  The 'West of Llechau' site provides a logical extension to the settlement of Llanharry and will provide much needed delivery of housing to the village and to Rhondda Cynon Taf. The Stage 1 and Stage 2 Candidate Site Assessments demonstrate that the 'West of Llechau' site provides the most sustainable option for the delivery of this quantum of housing and has been recognised as such by the Council in its proposed allocation in the LDP. As highlighted within the representations to AS(S)97 and AS(D)15, it is considered that some of the scores for 'West of Llechau' should be amended to reflect the true characteristics of the site. When these amended scores are taken into consideration, the 'West of Llechau' site clary provides the most sustainable approach to providing much needed housing in this village.  The 'Land to the North of The Patch' intrudes into the countryside to a far greater extent and as such adversely impacts upon the function of the green wedge and the amenity of the special landscape area. The site is not well related to the settlement and urban form as the site 'West of Llechau'.  The Stage 1 Assessment scores objective 3 (site accessibility as good. A site visit reveals that while there is the ability to create an access from The Patch, no such access exists at present. The score should therefore be amended to Fair to accurately reflect the site's features. In addition, the score for objective 12 (topographical constraints) should also be amended. The site is on a fairly steep slope and as such the score should be amended from Excellent to Good. This would also provide a consistent assessment with the site 'West of Llechau' which has very similar topographical features.  In comparing these two sites, 'West of Llechau' provides a more sustainable solution for housing growth. The 'Land to the north of The Patch' is smaller than the site 'West of Llechau' and is therefore not able to meet the full requirement of local need. As such, the settlement boundary should be amended to include 'Land to north of The Patch' inplace of the site 'West of Llechau'.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? In comparing the Candidate Sites Assessment Stages 1 and 2 of site 'Land to the North of The Patch' with other proposed sites, there is an overall conclusion that the site is neither as sustainable nor as suitable as the site 'West of Llechau'. The tests of soundness include the need to ensure that the policies within the LDP are based on a robust and credible evidence base. Inclusion of the 'Land to the north of The Patch' in place of 'West of Llechau' would not be based on an appropriate evidence base as required by soundness test CE2.  Furthermore, the site would not form a coherent strategy to the growth of Llanharry (Soundness test C1) not would it have sufficient regard to other policies relating to the area (soundness test C1).		

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<b>4109.A6</b>			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1047/ASS097 West of Llechau						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question*

**Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

The settlement boundary should not be amended to exclude the site 'West of Llechau'. The site 'West of Llechau' should remain within the new settlement boundary as set out in the emerging LDP proposals map.

The site provides a logical extension to the settlement of Llanharry and will provide much needed delivery of housing to the village and to Rhondda Cynon Taf. The Stage 1 and Stage 2 Candidate Sites Assessments demonstrate that this site provides the most sustainable option for delivery of this quantum of housing and has been recognised as such by the Council in its proposed allocation in the LDP.

It is important to highlight some discrepancies in scoring of the site with the actual site characteristics:

- Public Transport Access (Objective 2): There are two bus stops located immediately to the southern edge of the site - one to the western end of the site and one at the eastern extent of the site. It is therefore considered that based upon the criteria set out in Stage 1 matrix, the assessment should be amended from Good to Excellent;
- Flooding (Objective 5): Neither TAN 15 nor the Rhondda Cynon Taf Strategic Flood Consequences Assessment identify the site as falling within a zone of risk of flooding. Therefore the assessment should be amended from Good to Excellent. This also reflects the score given to the site "Land to the north of the Patch" which is in close proximity to the "West of Llechau" site;
- Contamination (Objective 9): Beneath the site there is a network of historic tunnels related to iron ore extraction from a mine on an adjoining site. While investigations and potential ground works will need to be undertaken on some parts of the site, there is no indication of any contamination. Any ground works that are needed are relatively straight forward to undertake and will not constrain the site from being developed in physical nor financial terms. In terms of contamination, based on the criteria set out, the score should be amended from Fair to Excellent;
- Adverse Impact on adjoining land use (Objective 15): The 'Poor' score given to the site for this objective is not considered to correctly reflect the site's characteristics. The classification 'Poor' means that there is a 'potential for significant detriment that would be difficult to mitigate'. Residential uses can be found to the south (across Llanharry Road) and to the west, fields can be found to the north and east. It is therefore difficult to understand how further residential development would be a significant detriment to the existing neighbouring uses. Landscaping and planning along with public open space will help to protect the amenity of the countryside to the north. The site provides a sensible and appropriate extension to Llanharry and is well related to the existing settlement. It is therefore considered that the score given for this site should be amended from Poor to Good or Excellent. This would also provide a consistent score that given for site 'Land to the north of The Patch' which has similar surrounding uses; and
- Continuity to existing development (Objective 16): Given that here is a need to provide a considerable level of housing in Llanharry and that there is not the range of sites within the existing built form to do so, there is a clear need to develop outside the existing settlement boundary. The site 'West of Llechau' does provide a logical and sustainable extension to the existing built form taking advantage of its proximity to the main road through the village and to the village centre itself. It is therefore considered that the score for this objective be amended from Neutral to Good.

#### Settlement Boundary

In considering this last point further, previous representations made to the Council have suggested that as the site 'West of Llechau' lies outside the existing Llanharry boundary and as such the site should not be developed. Whilst the site is indeed outside of the previously established settlement boundary, preparation of the LDP provides the Council with an opportunity to review such boundaries. The Council can then also identify sites which can be included within a revised boundary to accommodate much needed housing within the County. Indeed, a failure to undertake such a review could serve to undermine the robustness of the LDP as it could result in an inability to bring forward beneficial and sustainable sites for development.

#### Services and Facilities

The Stage 1 Assessment highlights that the site has good access to the centre of Llanharry being located on a 5 minute walk away from the small centre with local shops, services and leisure facilities. With the site being located approximately 450 metres away it cannot be considered to be 'too far' from local commercial, retail, community and recreation facilities, as suggested by an objector. Rather it represents a sustainable and easily accessible development location.

#### Views, Landscaping and Open Space

It has been suggested that the site is highly conspicuous and therefore not suitable for development. At the present time the southern site boundary is lined with established hedgerows along this boundary. Indeed, it also seeks to reinforce the vegetation by providing additional new planting along the southern, northern and western boundaries, and internally throughout the site. It is proposed that the existing hedgerows will only be removed in places where there is a need for the creation of access points to the site via two roads and two pathways. The retention of existing and planting of new vegetation will preserve, to a reasonable degree, the existing views into the site.

In terms of longer distance views, views from the north currently show the existing housing development of The Patch. Furthermore, while the proposed housing would add to the houses currently seen at The Patch, it is not considered that these views are of very significant value to outweigh the need to provide housing in Llanharry.

The existing proposal does include public open space provision covering approximately one-quarter of the site. This will provide land which will provide greater amenity value than the current agricultural

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use.

**Mining, Ecology and Archaeology**

While there are poorer ground conditions to the north and north east as a result of previous mining activity, this does not adversely affect the ability of the site to come forward for housing. Any potential issues related to historic mining in the area can be mitigated as described above ensuring the site will be safe and not posing any instability issues to future occupiers. Similarly any adverse ecological impacts will be mitigated, although there are no known significant ecological issues affecting this site. Both of these matters can be dealt with in detail at the planning application stage. There are no known archaeological remains on this site.

**Conclusion**

The 'West of Llechau' site provides a logical extension to the village of Llanharry and will enable the whole housing requirement for the Village to be delivered on one integrated site. Rhondda Cynon Taf Council has recognised the importance of the site based upon the original scoring. As highlighted above, it is considered that some of the scores should be amended to reflect the true characteristics of the site. When these amended scores are taken into consideration, the 'West of Llechau' site clearly provides the most sustainable approach to providing much needed housing in this village.

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The inclusion of this site within the LDP should remain and the settlement boundary should be revised to reflect that ability that this site has to provide housing in Llanharry. The site has been subjected to a two stage candidate sites assessment which demonstrates its suitability for providing sustainable development and is included within the draft LDP as a housing allocation.		
	Removing this site from the LDP would be contrary to soundness test CE1. The draft LDP does set out a coherent strategy and removal of this site in favour of other sites would conflict with this test of soundness.		

<b>4110.A1</b>	<input type="checkbox"/>	S	M	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Document:			Site: 1019/ASN025 Former Stelco Hardy Site				PEX Session:
Policy:		Map:		Issue:			
Summary:							

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	This site was previously allocated for Employment. The local Health Centre is oversubscribed to an extent that a Patients participation group has been set up to help alleviate the problems being experienced by the villages.	
	The site being central to the three villages of Blaencwm, Blaenrhondda and Tynewydd is the ideal position to locate a health centre incorporating dentist, optician and various clinics. A community facility could also be catered for within the building and the Blue building remaining on site a much needed youth centre.	
	The scheme with its conceptual drawings was submitted with the representation along with a sustainability appraisal.	
	Therefore allocation for Community Use and Employment is the only viable option for this site and I support its inclusion in this category.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	It would reinforce the Rhondda Cynon Taf Community Plan.		
	It addresses the oversight of the LDP in that it provides for the community expansion, which will be necessary as a result of the excessive house building plans for the area. If the site is lost there is nowhere else this type of amenity can be located. The scheme would provide much needed employment and cater for the youth of the area by giving them their own space within the community.		
	The food risk to the site has been minimised by the design, the buildings are on the higher ground and using the flood plain for car parking and recreational purposes.		
	This category makes the LDP much more robust and achievable and contributes to its soundness, not conflicts with its basic policies.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4111.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1019/ASN025						Former Stelco Hardy Site			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

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*Item Question*

*Reply*

**Soundness Tests**

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It addresses the oversight of the LDP in that it provides for the community expansion, which will be necessary as a result of the excessive house building plans for the area. If the site is lost there is nowhere else this type of amenity can be located. The scheme would provide much needed employment and cater for the youth of the area by giving them their own space within the community.

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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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4113.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4114.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4115.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025						Former Stelco Hardy Site			PEX Session:				
Policy:				Map:			Issue:								
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4116.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

This site was previously allocated for Employment. The local Health Centre is oversubscribed to an extent that a Patients participation group has been set up to help alleviate the problems being experienced by the villages.

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*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

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This category makes the LDP much more robust and achievable and contributes to its soundness, not conflicts with its basic policies.

<b>4117.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 933/ASN039 Land at Cefnpennar Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

No

I object to housing in the field on the grounds that not only will it spoil the environment, the axis (SP) is so bad it will create a more dangerous situation than already exists (SP) to people travelling a road which has no pavement.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

It should be excluded on the grounds of P1, P2, and CE2.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4119.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 869/ASN012 Land at Abernant Road						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The proposals would create an added strain on an already overloaded traffic problem along Abernant Road. Successive council decisions have always stated that this environmentally sensitive area should be used for community recreation, as laid down in RCT council's own environmental document "Better Life". Planning already exists on another site in this area, that similarly flies in the face of RCT council's own declaration - another similar site would only make the problem of traffic and environmental degradation worse.

<b>4119.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 951/ASN015 Land West of Abernant Road						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The proposals would create an added strain on an already overloaded traffic problem along Abernant Road. Successive council decisions have always stated that this environmentally sensitive area should be used for community recreation, as laid down in RCT council's own environmental document "Better Life". Planning already exists on another site in this area, that similarly flies in the face of RCT council's own declaration - another similar site would only make the problem of traffic and environmental degradation worse.

<b>4119.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 993/ASN013 Land at Abernant						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Access to and from this site is almost non-existent and any more traffic along the Moss Row, Moss Place, Little Row area would be dangerous and impractical along a single track, besides any such estate being totally out of keeping with the area.

The proposal would also destroy a meadow that in such environmentally sensitive times is totally unacceptable. Such an estate would also contribute to traffic overload on Abernant Road itself.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4120.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 907/ASN065						Hirwaun Ironworks, North Site			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

Alternative Sites and Settlement boundary extensions: It is noted that there have been several sites proposed for development in and around the settlement of Hirwaun, most of which are located to the South of the town and near to the industrial estate. However, we note that two sites have been proposed for development to the north of Hirwaun, namely: Hirwaun Ironworks Site. Land rear of Bute Terrace,

The above sites are located within the vicinity of the EPC United Kingdom operation on Penyard Road and as such the matter of health and safety is a material consideration. Furthermore, promoting development within the vicinity of hazardous stores may well be perceived to contravene the provisions of the sustainable development agenda. Failure to give sufficient regard to such matters and inappropriate siting of development may render a Local Development Plan unsound.

Meeting: To avoid any problems arising we would propose an early meeting with the local authority to outline the nature of the EPC operations in and around Hirwaun, to discuss health and safety considerations, and review the ramifications for development proposed within the vicinity of EPC's site.

Development Control: We would seek in due course to make contact with the Development Control Section at Rhondda Cynon Taf to ensure that Leith Planning Ltd on behalf of EPC United Kingdom PLC is added to the Council's statutory consultation database and that we are notified of any major applications within the vicinity of the site. The full details of the consultation criteria can be agreed with the Council in due course.

Government Policy: I would also identify current Government Policy as it relates to achieving a sustainable economy, promoting good governance and using sound science responsibly (as laid out in DEFRA, 2005, Securing the Future – UK Government Sustainable Development Strategy).

Consultation: We would ask to be placed on the Council's consultation data base and contacted when future documents are published for consultation to ensure that we remain appraised of progress on the Local Development Plan.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4121.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 Include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedges Topic Paper which states on Page 2. "we will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4122.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 Include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
<b>4123.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 953/ASN011 Cwm Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I wish to register my objection at the proposed development at Cwm Farm Aberdare. I understand that they propose to build 250 new houses on the site, which I though was a greenfield site. Considering the amount of work that has gone on to develop our Country Park which is a truly beautiful area, and one which we both use on a daily basis. I cannot for the life of me understand the proposal.

The amount of traffic it would case would be unbelievable. Monk Street is now a danger and as I understand the access from Graig Place (which is a No Through Road at the moment) would be a real danger as well as being on a very steep gradient, you also get busy traffic from the Maerdy. We therefore wish to formally object to the Cwm Farm, Aberdare development.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

I think that the proposed development for residential purposes is in direct opposition to the Council's policy to encourage recreation and tourism in the Country Park and could be detrimental to the area.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4124.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 Include within residential settlement boundary maps attached.	

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4125.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 988/ASN014 Land at Cwmbach Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4126.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

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<b>4127.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 953/ASN011 Cwm Farm						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 This is an elevated, highly visible site adjacent to The Dare Valley Country Park. The Park at its top end is already hemmed in by large scale housing development near the lower lake area. This development would be an unwanted intrusion into open countryside and its proximity to the Country Park would be undesirable.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 C1 Development here would be at odds with plans policies and strategies relating to our adjoining area namely The Dare Valley Country Park.

<b>4127.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 953/ASN011 Cwm Farm						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 1. This development would be an unwanted intrusion into open countryside and if granted it would be very difficult to prevent further development in a westerly direction towards Llwydcoed/Trecynon.  
 2. Planning permission has already been given for a fairly large scale development at the nearby river level area and there is NO need for this development.  
 3. The site has poor access to Abernant Road.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 Its inclusion would inevitably lead to further pressure on open countryside in this area.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4127.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 993/ASN013 Land at Abernant						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
1.	This development would be an unwanted intrusion into open countryside and if granted it would be very difficult to prevent further development in a westerly direction towards Llwydcoed/Trecynon.	
2.	Planning permission has already been given for a fairly large scale development at the nearby River Level area and there is NO need for this development.	
3.	The site has poor access to Abernant Road.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	Its inclusion would inevitably lead to further pressure on open countryside in this area.		

<b>4127.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 930/ASN017 Allotment Gardens at Windsor Terrace						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
1.	This is an area already identified in the Deposit Draft LDP as part of the Green Wedge between Abernant and Cwmbach.	
2.	If it is now to be used for residential development this will create a dangerous precedent on land to the east of Abernant Road, Richmond Terrace and Windsor Terrace and will mitigate against the effectiveness of the Green Wedge specified in point 1.	
3.	This site does not have good access.	
4.	There is a significant shortage of allotments both nationally and locally and this site should be retained as an allotment site.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
C1.	It will maintain the integrity and cohesiveness of the LDP by maintaining in its entirety the green wedge specified in the Deposit Draft LDP.		
C2.	The loss of allotments for development goes against national policy for maintaining and enhancing allotment provision.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4128.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4129.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 953/ASN011 Cwm Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	The land is in the Country Park, an area which has been developed and is of great beauty. It is an improvement which attracts visitors locally and nationally. We are justly proud of our Country Park and any housing development and access roads would surely detract from its beauty.	
	Any additional traffic in this area would add to the existing problems.	
	Already the wealth of traffic passing in this area is becoming dangerous. Traffic to High Place, Harlech Place, Amroth Place, Harlech Villas, Upper Ty Fry, Heol y Mynydd, R.C.School, Riding School, Cwm Farm (Caravan Parking) and the Country Park and the bus route makes the area congested.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The exit route from the area is on to Monk Street (a very busy road over the mountain to the Rhondda), and is a very steep road which has parking problems.		

**REPRESENTATION DETAIL** by: Representation No

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<b>4130.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 953/ASN011 Cwm Farm						PEX Session:							
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? A large amount (31.5m) has recently been spent on enlarging the camping and caravan site of the Dare Valley Country Park. The tourists who go there will not like to see a new residential area so near them at Cwm Farm.  The proposal will unacceptably impact the landscape ad will urbanise a beautiful part of the landscape. RCT's distinctive natural heritage will be greatly spoilt by this development.  The access road will probably come onto the narrow road that goes to the Country ark Visitor Centre. This will greatly increase the traffic on this narrow road and will it dangerous and will also make the traffic in Monk Street even worse.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? P1 P2 C1 C4 CE2		

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<b>4131.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 953/ASN011 Cwm Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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Item	Question	Representation Text
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1 3 - 4 Support (Yes) or object (No) to incl of site?

I am writing to protest in the strongest terms possible, against the proposed application for residential building within the Dare Valley Country Park in the area around Cwm Farm.

The Local Development Plan has been established to provide a policy framework to integrate and balance the social, economic and environmental issues to meet the needs of those living, working and visiting Rhondda Cynon Taf.

For those living, as I do, near the Park any development will impact greatly on our daily lives. There is only one access road to Foundrytown and that is Monk Street. The increased congestion will bring even more problems than we have presently to endure.

Even using the road past the garages on the old railway line will still have to exit onto Monk Street. This old railway line is part of the Coed Morgannwg Way and should be reserved for vehicle access only, not as a main route for possibly hundreds of cars.

Should this residential development go ahead it would impact greatly upon the appeal of the Country Park to visitors. Only recently the park has undergone an extensive regeneration with £1.5m invested in it.

Welsh regeneration minister Leighton Andrew said, and I quote "It is a real gem, providing superb facilities for local people and visitors. It is a valuable educational resource and a great example of the stunning Countryside attractions that can be found in the Valley"

Funding for the improvement was secured by RCT Council's tourist team and partners from the Heads of the Valleys Programme.

I wonder what they would say to having £1.5m being wasted as no tourists, especially the caravaners, will want to visit a Country Park through a housing estate to negotiate the traffic on Monk Street. R.C.T has a duty to protect and preserve areas of heathland, common land and species rich grassland.

The land for proposed development is designated farmland and as such, being adjacent to a Country Park, is likely home to many important and, possibly, protected species.

I am one of hundreds who have signed a petition against this proposed development.

So many people use our Country Park. Walkers, joggers, cyclists and many children too. The Greenmeadow Riding Centre is another attraction and is also important as a riding for the disabled centre.

All this being put in jeopardy for the sake of more houses. I do hope this application will be refused and for once, ordinary people will be considered.

**REPRESENTATION DETAIL** by: Representation No

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4133.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
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Document:		Site: 988/ASN014 Land at Cwmbach Road										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 Include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4135.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 985/ASN034						Land r/o Cilfynydd Road/ Bodwenarth			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

We are writing to object to the planning applications AS(S)19 also AS(N)34 for housing/employment and social housing at r/o Cilfynydd Road/Bodwenarth this to me looks to be the same application as 07/1447 of Sept 2007 (housing and new access road on land adjacent to Llanfabon Court off Batten Way Cilfynydd) which requires access through Wood Street. I live in Wood Street and presently the traffic through Wood Street is very heavy in fact on most evenings its grid locked (ask the ambulance/police and local bus operators).

Taking into consideration that there are 2 schools in the village one being at the bottom of Wood Street heavy vehicles for the construction of the houses just intensifies the danger to the children of the village.

We have 1st hand knowledge of how dangerous it can be crossing Wood Street to get to the school as there is no school patrol.

How many times must the village be flooded for you to realise that the infrastructure of the village is just not able to keep taking extra housing on the old sewerage/drainage system as was demonstrated in numerous parts of Cilfynydd only a couple of weeks ago.

Could you please advise us where the access to this site will be? And what route the construction traffic intend to take to this access.

Please have some consideration for the people of this village when you make the decision.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4135.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1113/ASS019						Land r/o Cilfynydd Road/ Bodwenarth				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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<i>Item Question</i>	<b>Representation Text</b>
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Please have some consideration for the people of this village when you make the decision.

4135.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 985/ASN034						Land r/o Cilfynydd Road/ Bodwenarth				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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<i>Item Question</i>	<b>Representation Text</b>
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1 3 - 4 Support (Yes) or object (No) to incl of site?

I am writing to protest at the proposed build of social housing in Cilfynydd. Once again you are taking the people of Cilfynydd for fools by trying to push through a revised building plan to the one proposed 2 years ago for a build of social housing off Batten Way near Oakland Terrace. The traffic system in all of Cilfynydd has got worse not better and the recent flooding once again shows that the sewerage/drainage system will not accept what we have, without the increases you want to impose on it. The infant/junior school is still at the bottom of Wood Street with an adverse camber towards the school, what sort of danger will this be to the pupils of Cilfynydd school with all the heavy traffic required to get the materials to build this proposed housing. Its about time the council planners put the welfare of the residents of the village first instead of trying to impose even more pressure to an already overstretched infrastructure. I anticipate a prompt and honest reply.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4135.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1113/ASS019						Land r/o Cilfynydd Road/ Bodwenarth			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

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<b>4136.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1038/ASS024						Land off Treharne Street			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

With reference to the above location plan 2006-2021, we would like to place an object to the parcel of land being claim behind Nos. 27 - 32 Parc Road, Cwmparc.

The reasons why we object are listed below:-

- This parcel of land is as far as we are aware, is unclaimed land that has been used for grazing livestock, a favorite place to take dogs for walks, and is also used for local children. It also has a seat erected, which has been there for an innumerable number of years, in order for the local residents to enjoy their views, and take in the air. If permission were to be granted, we fear that this land would inevitable in time be used building purposes.

- This are has also been the right of way for access from as far back as we remember for the allotments adjacent, and if this were to be claimed and used for development purposes this land may be accessible to the allotment holders and indeed the residents, who also use this piece of land.

- There is also a culvert that carries mountain rain water, running under the land, which could cause potential problems with regards to using this are for the purpose of re-development.

- We also feel that the LDP may be using this land as a gateway for building purposes, as we wrote a letter in July last year opposing Outline Planning Permission for a dwelling being built on this ground, and cant understand as to why the council would want it included in the development programme.(Just for your reference the Planning Permission Ref in question was 08/1091/13) There was also a partition signed by many of the local residents, who also opposed anything being built on this ground for numerous purposes.

- Lastly as an allotment holder, we are afraid that once this land is included in the LDP Plan 200602021 it will jeopardise the use of the ground on which we have worked so hard over the years.

Hoping this will be looked on for all the right reason, why permission will not be granted.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4137.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 Include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4137.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1118/ASS009						Land at Cwmbach Road			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents move in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of Life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment". The land proposed as an alternative site for development is a Green Wedge Site and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2 - "Green Wedges" Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "the topography and water environment of Rhonda Cynon Taff means that large areas of Valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on Page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

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4137.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Comments of the Cwmbach Action Committee.  This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-y-Felyn-Newydd and Nant y Geugarn including the Aberdare Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Crichton tip, has long since returned to the landscape.  Any proposal to remove Crichton Tip would be injurious to local residents and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Crichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and is not decipherable as a standalone industrial artefact.  Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.  General comments of the Cwmbach Action Committee  1. In that we are dealing with consultative Development Plan issues we have not made specific comments on infrastructure issues such as foul drainage, water supply and highway safety etc; accepting that these would be matters for consideration on their individual merits in the event of planning applications being submitted at a later date for residential development or the removal of Crichton tip. From a prima facie consideration, however, we would have strong reservations as to any means of access being derived from Cwmbach Road. At the 'Rosaries Bend', where there is an adverse camber in the horizontal and vertical alignment of the road to the detriment of highway safety or, indeed, to obtain access via Pinecroft Avenue or along the Werfa Incline (Linking with Gower Road).  2. The reference to Crichton Farm as a 'farm' in the conventional sense is a misnomer, since the land has not been the subject of agricultural husbandry for very many years. It has probably never had the application of fertilisers or pesticides in its agricultural management. Large tracts of the land to the north side and south side of Crichton House/Crichton cottage consists of self-setter deciduous trees, which we consider should be preserved, within the heart of the land and to the south of the said properties there is an area of grassland which has been agriculturally managed. Similar to the Bryncarnau Farm SSSI designation, which would give added protection to this area of open countryside against urban development.  3. In March 1975, the former Cynon Valley Borough Council approved a report by William F. Greenway, the then Director of works to the Council, entitles "Derelict Land in the Borough of Cynon Valley 1975" That report Inter alia, makes the following comments in relation to Crichton Tip: "Suggested proposals" (1975) In view of recent housing development which has been undertaken in the area and that which has recently been approved for residential purposes, any physical works of removing or re-contouring would make conditions intolerable for those residing in the area during operations.  In that the tip is well vegetated its appearance does not dominate the visual aspect of the area.  It has attractive possibilities for informal recreation and is a vantage point with a limited amount of amenity on its southern and eastern slopes.	

Item Question

Reply

Soundness Tests

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
2	5	Why Incl/Excl of site improves soundness?													
<p>The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2</p> <p>"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"</p> <p>P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 - It does not have regard to National Policy on Green Wedge Land.</p> <p>C3 - It does not have regard to the Wales Spatial Plan.</p>															

<b>4137.A4</b>	<input type="checkbox"/>	O	M	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Document:	Site: 856/ASN041 Land at Crichton Farm										PEX Session:			
Policy:	Map:										Issue:			
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	
<p>Alternative site number AS(N)41                      Site: Land at Crichton Farm                      Proposed Alternative Use: Conservation Area                      Settlement: Cwmbach                      Comments of the Cwmbach Action Committee</p> <p>We have no adverse comments to make and fully support the intended designation of this mature woodland along the valley Nant-y-Geugarn as a Conservation Area. We can only add that the adjacent fields which rise from this woodland to the boundary of Crichton Farmhouse and Cottage be added to the area to expand the Conservation Area as the fields are now establishing themselves into a self seeded young woodland which could only enhance the uniqueness of the Conservation Area.</p>	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
<p>The inclusion of this site would reinforce the RCT, LDP Green Wedge Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject.</p>		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4137.A5			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I strongly object to the development proposed in Cwmbach. The land between Abernant (including Abernant Golf Club) and Cwmbach is Green wedge land. Policy NSA 24. The damage to wildlife would be vast. The loss of beauty of the trees which include many oak trees which have preservation order on them. The loss of our public walking on the Werfa would be a great loss to the community, as this is used constantly. Along this walkway can be seen a huge variety of animals and birds including, rabbit, fox, squirrel, herons, wild duck, bats, hawks, buzzards, chaffinch, greenfinch, goldfinch, larks, magpies, thrushes, blackbirds, sparrows, owls, nuthatches, just to name a few would lose their habitat permanently. There is an estimated 6 million tonnes of coal/shale in these areas that would take years to remove, in preparation for residential units. The noise levels due to machinery/washery/lorries etc. causing pollution and dust, would be unbearable for years to come. This would also affect House Sales. The local schools are full now. This is definitely not a good proposal and would be a nightmare for people of this community.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? I strongly object to the development proposed in Cwmbach. The land between Abernant (including Abernant Golf Club) and Cwmbach is Green wedge land. Policy NSA 24. The damage to wildlife would be vast. The loss of beauty of the trees which include many oak trees which have preservation order on them. The loss of our public walking on the Werfa would be a great loss to the community, as this is used constantly. Along this walkway can be seen a huge variety of animals and birds including, rabbit, fox, squirrel, herons, wild duck, bats, hawks, buzzards, chaffinch, greenfinch, goldfinch, larks, magpies, thrushes, blackbirds, sparrows, owls, nuthatches, just to name a few would lose their habitat permanently. There is an estimated 6 million tonnes of coal/shale in these areas that would take years to remove, in preparation for residential units. The noise levels due to machinery/washery/lorries etc. causing pollution and dust, would be unbearable for years to come. This would also affect House Sales. The local schools are full now. This is definitely not a good proposal and would be a nightmare for people of this community.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
4137.A6			<input type="checkbox"/>	O		M		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I strongly object to the development proposed in Cwmbach. The land between Abernant (including Abernant Golf Club) and Cwmbach is Green wedge land. Policy NSA 24. The damage to wildlife would be vast. The loss of beauty of the trees which include many oak trees which have preservation order on them. The loss of our public walking on the Werfa would be a great loss to the community, as this is used constantly. Along this walkway can be seen a huge variety of animals and birds including, rabbit, fox, squirrel, herons, wild duck, bats, hawks, buzzards, chaffinch, greenfinch, goldfinch, larks, magpies, thrushes, blackbirds, sparrows, owls, nuthatches, just to name a few would lose their habitat permanently. There is an estimated 6 million tonnes of coal/shale in these areas that would take years to remove, in preparation for residential units. The noise levels due to machinery/washery/lorries etc. causing pollution and dust, would be unbearable for years to come. This would also affect House Sales. The local schools are full now. This is definitely not a good proposal and would be a nightmare for people of this community.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? I strongly object to the development proposed in Cwmbach. The land between Abernant (including Abernant Golf Club) and Cwmbach is Green wedge land. Policy NSA 24. The damage to wildlife would be vast. The loss of beauty of the trees which include many oak trees which have preservation order on them. The loss of our public walking on the Werfa would be a great loss to the community, as this is used constantly. Along this walkway can be seen a huge variety of animals and birds including, rabbit, fox, squirrel, herons, wild duck, bats, hawks, buzzards, chaffinch, greenfinch, goldfinch, larks, magpies, thrushes, blackbirds, sparrows, owls, nuthatches, just to name a few would lose their habitat permanently. There is an estimated 6 million tonnes of coal/shale in these areas that would take years to remove, in preparation for residential units. The noise levels due to machinery/washery/lorries etc. causing pollution and dust, would be unbearable for years to come. This would also affect House Sales. The local schools are full now. This is definitely not a good proposal and would be a nightmare for people of this community.		

4137.A7			<input type="checkbox"/>	O		M		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1018/ASN137 Land at Talygarn						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Sustainability appraisal submitted.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4137.A8</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Site; Crichton Farm Proposed Alternative Use; Include within residential Boundary Settlement: Cwmbach Comments of the Cwmbach Action Committee. We have an objection to the proposed extension of the LDP Residential Boundary at the north western extremity of Cwmbach pre se as delineated on the plan. We consider that the land is designated as a agricultural Area as it is currently, in the interests of local visual and landscape amenity, contiguous with that area of land referred to in Alternative Sit number AS(N)41. `This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-Y Felyn-Newydd and Nant-Y Geugarn including the Aberadre Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Chrichton tip, has long since returned to the landscape. Any proposal to remove Chrichton Tip would be injurious to local residential and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Chrichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is Unequivocal that the Tip has mended into the local landscape and is not decipherable as a standalone industrial artifact. Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green edge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity`.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? We would not support the alternative plan, we want to keep the land for agricultural use, and try to gain additional rights to make the area a conservation area. The inclusion of this site ONLY AS A Conservation area would reinforce the RCT, LDP Green Wedges Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject. Excluding the proposal of the site change of Boundary for Housing Development would ensure the preservation of a green wedge Area and support the above Topic Paper.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4138.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 904/ASN049						Land south of Heol Iscoed			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

We fully support the settlement boundary for Efail Isaf, as specified in the RCT Development Plan Map (2006-2021) and consider any planning applications falling outside this boundary would detrimentally affect the village and surrounding area due to:

1. The loss of identity of Efail Isaf being a small community based village.
2. Loss of important green space
3. Erosion of the Special Landscape Area (SLA) which would affect the tranquillity, views and landscape from the existing settlements. The area surrounding Efail Isaf forms a particularly attractive backdrop being a fine example of low-lying farmland, common land and wooded areas.
4. Existing infrastructure would not support the additional housing especially with the development of Creigiau area by Cardiff County Council.
5. It would have a detrimental effect on property values in the village.

Additionally to the above we would like to object specifically to the proposed developments to the south of Efail Isaf (Heol Iscoed & Pen y Waun) both due to the above reasons and the affect these developments would have on established flora and fauna. These areas are wetlands and as such support large numbers and diversity of insects; which in turn provides a foraging area for breeding bats and birds. I am aware that local planning authorities are required to take account of the presence of bats as a material consideration when determining planning applications and that under the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007 (England and Wales) it may be an offence to deliberately disturb an area in a way that would affect bats local distribution or abundance, or affect their ability to survive, breed or rear young.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4139.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 988/ASN014 Land at Cwmbach Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 Include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4139.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1118/ASS009 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents move in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of Life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment". The land proposed as an alternative site for development is a Green Wedge Site and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2 - "Green Wedges" Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "the topography and water environment of Rhonda Cynon Taff means that large areas of Valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on Page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4139.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Comments of the Cwmbach Action Committee.  This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-y-Felyn-Newydd and Nant y Geugarn including the Aberdare Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Crichton tip, has long since returned to the landscape.  Any proposal to remove Crichton Tip would be injurious to local residents and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Crichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and is not decipherable as a standalone industrial artefact.  Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.  General comments of the Cwmbach Action Committee  1. In that we are dealing with consultative Development Plan issues we have not made specific comments on infrastructure issues such as foul drainage, water supply and highway safety etc; accepting that these would be matters for consideration on their individual merits in the event of planning applications being submitted at a later date for residential development or the removal of Crichton tip. From a prima facie consideration, however, we would have strong reservations as to any means of access being derived from Cwmbach Road. At the 'Rosaries Bend', where there is an adverse camber in the horizontal and vertical alignment of the road to the detriment of highway safety or, indeed, to obtain access via Pinecroft Avenue or along the Werfa Incline (Linking with Gower Road).  2. The reference to Crichton Farm as a 'farm' in the conventional sense is a misnomer, since the land has not been the subject of agricultural husbandry for very many years. It has probably never had the application of fertilisers or pesticides in its agricultural management. Large tracts of the land to the north side and south side of Crichton House/Crichton cottage consists of self-setter deciduous trees, which we consider should be preserved, within the heart of the land and to the south of the said properties there is an area of grassland which has been agriculturally managed. Similar to the Bryncarnau Farm SSSI designation, which would give added protection to this area of open countryside against urban development.  3. In March 1975, the former Cynon Valley Borough Council approved a report by William. F. Greenway, the then Director of works to the Council, entitles "Derelict Land in the Borough of Cynon Valley 1975" That report Inter alia, makes the following comments in relation to Crichton Tip: "Suggested proposals" (1975) In view of recent housing development which has been undertaken in the area and that which has recently been approved for residential purposes, any physical works of removing or re-contouring would make conditions intolerable for those residing in the area during operations.  In that the tip is well vegetated its appearance does not dominate the visual aspect of the area.  It has attractive possibilities for informal recreation and is a vantage point with a limited amount of amenity on its southern and eastern slopes.	

Item Question

Reply

Soundness Tests

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
2	5	Why Incl/Excl of site improves soundness?													
<p>The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2</p> <p>"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"</p> <p>P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 - It does not have regard to National Policy on Green Wedge Land.</p> <p>C3 - It does not have regard to the Wales Spatial Plan.</p>															

<b>4139.A4</b>	<input type="checkbox"/>	O	M	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Document:	Site: 856/ASN041 Land at Crichton Farm										PEX Session:			
Policy:	Map:										Issue:			
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	
<p>Alternative site number AS(N)41                      Site: Land at Crichton Farm                      Proposed Alternative Use: Conservation Area                      Settlement: Cwmbach                      Comments of the Cwmbach Action Committee</p> <p>We have no adverse comments to make and fully support the intended designation of this mature woodland along the valley Nant-y-Geugarn as a Conservation Area. We can only add that the adjacent fields which rise from this woodland to the boundary of Crichton Farmhouse and Cottage be added to the area to expand the Conservation Area as the fields are now establishing themselves into a self seeded young woodland which could only enhance the uniqueness of the Conservation Area.</p>	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
<p>The inclusion of this site would reinforce the RCT, LDP Green Wedge Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject.</p>		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4139.A5</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

We object to the inclusion of the above site for inclusion in the LDP because of the following reasons:

The appearance of Cwmbach especially from the Cwmbach Canal road, the Ynys sports field and from Ynyscynon Street, Pinecroft, Craig Y Llyn will be changed into an Urban Sprawl and will damage the unique character of the village from a traditional village with some modern development into a modern development with some traditional housing. This will damage the appearance of Cwmbach as historically a mining and then industrial area into a suburban commuter belt for the cities. We also take issue with alterations of drainage patterns.

We also object because of destruction of habitat/agricultural land and particularly the destruction of trees, including those with preservation orders,

The issue which affects us also is the increase in levels of nuisance noise and traffic; general adverse affects from overcrowding of the village. Parking is a big issue at the local schools at pick up time at Llangorse and Bridge roads and is a safety issue in Ynyscynon Street more homes equals more cars in the vicinity. School buses already find it difficult to navigate around parked cars at peak school pick up time. Residents feel that, the recent development of Redrow estate and other private builds is sufficient for the village at this time and that any further building will threaten safety.

The loss of identity and ethos of Cwmbach is threatened by the village becoming too big with loss of a centre and feel strong community which we are already. We are a well established multicultural community and we all value our sense of belonging, this adds to our feeling of safety when our children go to the shops, school and play. More development will damage the feeling of belonging and general ethos of the village and its social/community and welfare. Cwmbach has a centred community where playgroups, OAP halls, football club, brownies, Conerstone and the famous male Voice Choir, shops, takeaways, schools and the churches and church halls are central to the fabric of the community.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4139.A6			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Site; Crichton Farm Proposed Alternative Use; Include within residential Boundary Settlement: Cwmbach Comments of the Cwmbach Action Committee. We have an objection to the proposed extension of the LDP Residential Boundary at the north western extremity of Cwmbach pre se as delineated on the plan. We consider that the land is designated as a agricultural Area as it is currently, in the interests of local visual and landscape amenity, contiguous with that area of land referred to in Alternative Sit number AS(N)41. `This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-Y Felyn-Newydd and Nant-Y Geugarn including the Aberadre Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Chrichton tip, has long since returned to the landscape. Any proposal to remove Chrichton Tip would be injurious to local residential and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Chrichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is Unequivocal that the Tip has mended into the local landscape and is not decipherable as a standalone industrial artifact. Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green edge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity`.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? We would not support the alternative plan, we want to keep the land for agricultural use, and try to gain additional rights to make the area a conservation area. The inclusion of this site ONLY AS A Conservation area would reinforce the RCT, LDP Green Wedges Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject. Excluding the proposal of the site change of Boundary for Housing Development would ensure the preservation of a green wedge Area and support the above Topic Paper.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4140.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1001/ASN048						Land at Garth Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

We would like to send our objections to the applications that have been submitted for major housing developments in the Village of Efail Isaf, as part of the Local Development Plan

There appears to be a band-wagon gathering momentum for major housing developments in the village due to the new Church Village by-pass currently being constructed. The new road is to alleviate the congestion problems along the Main Road (A473), which affects residents and businesses alike, not to make fields available for yet more housing.

Over the past 10 years there has been an increasing number of housing developments around the Efail Isaf, Llantwit Fardre & Church Village areas, these developments in themselves has added to the congestion on the Main Road (A473), and recently the infrastructure of the area has been compromised. Therefore to have a new by pass built to alleviate this traffic should open the floodgates to new housing which would then cause more congestion and make the whole project a white elephant.

We would hope that the Local Authority would reject these developments and the Planning Inspectorate due to the lack of infrastructure in the area which is at crisis point with regards to Schooling, Doctors surgery, Dental Surgeries, and local road networks, and some thought given to the local residents for their quality of life.

Efail Isaf is a village, not a town, and is built to its boundaries as designated by the Local Authority, therefore any of these plans would basically be outside the boundary of Efail Isaf, plus the areas are rich in wildlife and has an ecological value. These fields add the feeling of living in the country rather than the town. We are also aware that some of the areas have been designated :-

- 1) Special Landscape Area (SLA23.8)
- 2) Area Wide - Safe guarding of minerals (AW14.2)

Should these developments proceed then the Local Authority would have to look into a new school for the village, doctors surgeries and look at the local road networks to ensure all residents especially children would be safe when walking along the pavement if the road traffic increases anymore. For instance, last year we had to fight to have our child to continue her education in YGG Garth Olwg, as the demand was too high for the school and the places were taken up with the majority of children living in the new housing estate which surround the school, this was a very stressful time for us and would hope that this would not happen again to any other parent. Therefore to build more houses would isolate those parents living in the traditional centre of the villages and could stop these children going to their local school.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4140.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 904/ASN049						Land south of Heol Iscoed			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**  
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1 3 - 4 Support (Yes) or object (No) to incl of site?

We would like to send our objections to the applications that have been submitted for major housing developments in the Village of Efail Isaf, as part of the Local Development Plan

There appears to be a band-wagon gathering momentum for major housing developments in the village due to the new Church Village by-pass currently being constructed. The new road is to alleviate the congestion problems along the Main Road (A473), which affects residents and businesses alike, not to make fields available for yet more housing.

Over the past 10 years there has been an increasing number of housing developments around the Efail Isaf, Llantwit Fardre & Church Village areas, these developments in themselves has added to the congestion on the Main Road (A473), and recently the infrastructure of the area has been compromised. Therefore to have a new by pass built to alleviate this traffic should open the floodgates to new housing which would then cause more congestion and make the whole project a white elephant.

We would hope that the Local Authority would reject these developments and the Planning Inspectorate due to the lack of infrastructure in the area which is at crisis point with regards to Schooling, Doctors surgery, Dental Surgeries, and local road networks, and some thought given to the local residents for their quality of life.

Efail Isaf is a village, not a town, and is built to its boundaries as designated by the Local Authority, therefore any of these plans would basically be outside the boundary of Efail Isaf, plus the areas are rich in wildlife and has an ecological value. These fields add the feeling of living in the country rather than the town. We are also aware that some of the areas have been designated :-

- 1) Special Landscape Area (SLA23.8)
- 2) Area Wide - Safe guarding of minerals (AW14.2)

Should these developments proceed then the Local Authority would have to look into a new school for the village, doctors surgeries and look at the local road networks to ensure all residents especially children would be safe when walking along the pavement if the road traffic increases anymore. For instance, last year we had to fight to have our child to continue her education in YGG Garth Olwg, as the demand was too high for the school and the places were taken up with the majority of children living in the new housing estate which surround the school, this was a very stressful time for us and would hope that this would not happen again to any other parent. Therefore to build more houses would isolate those parents living in the traditional centre of the villages and could stop these children going to their local school.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4140.A3</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 970/ASN050 Land of Heol y Parc						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**  
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4140.A4</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 961/ASN051 Land adjacent to the Willows and Heol Dowlais								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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**REPRESENTATION DETAIL** by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4140.A5</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 886/ASN052 Ffrwd Phillip Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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Item	Question	Representation Text
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4140.A6</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 960/ASN053 Land adjacent to Meadow View, North								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4141.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 Include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4141.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1118/ASS009 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents move in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of Life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment". The land proposed as an alternative site for development is a Green Wedge Site and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2 - "Green Wedges" Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "the topography and water environment of Rhonda Cynon Taff means that large areas of Valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on Page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4141.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Comments of the Cwmbach Action Committee.  This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-y-Felyn-Newydd and Nant y Geugarn including the Aberdare Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Crichton tip, has long since returned to the landscape.  Any proposal to remove Crichton Tip would be injurious to local residents and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Crichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and is not decipherable as a standalone industrial artefact.  Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.  General comments of the Cwmbach Action Committee  1. In that we are dealing with consultative Development Plan issues we have not made specific comments on infrastructure issues such as foul drainage, water supply and highway safety etc; accepting that these would be matters for consideration on their individual merits in the event of planning applications being submitted at a later date for residential development or the removal of Crichton tip. From a prima facie consideration, however, we would have strong reservations as to any means of access being derived from Cwmbach Road. At the 'Rosaries Bend', where there is an adverse camber in the horizontal and vertical alignment of the road to the detriment of highway safety or, indeed, to obtain access via Pinecroft Avenue or along the Werfa Incline (Linking with Gower Road).  2. The reference to Crichton Farm as a 'farm' in the conventional sense is a misnomer, since the land has not been the subject of agricultural husbandry for very many years. It has probably never had the application of fertilisers or pesticides in its agricultural management. Large tracts of the land to the north side and south side of Crichton House/Crichton cottage consists of self-setter deciduous trees, which we consider should be preserved, within the heart of the land and to the south of the said properties there is an area of grassland which has been agriculturally managed. Similar to the Bryncarnau Farm SSSI designation, which would give added protection to this area of open countryside against urban development.  3. In March 1975, the former Cynon Valley Borough Council approved a report by William F. Greenway, the then Director of works to the Council, entitles "Derelict Land in the Borough of Cynon Valley 1975" That report Inter alia, makes the following comments in relation to Crichton Tip: "Suggested proposals" (1975) In view of recent housing development which has been undertaken in the area and that which has recently been approved for residential purposes, any physical works of removing or re-contouring would make conditions intolerable for those residing in the area during operations.  In that the tip is well vegetated its appearance does not dominate the visual aspect of the area.  It has attractive possibilities for informal recreation and is a vantage point with a limited amount of amenity on its southern and eastern slopes.	

Item Question

Reply

Soundness Tests

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT</i> <i>Petition of</i>	<i>EVIDENCE</i> <i>in parts</i>	<i>NO FRTHR EVID.</i> <i>Add'l</i>	<i>SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
2	5			Why Incl/Excl of site improves soundness?												
<p>The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2</p> <p>"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"</p> <p>P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 - It does not have regard to National Policy on Green Wedge Land.</p> <p>C3 - It does not have regard to the Wales Spatial Plan.</p>																

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4142.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4142.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1118/ASS009						Land at Cwmbach Road			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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Item	Question	Reply	Soundness Tests
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4143.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1001/ASN048						Land at Garth Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I write regarding the Rhondda Cynon Taff Local Development Plan - Efail Isaf.

Being a resident of Heol Dowlais, Efail Isaf for a number of years I write of my dismay at the news that the local council have proposed to develop a number of sites in the Efail Isaf area. I notice that the proposals include a number of houses at Garth Farm and one of 'mixed use' development south of Heol Iscoed.

This quiet village has already been subject of urban regeneration by the fact that much area of the countryside has given way to the Church Village Bypass. Yet it is proposed to develop further areas of the green countryside into housing developments, if that not bad enough but including a site of mixed use.

May I ask the local councillors how would they feel if these developments were to take place on their doorstep???

I can only see the following outcomes if these developments take place

- 1) Decreasing property prices
- 2) Countryside being further decimated.
- 3) Further Pollution
- 4) Anti-social problems etc etc etc

And you will still coming looking for my vote... If so think again.

There are huge areas in the locality which could be used so I hereby lodge my objection against any further development and ask leave our village alone.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4143.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 904/ASN049						Land south of Heol Iscoed			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4143.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 970/ASN050 Land of Heol y Parc						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4143.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 961/ASN051						Land adjacent to the Willows and Heol Dowlais				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4143.A5</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 886/ASN052 Ffrwd Phillip Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4143.A6</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 960/ASN053						Land adjacent to Meadow View, North				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4144.A1</b>			<input type="checkbox"/>	C		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4144.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1118/ASS009						Land at Cwmbach Road			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4144.A3</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Yniscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site? No

I support the deletion of this alternative plan from the LDP. I believe that the developers have failed to discharge their duty to residents living in areas of Yniscynon Park. There are remedial works still waiting to be done in order for roads to be adopted and have been for over 20 years. Therefore I feel that developers may leave new residents in the same position. Fighting for every step to be done.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4145.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

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<b>4145.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1118/ASS009						Land at Cwmbach Road			PEX Session:				
Policy:				Map:				Issue:							
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1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents move in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of Life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment". The land proposed as an alternative site for development is a Green Wedge Site and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2 - "Green Wedges" Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "the topography and water environment of Rhonda Cynon Taff means that large areas of Valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 include within residential settlement boundary maps attached.	

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2 5	Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on Page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4145.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We strongly object to the inclusion of the above site in the L.D.P. for future development. Without doubt this development can cause major destruction and environmental damage to the larger number of protected species and their habitats in particular:- - The greater crested newt - Horseshoe Bats - The Dormouse - Snakes - various types of wild birds - various types of insect ( including the Bee - an essential pollinator of crops & wild plants) Currently in server decline - various types of rare & wild plants. The species listed above inhabit the alternative site No; AS(S) 22 & AS (S) 40 Crichton Farm grid ref:- E301852 N202602, as well as alternative site AS(N0 41 conservation area ref:E301751 N202750. Prince Charles stated on last Wednesday 15th on the Dimbleby Lectures : - The quest for unlimited economic growth is sustainable and could bankrupt the environment through climate change and depleted natural recourses.... People must realise that they are not `Masters of Creation` rather just one part of a fragile natural world. Very relevant proposal! Following environment minister Jane Davidson appeal on u tube.www.you-tube.com/watch?v=wjznokdicw. Where Ms Davidson reveals details on how the Welsh Assembly Government hopes to cut Wales ` carbon emmisions to climate change and plans to include a new pilot to lower carbon footprint. We fail to see how a residnetial development on such a green area of Cwmbach can support Ms.Davidsons campaign. We are also concerned that given our country's experiencing the worst recession since the great depression of the 1920` s with national, local government and local council budgets being effectively cut. It puzzles us how R.C.T C.B.C. is going to financially support this huge residential development with the public services its requires.ie schools, main hospitals, doctors and dentists, highways etc. an already stretched system!	

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2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the R.C.T C.B.C. local development Green Wedges Topic Paper which states on page 2 `We will seek to protect, enhance and manage the natural & semi natural environment, its recourses and biodiversity. P1 Below - consultation with residents in this particular area has been minimal & left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for the exclusion of the site from the plan. C2 It does not have regard for National Policy on green wedge land.C3 It dies not have regard to the Wales Spatial Plan.		

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4145.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1087/ASS040						Land south of Grovers Field			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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1	3 - 4 Support (Yes) or object (No) to incl of site? We strongly object to the inclusion of the above site in the L.D.P for future development. Without doubt this development can cause major destruction and environmental damage to the large number of protected species and their habitats in particular - - The great crested newts - Horseshoe Bats - The Dormice - Snakes - Various types of wild birds - Various types of insects (including the bee - an essential pollinator of crops and wild plants  The species listed inhabit the alternative site no: AS(S)22 and AS(S)40 Critchton Farm Grid Ref: E301852 N 202602. As well as alternative site AS(N)41 conservation area Ref: E 301751 N 202750. H.R.H Prince Charles: The quest for unlimited economic growth is unsustainable and could bankrupt the environment through climate change and depleted natural resources said on the dimbleby lecture last Wednesday 15th July. He also said 'people must realise they are not 'The Masters of Creation' rather just one part of the fragile natural world.. Very relevant to this proposal!  Following Environment Minister Jane Davidson appeal found on You Tube <a href="http://www.youtube.com/watch?v=wjznokdicw">www.youtube.com/watch?v=wjznokdicw</a> where Mrs Davison revealed details on how the Assembly Government hopes to cut Wales carbon emissions to tackle climate change and plans to include a new pilot to lower carbon footprint. We fail to see how a residential development on such a green area of Cwmbach can support Mrs Davidson's campaign.  We are also concerned that given our country is experiencing the worst recession since the great depression of the 1920's with national, local government and local budgets being effectively cut. It puzzles us how RCTCBC is going to financially support this huge residential development and dentists Highways already etc an already stretched system!!	

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4145.A5			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
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4145.A6			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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1	3 - 4 Support (Yes) or object (No) to incl of site? We strongly object to the inclusion of the above site in the L.D.P for future development. Without doubt this development can cause major destruction and environmental damage to the large number of protected species and their habitats in particular - - The great crested newts - Horseshoe Bats - The Dormice - Snakes - Various types of wild birds - Various types of insects (including the bee - an essential pollinator of crops and wild plants  The species listed inhabit the alternative site no: AS(S)22 and AS(S)40 Crichton Farm Grid Ref: E301852 N 202602. As well as alternative site AS(N)41 conservation area Ref: E 301751 N 202750. H.R.H Prince Charles: The quest for unlimited economic growth is unsustainable and could bankrupt the environment through climate change and depleted natural resources said on the dimbleby lecture last Wednesday 15th July. He also said 'people must realise they are not 'The Masters of Creation' rather just one part of the fragile natural world.. Very relevant to this proposal!  Following Environment Minister Jane Davidson appeal found on You Tube <a href="http://www.youtube.com/watch?v=wjznokdicw">www.youtube.com/watch?v=wjznokdicw</a> where Mrs Davison revealed details on how the Assembly Government hopes to cut Wales carbon emissions to tackle climate change and plans to include a new pilot to lower carbon footprint. We fail to see how a residential development on such a green area of Cwmbach can support Mrs Davidson's campaign.  We are also concerned that given our country is experiencing the worst recession since the great depression of the 1920's with national, local government and local budgets being effectively cut. It puzzles us how RCTCBC is going to financially support this huge residential development and dentists Highways already etc an already stretched system!!	

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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4146.A1</b>			<input type="checkbox"/>	O		M		Yes	1001	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
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1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 Include within residential settlement boundary maps attached.	

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<b>4146.A2</b>			<input type="checkbox"/>	S		M		Yes	1001	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Alternative site number AS(N0 41) Site: Land at Crichton Farm Proposed Alternative Use: Conservation Area Settlement: Cwmbach Comments of THE Cwmbach Action Committee We have no adverse comments to make and fully support the ( SP) intended designation of this mature woodland along the Nant - y - Geugarn as a Conservation Area. We can only add that the adjacent fields which rise from this woodland to the boundary of Crichton Farmhouse and Cottage be added to the area to expand the Conservation Area as the fields are now establishing themselves into a self seeded young woodland which could enhance the uniqueness of the Conservation Area.	Yes

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The inclusion of this site would reinforce the RCT, LDP Green Wedges Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject.		

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4146.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1118/ASS009						Land at Cwmbach Road			PEX Session:			
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<b>4146.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 846/ASN040						Land at Crichton Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We object to the inclusion of the above site for inclusion in the LDP because of the following reasons:  The appearance of Cwmbach especially from the Cwmbach Canal Road, The Ynys Sports Field and from Ynyscynon Street, Pinecroft, Craig y Llyn will be changed into an Urban Sprawl and will damage the unique character of the village from a traditional village with some modern development into a modern development with some traditional housing. This will damage the appearance of Cwmbach as historically a mining and then industrial area into a suburban commuter belt for the cities. We also take issue with alteration of drainage patterns.  We also object because of destruction of habitat/agricultural land and particularly the destruction of trees including those with preservation orders.  The issue which affects us also is the increase in levels of nuisance noise and traffic; general adverse affected from overcrowding of the village. Parking is a big issue at the local schools at pick up time at Llangorse and Bridge Roads and is a safety issue in Ynyscynon Street more homes equals more cars in the vicinity. School buses already find it difficult to navigate around parked cars at peak school pick up time. Residents feel that, the recent development of Redrow estate and other private builds is sufficient for the village at this time and that any further building will threaten the safety.  The loss of identity and ethos of Cwmbach is threatened by the village becoming too big with loss of a centre and feel of a strong community which we are already. We re a well established multicultural community and we all value our sense of belonging, this adds to our feeling of safety when our children go to the shops, school and play. More development will damage the feeling of belonging and general ethos of the village and it's social/community and welfare. Cwmbach has a centred community where playgroups, OAP halls, football club, brownies, Cornerstone and the famous Male Voice Choir. Shops, Takeaways, schools and the Churches and Church Halls are central to the fabric of the community.	

Item	Question	Reply	Soundness Tests
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**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
2	5			Why Incl/Excl of site improves soundness?										
<p>The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces</p> <p>Safer Communities Our Living Space Our Health and Well Being</p> <p>And would support page 20 elements 3.4 and 3.5 of the LDP which is as follows:</p> <p>Delivering the Community Strategy Vision LDP Objectives</p> <p>3.4. In order to ensure the delivery of the Community Strategy Vision, spatial planning objectives have been developed. These objectives are at the centre of the LDP and form the basis for its policy development.</p> <p>3.5. The objectives of the Rhondda Cynon Taf LDP are to:</p> <p>Sustainable Communities</p> <ol style="list-style-type: none"> <li>1. Provide for the County Borough's overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities and reinforce the roles of the Principal Towns and Key Settlements in the north and south of the County Borough.</li> <li>2. Promote integrated communities within the Principal Towns. Key Settlements and other sustainable settlements by ensuring the development of a high quality built environment that provides opportunities for living, working and socialising for all</li> </ol> <p>Achieving Potential</p> <ol style="list-style-type: none"> <li>3. Develop a sustainable economy in Rhondda Cynon Taf that provides a diverse range of job opportunities in locations that reinforce the roles of Principal Towns and Key Settlements in the north and south of the County Borough.</li> </ol> <p>Better Quality of Life</p> <ol style="list-style-type: none"> <li>4. Promote and protect the rich culture and heritage of the County Borough by protecting and enhancing the historic landscape of the Rhondda, the historic parks and gardens in the south and the built heritage of the County Borough as a whole.</li> </ol>														

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4146.A5			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution from removal of a large amount of minerals including coal. Heavy lorries, machinery and subsequent additional of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online).  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Abernant Canal Road. Generally used for recreation for most of the 20th Century at least.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of Way, Access issues on foot and by car/other vehicles.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - Consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given to residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4146.A6</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The site should remain, in its natural state to turn it into a residential site, would mean the removal of disused coal tips which would cause a nuisance and distress to the residents of Pinecroft Avenue, Cwmbach as these tips back onto the gardens and houses, and are no more than 20m from these properties. Tip removal is not a quick operation and their removal cause. Health and safety problems, relative to noise and dust problems, there is a footpath on Werfa Lane which have been included in the boundary which would prevent access to the surrounding countryside which I believed to be RCT property.

Drainage from site opposite Crichton Farm discharges via Werfa Lane to back of Pinecroft floods field in winter.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4146.A7</b>			<input type="checkbox"/>	S		M		Yes	960	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	No
<p>We support the deletion of this site from the alternative sites register because this has traditionally been open space behind a very condensed settlement of terraced houses where as residents in the area we feel those that live in that street require space for living. The change of use of this land from former agricultural land attached to what was Ynyscynon farm, into housing developments would encroach on the privacy, light and well being (overcrowding of a living area) of the inhabitants of Ynyscynon Street and Ynyscynon Park.</p> <p>Residents in Well Place and the bungalows adjacent to the large 19th century Ynyscynon House on the bends have been subject to flooding intermittently over the past decades which has been exacerbated by development of fields above. The main roads between Cwmbach and Aberdare and the canal walk is also subject to flooding and the excess water running off yet more developments would cause long term problems and expense in rectifying flooding.</p> <p>Commuters are already inconvenienced by flooding causing the blocking off of the Cwmbach bends during heavy rain. We also support the exclusion of this site for development because of the weight of traffic it would add to the road passing the Girls Comp, Fire Station and access to town centre as residents feel the development in Redrow the other end of Cwmbach is sufficient burden to add to existing infrastructure in the 'village'.</p> <p>Excluding this land would prevent access to what could be a much larger development proposes above this site which would increase the issues mentioned above tenfold. We thank you for considering our views on this exclusion.</p> <p>Residents of Cwmbach. This was supported at a public meeting by 350 plus residents on 7/7/09.</p>	

Item Question Reply Soundness Tests

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l</i>	<i>SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
2	5			Why Incl/Excl of site improves soundness?											
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4146.A8</b>			<input type="checkbox"/>	O		M		Yes	276	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1100/ASS022						Crichton Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Site: Crichton Farm Proposed Alternative Use: Include within Residential Boundary Settlement: Cwmbach  Comments of the Cwmbach Action Committee We have an objection to the proposed extension of the LDP Residential Boundary at the north western extremity of Cwmbach per se as delineated on the plan. We consider that the land is designated as a agricultural area as it is currently, in the interests of local visual and landscape amenity, contiguous with that area of land referred to in alternative site number AS(N)41.  This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-y-felyn-Newydd and Nant-y-Geugarn including the Aberdare Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has one time been despoiled and scarred by industrial development that part of the land commonly referred to as Crichton Tip, has long since returned to the landscape.  Any proposal to remove Crichton Tip would be injurious to local residential and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Crichton Tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and is not decipherable as a standalone industrial artefact.  Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? We would not support the alternative plan, we want to keep the land for agricultural use and try to gain additional rights to make the area a conservation area.  The inclusion of this site only as a conservation area would reinforce the RCT LDP Green Wedge Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject.  Excluding the proposal of the sites' change of boundary for housing development would ensure the preservation of a green wedge area and support the above topic paper.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4146.A9</b>			<input type="checkbox"/>	O		M		Yes	921	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1100/ASS022						Crichton Farm		PEX Session:					
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Site; Crichton Farm Proposed Alternative Use; Include within residential Boundary Settlement: Cwmbach Comments of the Cwmbach Action Committee. We have an objection to the proposed extension of the LDP Residential Boundary at the north western extremity of Cwmbach pre se as delineated on the plan. We consider that the land is designated as a agricultural Area as it is currently, in the interests of local visual and landscape amenity, contiguous with that area of land referred to in Alternative Sit number AS(N)41. `This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-Y Felyn-Newydd and Nant-Y Geugarn including the Aberadre Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Chrichton tip, has long since returned to the landscape. Any proposal to remove Chrichton Tip would be injurious to local residential and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Chrichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is Unequivocal that the Tip has mended into the local landscape and is not decipherable as a standalone industrial artifact. Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green edge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity`.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? We would not support the alternative plan, we want to keep the land for agricultural use, and try to gain additional rights to make the area a conservation area. The inclusion of this site ONLY AS A Conservation area would reinforce the RCT, LDP Green Wedges Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject. Excluding the proposal of the site change of Boundary for Housing Development would ensure the preservation of a green wedge Area and support the above Topic Paper.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4146.A10</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I write with reference to the abovementioned LDP submission. I am instructed by \_\_\_\_\_ to assist him in this matter. It has come to my attention that the site allocation plan is inaccurate and as a result this issue has caused some concern to local residents.(Werra Lane)

Pease note that site plan should not include any part of the footpath/access (warfare Lane) which runs along side the site and is directly adjacent to Christine Farm.

I attach a plan which clarifies this matter and I would be grateful if you would amend your records accordingly and confirm the site has been amended in due course.

REPRESENTATION DETAIL by: Representation No

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4147.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 Include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4147.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1118/ASS009						Land at Cwmbach Road			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents move in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of Life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment". The land proposed as an alternative site for development is a Green Wedge Site and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2 - "Green Wedges" Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "the topography and water environment of Rhonda Cynon Taff means that large areas of Valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
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4147.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Comments of the Cwmbach Action Committee.  This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-y-Felyn-Newydd and Nant y Geugarn including the Aberdare Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Crichton tip, has long since returned to the landscape.  Any proposal to remove Crichton Tip would be injurious to local residents and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Crichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and is not decipherable as a standalone industrial artefact.  Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.  General comments of the Cwmbach Action Committee  1. In that we are dealing with consultative Development Plan issues we have not made specific comments on infrastructure issues such as foul drainage, water supply and highway safety etc; accepting that these would be matters for consideration on their individual merits in the event of planning applications being submitted at a later date for residential development or the removal of Crichton tip. From a prima facie consideration, however, we would have strong reservations as to any means of access being derived from Cwmbach Road. At the 'Rosaries Bend', where there is an adverse camber in the horizontal and vertical alignment of the road to the detriment of highway safety or, indeed, to obtain access via Pinecroft Avenue or along the Werfa Incline (Linking with Gower Road).  2. The reference to Crichton Farm as a 'farm' in the conventional sense is a misnomer, since the land has not been the subject of agricultural husbandry for very many years. It has probably never had the application of fertilisers or pesticides in its agricultural management. Large tracts of the land to the north side and south side of Crichton House/Crichton cottage consists of self-setter deciduous trees, which we consider should be preserved, within the heart of the land and to the south of the said properties there is an area of grassland which has been agriculturally managed. Similar to the Bryncarnau Farm SSSI designation, which would give added protection to this area of open countryside against urban development.  3. In March 1975, the former Cynon Valley Borough Council approved a report by William. F. Greenway, the then Director of works to the Council, entitles "Derelict Land in the Borough of Cynon Valley 1975" That report Inter alia, makes the following comments in relation to Crichton Tip: "Suggested proposals" (1975) In view of recent housing development which has been undertaken in the area and that which has recently been approved for residential purposes, any physical works of removing or re-contouring would make conditions intolerable for those residing in the area during operations.  In that the tip is well vegetated its appearance does not dominate the visual aspect of the area.  It has attractive possibilities for informal recreation and is a vantage point with a limited amount of amenity on its southern and eastern slopes.	

Item Question

Reply

Soundness Tests

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
2	5	Why Incl/Excl of site improves soundness?												
<p>The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2                      "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"                      P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.                      C2 - It does not have regard to National Policy on Green Wedge Land.                      C3 - It does not have regard to the Wales Spatial Plan.</p>														

**4147.A4**

Document: Site: 846/ASN040 Land at Crichton Farm PEX Session:

Policy: Map: Issue:

Summary:

*Item Question* **Representation Text**

1	3 - 4	Support (Yes) or object (No) to incl of site?												
<p>Noise levels would be unacceptable when removing 1 million tons plus of coal from existing tips. Following development the increase in traffic and 'urban' noise would be increased. Noise is exacerbated in a valley as it "echoes" because of the geographical nature of a "bowl shaped valley"</p>														

*Item Question* **Soundness Tests**

2	5	Why Incl/Excl of site improves soundness?												
<p>Over development would damage the unique beauty of this area which is abundant in wildlife. A large estate already exists - further development curtailed would help retain a quality "space for living" and preserve health and well being which could be damaged by over-development.</p>														

**4147.A5**

Document: Site: 846/ASN040 Land at Crichton Farm PEX Session:

Policy: Map: Issue:

Summary:

*Item Question* **Representation Text**

1	3 - 4	Support (Yes) or object (No) to incl of site?												
<p>I object to the inclusion of this site in the LDP for 2006-2021 because:                      This land has been marked as a "Green Wedge" between Cwmbach and Abernant and is a well walked area of greenery and recreation for local residents for 100 years +. The inclusion for developing a housing estate would diminish "our space for living" in a green and "safe" environment. Over development would lead to lack of infrastructure and cope with scale of community and destroy the unique and rural character of the village.</p>														

*Item Question* **Soundness Tests**

2	5	Why Incl/Excl of site improves soundness?												
<p>The exclusion of the site would ensure that a "Green Wedge" remains between settlements, protect the environment (the woods are abundant with wildlife) protect the streams and rover it flows into and retain the unique "space for living" outlined in Assembly plan for Wales.</p>														

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4147.A6</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? "The removal of coal tips to allow housing development would cause damage to residents Health and Well-being" Air polluting dust and fumes created by removing 1 million tons plus of coal could harm a population which already suffers a high proportion of deaths from "Respiratory Disease".  See National Statistics attached for this disease.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? It would enhance the valleys long term environmental quality preserving its unique mix of green and domestic settlements. It would improve the long term well being of residents by providing a "healthy" "green wedge" between settlements.		

<b>4147.A7</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4147.A8</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Alternative site number AS(N)41 Site: Land at Crichton Farm Proposed Alternative Use: Conservation Area Settlement: Cwmbach Comments of the Cwmbach Action Committee	
<p>We have no adverse comments to make and fully support the intended designation of this mature woodland along the valley Nant-y-Geugarn as a Conservation Area. We can only add that the adjacent fields which rise from this woodland to the boundary of Crichton Farmhouse and Cottage be added to the area to expand the Conservation Area as the fields are now establishing themselves into a self seeded young woodland which could only enhance the uniqueness of the Conservation Area.</p>		

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The inclusion of the site would reinforce the RCT, LDP Green Wedge Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject.		

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4147.A9</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to losing a well established footpath/cycle way/horse trail which has been used for my whole life time and before for the above purpose. It would compromise hedgerows, mature trees and a well used recreational asset for the community would be lost. It would also compromise the 'space for living' in the community of this lane was lost.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of this site from the LDP would preserve this lane for recreational use and improve the valleys chances of retaining it's "unique industrial heritage" (The Tramroad) for promoting leisure and tourism in the future.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4147.A10</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Site; Crichton Farm Proposed Alternative Use; Include within residential Boundary Settlement: Cwmbach Comments of the Cwmbach Action Committee. We have an objection to the proposed extension of the LDP Residential Boundary at the north western extremity of Cwmbach pre se as delineated on the plan. We consider that the land is designated as a agricultural Area as it is currently, in the interests of local visual and landscape amenity, contiguous with that area of land referred to in Alternative Sit number AS(N)41. `This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-Y Felyn-Newydd and Nant-Y Geugarn including the Aberadre Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Chrichton tip, has long since returned to the landscape. Any proposal to remove Chrichton Tip would be injurious to local residential and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Chrichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is Unequivocal that the Tip has mended into the local landscape and is not decipherable as a standalone industrial artifact. Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green edge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity`.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? We would not support the alternative plan, we want to keep the land for agricultural use, and try to gain additional rights to make the area a conservation area. The inclusion of this site ONLY AS A Conservation area would reinforce the RCT, LDP Green Wedges Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject. Excluding the proposal of the site change of Boundary for Housing Development would ensure the preservation of a green wedge Area and support the above Topic Paper.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
4148.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 Include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4148.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1118/ASS009						Land at Cwmbach Road			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents move in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of Life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment". The land proposed as an alternative site for development is a Green Wedge Site and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2 - "Green Wedges" Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "the topography and water environment of Rhonda Cynon Taff means that large areas of Valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on Page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4148.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Comments of the Cwmbach Action Committee.	<p>This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-y-Felyn-Newydd and Nant y Geugarn including the Aberdare Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Crichton tip, has long since returned to the landscape.</p> <p>Any proposal to remove Crichton Tip would be injurious to local residents and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Crichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and is not decipherable as a standalone industrial artefact.</p> <p>Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.</p> <p>General comments of the Cwmbach Action Committee</p> <ol style="list-style-type: none"> <li>In that we are dealing with consultative Development Plan issues we have not made specific comments on infrastructure issues such as foul drainage, water supply and highway safety etc; accepting that these would be matters for consideration on their individual merits in the event of planning applications being submitted at a later date for residential development or the removal of Crichton tip. From a prima facie consideration, however, we would have strong reservations as to any means of access being derived from Cwmbach Road. At the 'Rosaries Bend', where there is an adverse camber in the horizontal and vertical alignment of the road to the detriment of highway safety or, indeed, to obtain access via Pinecroft Avenue or along the Werfa Incline (Linking with Gower Road).</li> <li>The reference to Crichton Farm as a 'farm' in the conventional sense is a misnomer, since the land has not been the subject of agricultural husbandry for very many years. It has probably never had the application of fertilisers or pesticides in its agricultural management. Large tracts of the land to the north side and south side of Crichton House/Crichton cottage consists of self-setter deciduous trees, which we consider should be preserved, within the heart of the land and to the south of the said properties there is an area of grassland which has been agriculturally managed. Similar to the Bryncarnau Farm SSSI designation, which would give added protection to this area of open countryside against urban development.</li> <li>In March 1975, the former Cynon Valley Borough Council approved a report by William.F.Greenway, the then Director of works to the Council, entitles "Derelict Land in the Borough of Cynon Valley 1975" That report Inter alia, makes the following comments in relation to Crichton Tip: "Suggested proposals" (1975) In view of recent housing development which has been undertaken in the area and that which has recently been approved for residential purposes, any physical works of removing or re-contouring would make conditions intolerable for those residing in the area during operations.</li> </ol> <p>In that the tip is well vegetated its appearance does not dominate the visual aspect of the area.</p> <p>It has attractive possibilities for informal recreation and is a vantage point with a limited amount of amenity on its southern and eastern slopes.</p>

Item Question

Reply

Soundness Tests

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
2	5			Why Incl/Excl of site improves soundness?										
<p>The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2                      "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"                      P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.                      C2 - It does not have regard to National Policy on Green Wedge Land.                      C3 - It does not have regard to the Wales Spatial Plan.</p>														

**4148.A4**

Document: Site: 856/ASN041 Land at Crichton Farm PEX Session:

Policy: Map: Issue:

Summary:

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Alternative site number AS(N)41 Site: Land at Crichton Farm Proposed Alternative Use: Conservation Area Settlement: Cwmbach Comments of the Cwmbach Action Committee	
We have no adverse comments to make and fully support the intended designation of this mature woodland along the valley Nant-y-Geugarn as a Conservation Area. We can only add that the adjacent fields which rise from this woodland to the boundary of Crichton Farmhouse and Cottage be added to the area to expand the Conservation Area as the fields are now establishing themselves into a self seeded young woodland which could only enhance the uniqueness of the Conservation Area.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
The inclusion of this site would reinforce the RCT, LDP Green Wedge Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4148.A5</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Site; Crichton Farm Proposed Alternative Use; Include within residential Boundary Settlement: Cwmbach Comments of the Cwmbach Action Committee. We have an objection to the proposed extension of the LDP Residential Boundary at the north western extremity of Cwmbach pre se as delineated on the plan. We consider that the land is designated as a agricultural Area as it is currently, in the interests of local visual and landscape amenity, contiguous with that area of land referred to in Alternative Sit number AS(N)41. `This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-Y Felyn-Newydd and Nant-Y Geugarn including the Aberadre Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Chrichton tip, has long since returned to the landscape. Any proposal to remove Chrichton Tip would be injurious to local residential and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Chrichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is Unequivocal that the Tip has mended into the local landscape and is not decipherable as a standalone industrial artifact. Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green edge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity`.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? We would not support the alternative plan, we want to keep the land for agricultural use, and try to gain additional rights to make the area a conservation area. The inclusion of this site ONLY AS A Conservation area would reinforce the RCT, LDP Green Wedges Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject. Excluding the proposal of the site change of Boundary for Housing Development would ensure the preservation of a green wedge Area and support the above Topic Paper.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4149.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 988/ASN014 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 Include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4149.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1118/ASS009 Land at Cwmbach Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: of use from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents move in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.  The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of Life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment". The land proposed as an alternative site for development is a Green Wedge Site and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2 - "Green Wedges" Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "the topography and water environment of Rhonda Cynon Taff means that large areas of Valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  We also object to paper AS(S)9 include within residential settlement boundary maps attached.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on Page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4150.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 961/ASN051 Land adjacent to the Willows and Heol Dowlais								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

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<i>Item Question</i>	<b>Representation Text</b>
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1 3 - 4 Support (Yes) or object (No) to incl of site?

I write following the residents meeting on Tuesday 14th July attended by both local residents and representatives of the local council, regarding the proposal development plans for the above surrounding areas.

I have noted the proposed application for development by \_\_\_\_\_ in the area adjacent to our home (Pleasant View 56 Heol Dowlais, Efail Isaf) and wish to object in the strongest terms to the development detailed in the application. The applicant has set out the reasons why development should be permitted, however I see absolutely no justification for these reasons and strongly object.

I must draw your attention to the fact that there are protected species which habitat the trees surrounding the area and the land adjoining our home, and are confident that you will pay suitable regard to this fact.

I would also draw your attention to the fact that when the initial proposals for the by-pass were submitted, we were assured that the triangular area of land adjacent to our home (reference: AS(N) 51) was to be subject to a judgement of Greenfield land and set aside for landscaping thus prohibiting any development whatsoever. This was obviously deemed as necessary by yourselves at the time of the initial plans as these decisions are not made lightly, and we believe this still to be the case. I have enclosed copies of these plans for confirmation.

I trust that you will understand our objections regarding the above, and agree that the initial judgement to keep this area landscaped was the correct one.

Efail Isaf is a village and if the proposed changes were accepted it would become "as one" with Llantwit Fardre and Church Village. The school in this area is dire in this area. The local schools are unable to take children due to too full! What would the situation be if you decided to accept planning permission 'catastrophe'.

Not only are our schools full to capacity but our local hospitals. Something needs to be done to improve. Please do not accept any planning until you have sorted out the OBVIOUS!

<b>4150.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 961/ASN051 Land adjacent to the Willows and Heol Dowlais								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

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<i>Item Question</i>	<b>Representation Text</b>
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1 3 - 4 Support (Yes) or object (No) to incl of site?

There is no text on this representation form.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4151.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 956/ASN033 WPD Depot						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I feel the area is already overdeveloped and the bypass being single carriageway is in the opinion of most locals insufficient to carry any increased loading.

Inadequate road structure - huge increase in traffic, roads too narrow and as speed bumps have been introduced considerable added road traffic would cause safety hazards, noise and disturbance.

More development would increase the amount of traffic through back lanes by use of construction workers and public.

Increased strain on public services, schools and surgeries.

Inadequate public transport facilities.

Green belt area decreased, woodland and wildlife habitat destroyed.

Lack of amenities for the number of planned developments.

<b>4151.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1001/ASN048 Land at Garth Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I feel the area is already overdeveloped and the bypass being single carriageway is in the opinion of most locals insufficient to carry any increased loading.

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4151.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 904/ASN049						Land south of Heol Iscoed			PEX Session:				
Policy:				Map:			Issue:								
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I feel the area is already overdeveloped and the bypass being single carriageway is in the opinion of most locals insufficient to carry any increased loading.

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Increased strain on public services, schools and surgeries.

Inadequate public transport facilities.

Green belt area decreased, woodland and wildlife habitat destroyed.

Lack of amenities for the number of planned developments.

<b>4151.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 970/ASN050						Land of Heol y Parc			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I feel the area is already overdeveloped and the bypass being single carriageway is in the opinion of most locals insufficient to carry any increased loading.

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Inadequate public transport facilities.

Green belt area decreased, woodland and wildlife habitat destroyed.

Lack of amenities for the number of planned developments.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4151.A5</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 961/ASN051						Land adjacent to the Willows and Heol Dowlais				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	I feel the area is already overdeveloped and the bypass being single carriageway is in the opinion of most locals insufficient to carry any increased loading.	
	Inadequate road structure - huge increase in traffic, roads too narrow and as speed bumps have been introduced considerable added road traffic would cause safety hazards, noise and disturbance.	
	More development would increase the amount of traffic through back lanes by use of construction workers and public.	
	Increased strain on public services, schools and surgeries.	
	Inadequate public transport facilities.	
	Green belt area decreased, woodland and wildlife habitat destroyed.	
	Lack of amenities for the number of planned developments.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4151.A6</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 886/ASN052 Ffrwd Phillip Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I feel the area is already over developed and the bypass being single carriageway is in the opinion of most locals insufficient to carry any increased loading.

- Inadequate road structure - huge increase in traffic, roads too narrow and as speed bumps have been introduced considerable added road traffic would cause safety hazards, noises and disturbance.
- More development would increase the amount of traffic, through back lanes by use of construction workers and public.
- Increased strain on public services, schools and surgeries.
- Inadequate public transport facilities.
- Green belt area decreased, woodland and wildlife habitat destroyed.
- Lack of amenities for the number of planned developments.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4151.A7</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 960/ASN053						Land adjacent to Meadow View, North				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I feel that the srae is all ready overdeveloped and the bypass being single carriageway is in the opinion of most locals insufficient to carry any increased loading.	
	- Inadequate road structure - huge increase in traffic, roads too narrow ands as speed bumps have been introduced considerable added traffic would cause safety hazards, noises and disturbance.	
	- More development would increase the amount of traffic through back lane by use of construction workers and public.	
	- Increased strain on public services, schools and surgeries.	
	- Inadequate public transport facilities.	
	- Green belt area decreased , woodland and wildlife habitat destroyed.	
	- Lack of amenities for the number of panned developments.	

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4152.A1			<input type="checkbox"/>	O		M		Yes	148	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1001/ASN048						Land at Garth Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	We support the LDP's exclusion of this site. The principle objections to this application are on grounds of sustainability, protection of the Special Landscape Area (SLA) and the protection of open spaces. In response to the representor's claims:	
	Sustainability: This is not an appropriate or sustainable extension to Efail Isaf. It would result in a very substantial expansion in the village envelope, and result in a 40% increase in the number of houses in the village. It would contravene numerous aspects of local development policy. For example, the representor justifies the development with reference to LDP para. 4.44. However, para. 4.44 refers to sustainable development defined by Policy AW2. The alternative site conflicts with policy AW2 (para 1,3, 4, 6, 7, 8 and 9). The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). With regard to SSA10, we support the LDP in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention this site is not appropriate, due to poor public transport links from Efail Isaf. The representor claims that there are 'regular' (implying 'frequent') bus services to the local area from the Carpenters Arms. This is not true. The bus services to and from Efail Isaf are few and extremely infrequent. Very few people cycle or walk to and from Efail Isaf to Pontypridd due to the character of the landscape. This alternative site would therefore not meet policy SSA 13, even if it were in the settlement boundary. There is very poor road access to the proposed site. Heol Ffrwd Philip is a small single track land which is already overloaded with local traffic to and from Mountain Road. A development of 200 houses would result in 200-400 extra cars using this road daily, either travelling through the narrow village lanes to access the bypass or, as many local people do, using single track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety, and traffic congestion in and around the village. There are already problems with the drainage system around the proposed site, as evidenced by recent flooding problems along Heol y Capel and Heol y Parc, caused by the drains being overloaded by run-off from the slopes above the village during times of heavy rain. Development on this site would exacerbate these problems. The site hosts a diversity of wildlife, including bats, newts, buzzards, pheasants, and at least one pair of red kites that are seen frequently flying over the field. Development would destroy their habitat, conflicting with policy AW8. It is totally unsustainable and unrealistic speculative proposal.	
	Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation (SSA23). This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designations for South East Wales Local Authorities, Final Report 2007: para 1.3). It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13). No credible evidence is provided in support of this challenge to SLA status.	
	Protection of open space: This development would adversely affect the provision of open space (LDP: SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158). The land above the village on the slopes of the Garth Mountain is an important part of the landscape for enjoyment by all. The proposed site would conflict with Policy AW5, particularly in terms of Amenity (A.1, 2 and 3) and Accessibility (C1 and 3).	

Item	Question	Reply	Soundness Tests
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT</i> <i>Petition of</i>	<i>EVIDENCE</i> <i>in parts</i>	<i>NO FRTHR EVID.</i> <i>Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
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2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 - sites 15, 16 and 19). The LDP's housing allocation sites accord with criteria contained in policy AW2.

In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (AW 2.3 - see also policy CS8), and is not within a defined settlement boundary (AW 2.1).

In addition, this alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15). The LDP also accords with Planning Policy Wales and the all-Wales strategy for designation of SLA's, meeting Soundness Test C2.

Inclusion of this alternative site, therefore, would fundamentally undermine the soundness of the LDP. If it were included, it would be unsound in terms of tests P1, P2, C1, C2, C3, C4 and CE2.

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4152.A2			<input type="checkbox"/>	O		M		Yes	111	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 904/ASN049 Land south of Heol Iscoed						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We support the LDP's exclusion of this site. The objection to this proposal are on grounds of protection of Special Landscape Area (SLA), protection of open spaces, sustainability, and protecting the identity and culture of a small community.  Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation. This is totally unreasonable, since LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities, Final Report 2007: para 1.3) LANDMAP is the established and widely accepted methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging, without providing and credible evidence, an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13).  Protection of open space: The representor claims that this land is simply a 'buffer zone' between slopes of the Garth and the 'urban area of Efail Isaf/Church Village' We disagree. This site lies at the edge of a small village, and is precisely the 'unspoilt low lying farmland' that Policy SSA 13 should protect. There is a public footpath running through the site and development would destroy enjoyment of this amenity, used by many local people. In addition, the representor's conflation of Efail Isaf and Church Village demonstrates total disregard for the character of Efail Isaf as a village in its own right. It is quite clearly not part of Church Village, which is the whole point of the LDP's support for the existing settlement boundary. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). This development would adversely affect the provision of open space (LDP: SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158).#  Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (in accordance with Transportation Strategy Policy CS8). The LDP has made good provision for delivering sustainable housing, both private and affordable, in accordance with Policy AW2. It is not clear from the representation whether the site is intended to provide affordable housing, but if this is the intention, this site is not appropriate, due to very poor public transport links from Efail Isaf. Daily out-commuting by private car is in conflict with Policy CS2, and any further development in this small village will necessarily entail this, leading to more congestion and traffic pollution in the village, narrow country lanes and the bypass, as well as poorer road safety. It is not a good site for creating employment as the representor claims, since Efail Isaf is a small settlement which would require massive infrastructure investment, improved public transport, improvement of highways (currently small village lanes), and other provisions that are already available or planned for in principle towns and key settlements. The LDP has a clear strategy for sustainable regeneration at the sites named in Policy CS3.	

Item	Question	Reply	Soundness Tests
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Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
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2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the borough are robust and credible (Policy SSA 10 - sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because unlike the LDP's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (AW2.3; see also Policy CS8), and is not within a defined settlement boundary (AW 2.1).

In addition, this alternative site does not meet the Test of Soundness, C1, because it is aimed as speculative development rather than being integrated within existing policies and strategies relating to the area. In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15) with clearly laid out strategies for development around Llantrisant and Junction 33 (Policy CS2.4 and CS3.7).

The LDP also accords with PPW and the all-Wales strategy for designation of SLAs meeting Soundness test C2, despite the un-evidenced claims of the Representor.

The LDP also meet the C4 test, with particular regard to LDP paras 3.3, 3.4, 3.5.1, 3.5.3, it provides a surgery/pharmacy, but fails to mention that this site has been not identified by RCT LHB as part of its Estates Strategy, a necessary step for the development of such facilities. The Spatial Plan section the representor cites to support the claim of 'soundness' refers to urban areas, whereas Efail Isaf is a small village with access to primary care facilities one mile away.

Efail Isaf does not have the capacity for more extensive development, unlike the Strategic sites identified by the LDP where there is already good infrastructure. Inclusion of this Alternative Site for speculative development, therefore, would fundamentally undermine the soundness of the LDP. If the site were included, the LDP would be unsound in terms of tests P1, P2, C1, C2, C3, C4, CE1 and CE2.

Inclusion of this site will therefore fundamentally undermine the soundness of the LDP.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4152.A3</b>			<input type="checkbox"/>	S		M		Yes	137	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 970/ASN050 Land of Heol y Parc						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	We support the LDP in this exclusion of the above site. We oppose the proposed extension of the residential settlement boundary because there has already been considerable development in Efail Isaf in recent years. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). The areas around this village should be protected from further urbanisation and incremental loss (LDP: para 6.158). This is a Green Wedge area, necessary fro providing a habitat for species already displaced by the Church Village Bypass. We support the LDP's allocation of this land as Green Wedge because it has regard to Wales Spatial Plan (WSP) and Planning Policy Wales (PPW) in its strategy for South East Wales. RCT's methodology for designating Green Wedge land is sound, as can be seen in its Green Wedge Topic Paper (RCT 2008: pp 8-13).	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The LDP will be less sound if this application is accepted, for the following reasons:		
	The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible, as can be seen on pages 127-128 of the LDP (Policy SSA 10 - sites 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3), and is not within a defined settlement boundary (AW 2.1).		
	In addition, this alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15).		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4152.A4</b>			<input type="checkbox"/>	S		M		Yes	124	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 961/ASN051 Land adjacent to the Willows and Heol Dowlais										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We support the LDP's exclusion of this site, for the following reasons:  Coalescence: This proposal would lead to coalescence between Efail Isaf and Llantwit Fardre, contrary to the LDP policy SSA 22.7 (see also para 6.176 and 6.177 for the principle of avoiding coalescence).  Impact on character and appearance of community: Smaller scale development such as in this proposed site has a cumulative impact on the character and appearance of communities (LDP, para 5.37). The proposed expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). The alternative site will be separated from the current settlement boundary by the Church Village by-pass. It is therefore not a logical consolidation of Efail Isaf.  Open space and protection of countryside: This development would adversely affect the provision of open space (LDP: SSA 13.1) and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158).  Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (in accordance with Policy AW2 and linked with Transportation Strategy Policy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate due to poor public transport links. The site will be surrounded by roads, cutting it off from the rest of the community and therefore unsustainable according to RCT community Strategy (LDP para 3.3).  Protection of Special Landscape Area: I order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation. This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the valid and established methodology used to identify areas that should be subject to SLA protection. IT ACCORDS WITH Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging, without providing any credible evidence, an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13).	

Item Question

Reply

Soundness Tests

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l</i>	<i>SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
2	5			Why Incl/Excl of site improves soundness?											
<p>Exclusion of this site supports the soundness of the LDP in the following ways:</p> <p>The LDP's plans for housing allocation in this part of the boundary are already robust and credible (Policy SSA 10 sites 15, 16 and 19). The LDP's housing allocation sites accord with criteria contained in policy AW2.</p> <p>The proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (aw 2.3, linked with Transportation Strategy Policy CS8), and is not within a defined settlement boundary (AW 2.1).</p> <p>The alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area.</p> <p>The LDP already accords with Test if Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15)</p> <p>The LDP also accords with PPW and the all-Wales strategy for designation of SLA's meeting Soundness test C2 despite the un-evidenced claims of the Representor.</p> <p>Inclusion of this alternative site therefore, would not only fail to improve the soundness of the LDP but would undermine it.</p>															

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4152.A5</b>			<input type="checkbox"/>	S		M		Yes	149	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 886/ASN052 Ffrwd Phillip Farm								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We support the LDP's exclusion of this site. The principle objections to this application are on grounds of protection of the Special Landscape Area (SLA), protection of open spaces and sustainability. In response to the representor's claims:  Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation . This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designations for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the robust methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13 ) and the representor is therefore challenging, without providing credible evidence, an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13)  Protection of open spaces: The representor claims that this 'urban fringe land'. This is not true. It lies at the edge of a small village, and is precisely the 'unspoilt low lying farmland' that Policy SSA13 should protect. There is little or no evidence of the presence of service infrastructure vehicles on site, despite the claims of the representor, and the field is often used for grazing sheep and cattle, which surely the represent would not do if maintenance work were so disruptive. There is a public footpath running through the centre of the site and the development would destroy this amenity, used by many local people. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, an the integrity and character of Efail Isaf should be maintained (LDP para 4.45).This development would adversely affect the provision of the open space (LDP:SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP:para 6.158).  Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport link with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). The LDP made good provision for delivering housing, both private and affordable. It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffrwd Phillip is a small single track lane which is already overloaded with local traffic to and from Mountain Road. A development of 50 houses would result in 50-100 cars using this road daily, either travelling through the narrow village lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety, and traffic congestion in and around the village. The drainage and sewerage systems in this are already overloaded which can contribute to flooding in times of heavy rain. Additional development of the is area will make the problem much worse Finally, a pair of Red Kites is frequently seen flying over the field and the development of this site would destroy their habitat, conflicting with policy AW8. It is a totally unsustainable and realistic proposal.	

Item Question

Reply

Soundness Tests

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT</i> <i>Petition of</i>	<i>EVIDENCE</i> <i>in parts</i>	<i>NO FRTHR EVID.</i> <i>Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
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2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible as can be seen on pages 127-128 of the LDP (Policy SSA 10 - sites 16 and 19). The LDP's housing allocation sites accord with criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (AW 2.3 - see also policy CS8), and is not within a defined settlement boundary (AW 2.1). It is also known to become boggy in a number of places due to the proximity of a small water course running off Garth Mountain.

This alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15) with clearly laid-out strategies for Llantrisant and Junction 33 Policy CS2.4 and CS3.7). In contrast, the proposed AS has poor transport links with this area, in that access is via a small village lane. The LDP also accords with Planning Policy Wales and the all-Wales strategy for designation of SLA's, meeting Soundness Test C2, despite the un-evidenced claims of the representor. Inclusion of this Alternative Site for speculative development, therefore, would fundamentally undermine the soundness of the LDP. If this site were included, the LDP would be unsound in terms of tests P1, P2, C1, C2, C3, C4 and CE1 and CE2.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4152.A6</b>			<input type="checkbox"/>	S		M		Yes	131	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 960/ASN053 Land adjacent to Meadow View, North										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We support the LDP's exclusion of the above site. We oppose the proposed application to undertake residential development on this land on the grounds of sustainability, and protection of Green Wedge.  Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport link with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). The LDP made good provision for delivering housing, both private and affordable. It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate due to poor public transport links from Efail Isaf. Daily out - commuting by private car is in conflict with Policy CS2, and any further development in this small village will necessarily entail this, leading to more congestion and traffic pollution in the village narrow country lanes and the by-pass, as well as poorer road safety.  Protection of Green Wedge: The LDP rightly designates this as part of a Green Wedge area preventing coalescence between Llantwit Fardre / Church Village and Efail Isaf. The areas around this village should be protected from further urbanization and incremental loss(LDP:para6.158). We support the LDPs allocation of this land as Green Wedge because it has regard to Wales Spatial Plan (WSP) and Planning Policy Wales (PPW) in its strategy for South East Wales. RCT methodology for designating Green Wedge land is sound, as can be seen in its Green Wedges Topic Paper (RCT 2008:pp. 8-130	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? Acceptance of this application will undermine the soundness of the LDP in a number of ways:  The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 - sites 15,16 and 19). The LDP's housing allocation sites accord with criteria contained in policy AW2 also linked with the Transportation Strategy defined in Policy CS8.. In contrast, the proposed alternative site is not a sustainable location because, unlike the Lap's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (AW 2.3), and is not within a defined settlement boundary (AW 2.1). The representor claims that this site will help to meet 'short term housing need' in Efail Isaf. There is no evidence of such a demand. Numerous houses, at various levels of affordability, have been on the market for some time and vendors area clearly already experiencing difficulty selling.  This alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. most obviously, it conflicts with the Green Wedge policy to protect against coalescence and urban sprawl. The LDP is sound in terms of Test C1,C2, and C3 because its Green Wedge policy has regard to Wales Spatial Plan (WSP) and Planning Policy Wales (PPW) in its strategy for South East Wales. RCT methodology for designating Green Wedge land is sound (Test CE2), as can be seen in its Green Wedge Topic Paper (RCT 2008; pp. 8-13). The LDP also accords with the Test of Soundness C3 in having regard for the Wales Spatial Plan's projection for housing demand, including affordable housing (Wales Spatial Plan 19.15)		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4152.A7			<input type="checkbox"/>	O		M		Yes	108	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 1056/ASS026						Land adjacent to the Willows and Heol Dowlais					PEX Session:	
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We support the LDP in its exclusion of this site. Our objections to this proposed alternative site are on grounds of coalescence, the protection of character and appearance of communities, and provision of open space/protection of countryside from urbanisation and incremental loss.  Coalescence: The inclusion of this alternative site would contribute to coalescence between Efail Isaf and Llantwit Fardre (contrary to the LDP Policy SSA22, para 7; see also paras 6.176 and 6.177 regarding the principle of avoiding coalescence). The proposed expansion in the settlement boundary of a small village is not conducive to sustainable growth, and would threaten the integrity and character of Efail Isaf.  Protection of character and appearance of communities: The application to amend residential boundary has been made in order to propose a new site for residential development: AS(N)51. The impact of smaller scale development has a cumulative impact on the character and appearance of communities (LDP para 5.37). The alternative site will be separated from the current settlement boundary by the Church Village by-pass, and is clearly not a 'logical consolidation' of Efail Isaf.  Open Space/Protection of Countryside: This development would reduce the provision of open space (LDP: SSA13.1), is contrary to the LDP's stated objective of protecting countryside from urbanisation and incremental loss (LDP: para 6.158).  Protection of Special Landscape Area: In order to amend the settlement boundary for speculative development and representor seeks removal of SLA designation. This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities Final Report 2007: para 1.3). LANDMAP is the valid and established methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging, without providing any credible evidence, an all-Wales and a European approach for an unsuitable development that is not 'acceptable' (PPW 2002: 5.3.13).	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? Exclusion of this site supports the soundness of the LDP in the following ways:  - The LDP's plans for housing allocation in this part of the borough are already robust and credible (Policy SSA 10 - sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2.  - The proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3, linked with Transportation Strategy Policy CS 8), and is not within a defined settlement boundary (AW 2.1).  - The alternative site does not meet the Test of Soundness, C!, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area.  - The LDP already accords with Test of Soundness C3 having regard for the Wales Spatial Plan 19.15).  - The LDP also accords with PPW and the all-Wales strategy for designation of SLA's meeting Soundness Test C2, despite the unevicenced claims of the Representor.  Inclusion this alternative site, therefore would not only fail to improve the soundness of the LDP, but would undermine it.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4152.A8</b>			<input type="checkbox"/>	S		M		Yes	126	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 1104/ASS027						South of Heol Dowlais			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
We support the LDP in its exclusion of this site.

We oppose the proposed extension of the residential settlement boundary because there has already been considerable development in Efail Isaf in recent years. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). The proposed expansion of the boundary is clearly to enable future development, which would adversely affect the provision of open space (LDP: SSA 13.1). The countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158).

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

The LDP will be less sound if this application is accepted. Efail Isaf is a small settlement which would require massive infrastructure investment, improved public transport, improvement of highways (currently small village lanes), and other provisions that are already either available or planned for in Principal Towns and Key Settlements. The extension of the village envelop in this way will undermine soundness on grounds of sustainability (P2) and with regard to the fact that such expansion does not give due regard to the existing strategies, policies and plans in the area (C1).

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4152.A9</b>			<input type="checkbox"/>	S		M		Yes	133	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:								Site: 1105/ASS028 Land adjacent to Meadow View, north of Heol Dowlai				PEX Session:			
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

We support the LDP in its exclusion of the above site. We oppose the proposed extension of the residential settlement boundary on the grounds of sustainability, and protection of Green Wedge.

**Sustainability:** With regard to SSA 10, we support this LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities. The LDP has made good provision for delivering housing, both private and affordable housing, but if this is the intention, this site is not appropriate, due to very poor public transport links from Efail Isaf. Daily out-commuting by private car is in conflict with Policy CS2, and any further development in this small village, narrow country lanes and the by-pass, as well as poorer road safety.

**Protection of Green Wedge:** The LDP rightly designates this part of the Green Wedge area preventing coalescence between lantwit Fardre/Church Village and Efail Isaf. The areas around this village should be protected from further urbanisation and incremental loss (LDP: para 6.158). We support the LDP's allocation of this land as Green Wedge because it has regard to Wales Spatial Plan (WSP) and Planning Policy Wales (PPW) in its strategy for South East Wales. RCT's methodology for designating Green Wedge land is sound, as can be seen in its Green Wedges Topic Paper (RCT 2008: pp 8-13).

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

Acceptance of this application would undermine the soundness of the LDP in a number of ways:

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 - sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2, also linked with Transportation Strategy defined in Policy CS8. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support transport options (AW2.3), and this site is not within a defined settlement boundary (AW 2.1). The representor claims that this site will help to meet 'short term housing need' in Efail Isaf. There is no evidence of such demand. Numerous houses, at various levels of affordability, have been on the market for some time and vendors are clearly already experiencing difficulty selling.

This alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. Most obviously it conflicts with the Green Wedge policy to protect against coalescence and urban sprawl. The LDP is sound in terms of Test C1, C2 and C3 because its Green Wedge policy has regard to Wales Spatial Plan (WSP) and Planning Policy Wales (PPW) in its strategy for South East Wales. RCT's methodology for designating Green Wedge land is sound (Test CE2), as can be seen in its Green Wedge Topic Paper (RCT 2008: pp 8-13).

The LDP also accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15).

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4152.A10</b>			<input type="checkbox"/>	S		M		Yes	143	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 1101/ASS029						Ffrwd Philip Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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<i>Item Question</i>	<b>Representation Text</b>
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1 3 - 4 Support (Yes) or object (No) to incl of site?

We support the LDP's exclusion of this site. The principle objections to this application are on grounds of protection of the Special Landscape Area (SLA), protection of open spaces and sustainability. In response to the representor's claims:

Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation . This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designations for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the robust methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13 ) and the representor is therefore challenging, without providing credible evidence, an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13)

Protection of open spaces: The representor claims that this 'urban fringe land'. This is notture.It lies at the edge of a small village, and is precisely the 'unspoilt low lying farmland' that Policy SSA13 should protect. There is little or no evidence of the presence of service infrastructure vehicles on site, despite the claims of the representor, and the field is often used for grazing sheep and cattle, which surely the represent would not do if maintenance work were so disruptive. There is a public footpath running through the centre of the site and the development would destroy this amenity, used by many local people. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, an the integrity and character of Efail Isaf should be maintained (LDP para 4.45).This development would adversely affect the provision of the open space (LDP:SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss(LDP:para 6.158).

Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport link with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). The LDP made good provision for delivering housing, both private and affordable. It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffrwyd Phillip is a small single track lane which is already overloaded with local traffic to and from Mountain Road. A development of 50 houses would result in 50-100 cars using this road daily, either traveling through the narrow village lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety, and traffic congestion in and around the village. The drainage and sewerage systems in this area are already overloaded which can contribute to flooding in times of heavy rain. Additional development of the is area will make the problem much worse Finally, a pair of Red Kites is frequently seen flying over the field and the development of this site would destroy their habitat, conflicting with policy AW8. It is a totally unsustainable and realistic proposal.

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*Item Question*

*Reply*

**Soundness Tests**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
2	5			Why Incl/Excl of site improves soundness?										
<p>The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible, as can be seen on pages 127-128 of the LDP (policy SSA 10 - sites 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (Aw 2.3; see also Policy CS8), and is not within a defined settlement boundary (AW 2.1). Parts of the site are also prone to become extremely boggy due to the proximity of a small water course running off the Garth Mountain.</p> <p>This alternative site does not meet the Test of Soundness, C1 because it is aimed at speculative development rather than being nitegrated within existing policies and strategies relating to the area. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15). The LDP also accords with Planning Policy Wales and the all-Wales startegy for designation of SLAs meeting Soundness Test C2, despite the unevdenced claims of the Representor.</p> <p>Inclusion of this alternative site, therefore would fundamentally undermine the soundness of the LDP. If the site were included, the LDP would be unsound in terms of tests P1, P2, C1, C2, C3, C4 and CE2.</p>														

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4152.A11			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1111/ASS030						Land at Garth Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	We support the LDP's exclusion of this alternative site. The principle objections to this application are on grounds of protection of the Special Landscape Area (SLA); sustainability; protection of open space from urbanisation and incremental loss.	
	Protection of the SLA: The application conflicts with policy AW 2 (para 1, 3, 4, 6, 7, 8 and 9). In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation. This is totally unreasonable, since the LANDMAP methodology is valid and 'accords with currently thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the robust methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging, without providing evidence, an all-Wales and a European approach in support of an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13). The site accords with Policy SSA 23 in being prominent unspoilt farmland forming a visual backdrop above the village, and should therefore remain designated as an SLA.	
	Sustainability: This proposal is not a sustainable extension to Efail Isaf. It would result in a very substantial expansion in the village. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). With regard to SSA 10 we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (and consistent with Transportation Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate, due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffred Philip is a small single track lane which is already overloaded with local traffic to and from Mountain Road. A development of 200 houses would result in 200-400 extra cars using this road daily, either travelling through the narrow village lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety problems and traffic congestion in and around the village. There are already problems with the drainage system around the proposed site, as evidenced by recent flooding problems along Heol y Capel and Heol y Parc caused by the drains being overloaded by run-off from the slopes above the village during times of heavy rain. Development on this site exacerbate further the problems with drainage and run-off from the field surrounding the village. The site hosts a diversity of wildlife, including bats, newts, buzzards, pheasants and at least one pair of red kites that are seen frequently flying over the field. Development would destroy their habitat thus conflicting with policy AW8. It is totally unsustainable and incremental loss (LDP: para 6.158).	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
	The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 – sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (SW 2.3; see also transportation policy CS8), and is not within a defined settlement boundary (AW 2.1).		
	In addition, the alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. The LDP already accords with Planning Policy Wales and the all-Wales strategy for designation of SLAs, meeting Soundness test C2.		
	In sum, exclusion of this alternative site will maintain the soundness of the LDP whereas inclusion would undermine it.		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4152.A12			<input type="checkbox"/>	S		M		Yes	132	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1097/ASS031						Land south of Heol Iscoed			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We support the LDP's exclusion of this site. The objections to this proposal are on grounds of protection of the Special Landscape Area (SLA); protection of open space; sustainability; protecting the identity and culture of a small community..  Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation. This is totally unreasonable, since LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the valid and established methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging without providing any credible evidence, an all-Wales and a European approach for an unsustainable development that is not 'acceptable (PPW 2002: 5.3.13).  Protection of open spaces: The representor claims that this land is simply a 'buffer zone' between the slopes of the Garth and the 'urban area of Efail Isaf/Church Village'. We disagree. This site and development would destroy enjoyment of this amenity, used by many local people. In addition, the representor's conflation of Efail Isaf and Church Village demonstrates total disregard for the character of Efail Isaf as a village in its own right. It is quite clearly not part of Church Village, which is the whole point of the LDP's support for the existing settlement boundary. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). This development would adversely affect the provision of open space (LDP: SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158).  Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (in accordance with Transportation Strategy Policy CS8). The LDP has made good provision for delivering sustainable housing, both private and affordable in accordance with Policy AW2. It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate due to very poor public transport links from Efail Isaf. Daily out-commuting by private car is in conflict with Policy CS2, and any further development in this small village will necessarily entail this leading to more congestion, pollution and poorer road safety in the village, narrow country lanes and the bypass. It is not a good site for creating employment as the representor claims, since Efail Isaf is a small settlement which would require massive infrastructure investment, improved public transport, improvement of highways (currently small village lanes), and other provisions that are already either available or planned for in Principal Towns and Key Settlements. The LDP has a clear strategy fro sustainable regeneration at the sites named in Policy CS3.  Doctor's Surgery/Pharmacy: A primary care facility cannot be built in Efail Isaf unless this is part of the Local Health Board's (LHB) Estates Strategy. RCT LHB Estates Strategy to 2012 has no plans to site a primary care centre in Efail Isaf. Furthermore, there are no plans for such a development in the foreseeable future. The representor's promise to build a surgery/pharmacy, accompanied by his letter from Parc Canol Surgery (dates 29/05/2006), is therefore highly misleading.  Identity and culture of community: The claim that Efail Isaf is 'fossilised' may be the personal feeling of the Representor, but many residents moved here precisely because of the friendliness of the village, its local events and activities, an the fact that it is one of the only small villages remaining in the area, surrounded by greenspace. This development would destroy the culture and identity of this community, in conflict with Policy CS2.	

Item Question

Reply

Soundness Tests

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA Repr	Council	Officer	Recommendation	Response
2	5	Why Incl/Excl of site improves soundness?												
<p>The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 – sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3; see also Policy CS8), and is not within a defined settlement boundary (AW 2.1).</p> <p>In addition, this alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15) with clearly laid out strategies for development around Llantrisant and Junction 33 (Policy CS2.4 and CS3.7).</p> <p>The LDP also accords with PPW and the all-Wales strategy for designation of SLAs, meeting Soundness Test C2, despite the unevenced claims for the representor.</p> <p>The LDP also meets the C4 test, with particular regard to LDP paras 3.3, 3.4, 3.5.1, 3.5.3, 3.5.5, 3.5.6. The representor claims that inclusion of the site satisfies soundness in that it provides a surgery/pharmacy, but fails to mention that this site has not been identified by RCT LHB as part of its Estates Strategy, a necessary step for the development of such facilities one mile away.</p> <p>Efail Isaf does not have the capacity for more extensive development unlike the Strategic sites identified by the LDP where there is already good infrastructure. Inclusion of this alternative site for speculative development, therefore, would fundamentally undermine the soundness of the LDP. If it were included, it would be unsound in terms of tests P1, P2, C1, C2, C3, C4, CE1 and CE2.</p>														

<b>4152.A13</b>	<input type="checkbox"/>	S	M	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
Document:	Site: 1108/ASS032 Garthlyn, Heol Ffrwd Philip							PEX Session:							
Policy:	Map:							Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	
The residential settlement boundary should be preserved, to prevent further development of the village.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
The LDP will be sound in terms of C1 of the settlement boundary is maintained.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4152.A14</b>			<input type="checkbox"/>	O	W	M		Yes	121	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1109/ASS094						Land at Celyn Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

*Item Question* **Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

We oppose the LDP's proposals to include this site within the residential settlement boundary on grounds of sustainability and the need to protect open spaces from urbanisation.

**Sustainability:** The LDP has made good provision for delivery housing elsewhere, both private and affordable. Efail Isaf is a small settlement that has already seen substantial development in recent years. If this continues, the village will require massive infrastructure investment, improved public transport, improvement of highways (currently small village lanes), and other provisions that are already either available or planned for in Principal residential development since its drainage is poor. Heol Y Parc is already subject to flooding during heavy rain due to a drainage system that cannot cope with the run-off from the slopes above. Further building on this site will exacerbate this problem.

**Protection of green spaces:** The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). This development would adversely affect the provision of open space (LDP:SSA13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LSP: para 6.158). One of the few public footpaths in the village runs alongside this area. Enjoyment of this amenity will be destroyed by development of this site.

*Item Question* **Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

In terms of the Tests of Soundness, exclusion of this site from the residential boundary would improve the soundness of the LDP in the following ways:

P2: The proposed site is not suitable for sustainable residential development, see above for further comments.

C1: It does not have regard to other relevant plans, policies and strategies relating to the area.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4153.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1001/ASN048						Land at Garth Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I am emailing to you to communicate my great concern about the proposal of new houses being built in the beautiful village of Efail Isaf.

I am worried about the impact these new builds would have on our stunning little village, the traffic and people passing through the village would make our quite road, dangerous and noisy. There is a fanatic village communicate, because the village is so small everybody is friendly and caring, how would that be possible if such a large amount of houses are added to the village?

I am aware that local schools, and doctors are already full and struggling to manage with the current local populations, how on earth would another 200 houses worth of people be accommodated? Local supermarkets and shopping centres are already busy and often hard to access, how will they accommodated another 200 houses?

My family live in Heol Tir Coch, and we are very fortunate to be blessed with lovely views of the farm and hills behind our house, which is proposed to build 200 houses on!!! The farm is no only pictures and quiet it also offers lovely walks for my family. When we are in our garden it is quiet and peaceful and we love spending time at home, I feel the new houses would total ruin this. We have moved to Efail Isaf because we wanted to bring our children up in small and peaceful village, were the community work together and look after each other, adding such a large number of house would total spoil our Village!

The impact of the houses would total ruin our beautiful village and put immense pressure of all local recourses, I would ask that these proposals are denied for the best of our village and community.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4153.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 904/ASN049						Land south of Heol Iscoed			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

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My family live in Heol Tir Coch, and we are very fortunate to be blessed with lovely views of the farm and hills behind our house, which is proposed to build 200 houses on!!! The farm is no only pictures and quiet it also offers lovely walks for my family. When we are in our garden it is quiet and peaceful and we love spending time at home, I feel the new houses would total ruin this. We have moved to Efail Isaf because we wanted to bring our children up in small and peaceful village, were the community work together and look after each other, adding such a large number of house would total spoil our Village!

The impact of the houses would total ruin our beautiful village and put immense pressure of all local recourses, I would ask that these proposals are denied for the best of our village and community.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4153.A3</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 970/ASN050 Land of Heol y Parc						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

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My family live in Heol Tir Coch, and we are very fortunate to be blessed with lovely views of the farm and hills behind our house, which is proposed to build 200 houses on!!! The farm is no only pictures and quiet it also offers lovely walks for my family. When we are in our garden it is quiet and peaceful and we love spending time at home, I feel the new houses would total ruin this. We have moved to Efail Isaf because we wanted to bring our children up in small and peaceful village, were the community work together and look after each other, adding such a large number of house would total spoil our Village!

The impact of the houses would total ruin our beautiful village and put immense pressure of all local recourses, I would ask that these proposals are denied for the best of our village and community.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4153.A4</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 961/ASN051 Land adjacent to the Willows and Heol Dowlais								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

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The impact of the houses would total ruin our beautiful village and put immense pressure of all local recourses, I would ask that these proposals are denied for the best of our village and community.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4153.A5</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 886/ASN052 Ffrwd Phillip Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

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I am worried about the impact these new builds would have on our stunning little village, the traffic and people passing through the village would make our quite road, dangerous and noisy. There is a fanatic village communicate, because the village is so small everybody is friendly and caring, how would that be possible if such a large amount of houses are added to the village?

I am aware that local schools, and doctors are already full and struggling to manage with the current local populations, how on earth would another 200 houses worth of people be accommodated? Local supermarkets and shopping centres are already busy and often hard to access, how will they accommodated another 200 houses?

My family live in Heol Tir Coch, and we are very fortunate to be blessed with lovely views of the farm and hills behind our house, which is proposed to build 200 houses on!!! The farm is no only pictures and quiet it also offers lovely walks for my family. When we are in our garden it is quiet and peaceful and we love spending time at home, I feel the new houses would total ruin this. We have moved to Efail Isaf because we wanted to bring our children up in small and peaceful village, were the community work together and look after each other, adding such a large number of house would total spoil our Village!

The impact of the houses would total ruin our beautiful village and put immense pressure of all local recourses, I would ask that these proposals are denied for the best of our village and community.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4153.A6</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 960/ASN053 Land adjacent to Meadow View, North								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I am emailing to you to communicate my great concern about the proposal of new houses being built in the beautiful village of Efail Isaf.

I am worried about the impact these new builds would have on our stunning little village, the traffic and people passing through the village would make our quiet road, dangerous and noisy. There is a fanatic village communicate, because the village is so small everybody is friendly and caring, how would that be possible if such a large amount of houses are added to the village?

I am aware that local schools, and doctors are already full and struggling to manage with the current local populations, how on earth would another 200 houses worth of people be accommodated? Local supermarkets and shopping centres are already busy and often hard to access, how will they accommodated another 200 houses?

My family live in Heol Tir Coch, and we are very fortunate to be blessed with lovely views of the farm and hills behind our house, which is proposed to build 200 houses on!!! The farm is no only pictures and quiet it also offers lovely walks for my family. When we are in our garden it is quiet and peaceful and we love spending time at home, I feel the new houses would total ruin this. We have moved to Efail Isaf because we wanted to bring our children up in small and peaceful village, were the community work together and look after each other, adding such a large number of house would total spoil our Village!

The impact of the houses would total ruin our beautiful village and put immense pressure of all local recourses, I would ask that these proposals are denied for the best of our village and community.

<b>4155.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 846/ASN040 Land at Crichton Farm								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I attach for your attention a Highway Statement and associated drawings to accompany the reps for the above site.

I also attach a supporting letter I have received from Persimmon Homes in relation to their position with regard to the site.

Also included is a clarification drawing in relation to Werfa Lane which needs to be deleted from the previous submission and I understand that Owen Banks Ltd acting on behalf of have also copied this information to you.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4155.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I attach for your attention a Highway Statement and associated drawings to accompany the reps for the above site.

I also attach a supporting letter I have received from Persimmon Homes in relation to their position with regard to the site.

Also included is a clarification drawing in relation to Werfa Lane which needs to be deleted from the previous submission and I understand that Owen Banks Ltd acting on behalf of have also copied this information to you.

<b>4155.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I attach for your attention a Highway Statement and associated drawings to accompany the reps for the above site.

I also attach a supporting letter I have received from Persimmon Homes in relation to their position with regard to the site.

Also included is a clarification drawing in relation to Werfa Lane which needs to be deleted from the previous submission and I understand that Owen Banks Ltd acting on behalf of Mr Jarvis have also copied this information to you.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4156.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1013/ASN003 Former Phurnacite Plant						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 There are concerns about the high number of priority and protected species; the Countryside Council for Wales commented that there are 137 such species. Although some mitigation may be possible, this does appear a high number of species, especially compared with the Nant-y-Wenallt site in Abernant, which although includes a SINC, has only records of four protected and priority species and six other species (As commented by the Countryside Council for Wales in the Stage 3 Candidate Site Assessment).

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 Allocation of this land for housing would make the LDP unsound in relation to test CE2 (Evidence Base).

<b>4156.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1014/ASN004 Former Phurnacite Plant						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 There are concerns about the high number of priority and protected species; the Countryside Council for Wales commented that there are 137 such species. Although some mitigation may be possible, this does appear a high number of species, especially compared with the Nant-y-Wenallt site in Abernant, which although includes a SINC, has only records of four protected and priority species and six other species (As commented by the Countryside Council for Wales in the Stage 3 Candidate Site Assessment).

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 Allocation of this land for housing would make the LDP unsound in relation to test CE2 (Evidence Base).

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4156.A3</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1167/ASD003 NSA 9.6 - Land at Nant y Wenallt, Abernant Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	Yes
The allocation of this land as proposed in the Deposit LDP would contribute significantly to policy CS1 and the objective of the LPA to promote a range of residential and other land-use schemes in the Aberdare area to regenerate the 'Principal Town'.	
The development of this 6.1 ha site would contribute significantly to the supply of housing land within the 'Northern Strategy Area' and moreover, would reinforce the role of Aberdare as a 'Principal Town'.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
The allocation of this land within the LDP would not make the plan 'unsound'.		

<b>4156.A4</b>	<input type="checkbox"/>	O	M		<input type="checkbox"/>										
Document:		Site: 1167/ASD003 NSA 9.6 - Land at Nant y Wenallt, Abernant Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	Yes
In response to representation 3429.D1, the Stage 1 Candidate Assessment revealed no 'undermining' problems with the site and in the Stage 2 Assessment a high proportion of the sustainability objectives were considered 'blue' for the site, i.e. development should be encouraged because it helps solve an existing sustainability problem.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
The allocation of this land within the LDP would conform to the 10 test of soundness.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Council	Officer	Recommendation	Response	
<b>4156.A5</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1167/ASD003 NSA 9.6 - Land at Nant y Wenallt, Abernant Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site? Yes

This site is mostly greenfield with some parcels of previously developed land. It is located on the edge of the LDP's 'Principal Town'. Having due regard to the advice of MIPPS 01/2006, it is judged that the allocation of this site would accord with overarching guidance. There are other brownfield sites elsewhere within the County Borough, but these have been assessed within the preparation of the LDP and for various reasons deemed unsuitable for allocation. The LDP's strategy places the emphasis for new housing in the 'Northern Strategy Area', particularly in the Aberdare area. Failure to allocate this site would hinder the objective of this strategy.

Furthermore, there is a need for the sites to contribute to the supply of housing land, not only for the life of the LDP to 2021 but also to a five-year supply of land that is genuinely available. Being mostly greenfield and within only one ownership, this land is relatively free from constraints, compared with the brownfield land and therefore can be expected to deliver housing early in the plan's lifespan.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

The allocation of this land within the LDP would conform to the 10 tests of soundness.

<b>4156.A6</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1167/ASD003 NSA 9.6 - Land at Nant y Wenallt, Abernant Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site? Yes

In response to representation 3429.D2, the Stage 1 Candidate Site Assessment revealed no 'undermining' problems with the site and in the Stage 2 Assessment a high proportion of the sustainability objectives were considered 'blue' for the site, i.e. development should be considered because it helps solve an existing sustainability problem.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

The allocation of this land within the LDP would conform to the 10 tests of soundness.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4156.A7</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1167/ASD003	NSA 9.6 - Land at Nant y Wenallt, Abernant Road					PEX Session:	
Policy:					Map:				Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site? Yes

In response to the representation 2027.D11, it is considered that development on the northern side of Abernant Road, including this site, would be a logical expansion to the settlement insofar as the disused railway line along the northern boundary represents a defensible and very legible boundary to development.

It is judged that appropriate design and management of the site's development for housing would be able to protect the SINC that forms a small part of the site (a view adopted by the LPA in their Candidate Site Assessment); page 123 of the Deposit LDP makes it clear that the SINC is unsuitable for development.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

The allocation of this land would not make the LDP 'unsound' against any of the tests.

<b>4156.A8</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Document:							Site: 1167/ASD003	NSA 9.6 - Land at Nant y Wenallt, Abernant Road					PEX Session:	
Policy:					Map:				Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site? Yes

This site is in one ownership. The landowners are keen to ensure that the site is deliverable within a short timescale; therefore it can be expected to contribute to the five-year supply of land for housing, especially because the land is relatively constraint free compared with brownfield allocations.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

The allocation of this land would maintain the LDP as 'sound'.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4156.A9</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1007/ASN130 Forgemasters Site						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

This site is a current employment site situated in close proximity to several other industrial uses. It would be premature to allocate this land for housing.

The site is at risk from flooding, and this was deemed to be an 'undermining' problem during the stage 1 Candidate Site Assessment.

As the site is in close proximity to other industrial sites and the A470 dual carriageway, it is considered that there could be an inappropriate relationship if housing was allowed here, particularly through adverse impact from noise and fumes.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

For the reasons set out in Q4 (Flood risk, noise, air quality), the allocation of this site for housing would make the LDP unsound in non-compliance with test C2 (no regard to TAN15) and test CE2 (no regard to the evidence base strategic flood consequences assessment and the candidate site assessment).

<b>4157.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 843/ASN018 Land at Gwaun Miskin						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object on the grounds that this land is a haven for wildlife. There are protected species such as bats and newts as well as various birds and owls. This area is rapidly becoming one big housing site swallowing up all the green areas. This land should be made into a nature conservation area to provide a much needed amenity for the area.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

P2  
C1  
CE4

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4158.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 843/ASN018 Land at Gwaun Miskin						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of this site because it provides public footpaths through woods which make a pleasant alternative to walking in traffic fumes going from Efail Isaf to the shops (e.g. Bakery) in Tynant. My objection is to the loss of rights of way of character and loss of a peaceful area.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? Tests of soundness C4 new sites shows no regard for local community plan and CE2 there is no evidence that the changes will be beneficial - speculative.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4158.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1001/ASN048						Land at Garth Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	I am opposed to the exclusion of any part of the land from the Special Landscape Area on the grounds laid down in the submission signed by many villagers including myself following the village meeting to discuss alternative sites, held on the 14th July 2009 in Efail Isaf Village Hall.	
	In addition to that submission, observations in Efail Isaf over the last 20 years shows a steady increase in ramblers, joggers, walkers, cyclists and horse riders using the roads and other rights of way - the diversity of road users being entirely suitable for the SLA status.	
	Any substantial additional traffic through the village would be forced through one of two bottlenecks which cannot be removed without demolishing historically important village buildings.	
	In relation to the prominence of this site, I have walked and driven to other settlements in Llantwit Fardre, Church Village and Ty Nant and observed the importance of keeping the southern boundary of the village to the skyline visible from all these places. At present, the chapel in Efail Isaf is the highest point of the village, and residential development on this field would be above the height and ruin the views and ambiance.	
	I believe that the number of journeys per household has been under estimated in the submission from the village meeting, and it is more likely to be between 4 and 8 journeys per day per car.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
	The alternative site does not meet C1 because it is not based on present of future diverse use possible within an SLA and does not meet plans, policies and strategies in this or adjoining areas, including the potentials of the Garth within an SLA and improvements within the River Taff Corridor.		
	The alternative site does not meet coherence and effectiveness test CE4 because it will impose rigidity and inflexibility by allowing all roads and rights of way to be dominated by primarily car needs of coalesced urban areas.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4158.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 970/ASN050 Land of Heol y Parc						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? I am opposed to the allocation of this site for residential development and exclusion from the SINC on the grounds laid down in the submission signed by many villagers including myself following the Village Meeting to discuss alternative sites, held on the 14th July 2009 in Efail Isaf village hall. In addition to that submission, I object to the exclusion of this site from a SINC will begin an incremental encroachment into the SINC and SLA.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? The alternative site does not meet CE4 because it will impose inflexibility by destroying an important habitat. I support the LDP which meets tests of soundness C2, C3, CE1 and CE3.		

<b>4158.A4</b>	<input type="checkbox"/>	O	M			<input type="checkbox"/>									
Document:		Site: 886/ASN052 Ffrwd Phillip Farm						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? I am opposed to the allocation of this land for unconstrained residential, development on the grounds laid down in the submission signed by many villagers including myself following the Village meeting to discuss alternative sites, held on the 14th July 2009 in Efail Isaf Village Hall. In addition to that submission, I object to this site being unconstrained. During the village meeting, it was pointed out to the landowner that this site is crossed by mains services and has drainage problems and that it will be entirely unsuitable for residential development on the scale that his agent had submitted. It is extraordinary that no constraints are being asked for, given the experiences of the village of the consequences (floods, springs coming up through the floor of new properties ) where residential development has occurred on such sites. Further, I believe that the number f journeys per household has been under - estimated in the submission from the village meeting, and it is more likely to be between 4 a)and 8 journeys per day per car.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? The alternative site does not meet C1 because it is not based on present or future diverse use possible within an SLA and does not meet plans, policies and strategies in this or adjoining areas.  The alternative site does not meet coherence and effectiveness test CE4 because it will impose rigidity and flexibility by allowing all roads and rights of way to be dominated by primarily car needs of coalesced urban areas.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4158.A5</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1101/ASS029 Ffrwd Philip Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I am opposed to the exclusion of this site from the Special Landscape Atra on the grounds laid down in the submission signed by many villagers including myself following the village meeting to discuss alternative sites, held on the 14th July 2009 in Efail Isaf village hall. In addition to that submission, I object to this site being excluded and unconstrained. During the village meeting, it was pointed out by the landowner that this site is crossed by mains services and has drainage problems and that it will be entirely unsuitable for residential development on the scale that his agent had submitted. It is extraordinary that no constraints are being asked for, given the experience of the village of the consequences (floods, springs coming up through the floor of new properties) where residential development has occurred on such sites.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

In addition to the submission from the village meeting, the alternative site does not meet CE4 because it will impose inflexibility where the LDP offers more flexible and appropriate use within the SLA.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4158.A6</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1111/ASS030						Land at Garth Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I am opposed to the exclusion of any part of the land from the Special Landscape Area and inclusion within the vilage settlement boundary on the grounds laid down in the submission signed by many villagers including myself following the village meeting to discuss alternative sites, held on the 14 July 2009 in Efail Isaf village hall.

In addition to that submission, observation in fail Isaf over the last 20 years shows a steady increase in ramblers, joggers, walkers, cyclists and horse riders using the roads and other rights of way - the diversity of road users being entirely suitable for the SLA status. This alternative site would destroy the diversity of use and livelihoods associated.

In relation to the prominence of this site, I have walked and driven to other settlements in Llantwit Fardre, Churh Village and Ty Nant and observed the importance of the southern boundary of the village to the skyline visible from all these places. At present, the chapel in Efail Isaf is the highest point of the village, and residential development on this field would be above that height.

I believe that the number of journeys per household has been under estimated in the submission from the village meeting, and it is more likely to be between 4 and 8 journeys per day per car.

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*Item Question* **Soundness Tests**

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2 5 Why Incl/Excl of site improves soundness?

The alternative site does not meet C1 because it is not based on present or future diverse use possible within an SLA and does not meet plans, policies and strategies in this or adjoining areas.

The alternative site does not meet coherence and effectiveness test CE4 because it will impose rigidity and inflexibility by allowing all roads and rights of way to be dominated by primarily car needs of coalesced urban areas.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4159.A1</b>			<input type="checkbox"/>	O		M		Yes	75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 903/ASN030 Brynna West						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

We the residents of Heol Dewi living with-in the confines of the proposed application to develop a site of 30 residential dwellings , on ground adjoining Heol Dewi accessed between Nos 67 and 71, would like to record our objections to this scheme.

Firstly we would point out that this scheme is outside of the councils preferred development site, which is to the south of the main Brynna Road, and to most sensible thinking people, the right area to develop.

Secondly, the estate of Heol Dewi has now become outgrown, and adding 30 more dwellings will only exasperate the situation.

We would like also to challenge some of the points made in Elites Designs` document supporting their application.

Section B Access

i) twice a day, for an hour each occasion, the junction with William Street is grid locked with parked cars, as parents drop off and pick up children to the primary school. This problem is constantly being addressed at the local PACT meetings.

ii/iii) from 9am to 4pm Monday to Friday on street car parking is minimal, outside of these times it becomes first come first served, (see attached photographs).

Between 9am/4pm traffic, some business, some private, do not travel at 20mph as stated, only when the parking is at its premium, then the roadway become single carriage, that motorists are forced to travel at a slower speed.

Section d. Flooding/Surface Water

Some residents of houses 67-59 have experienced pooling of rainwater in their gardens, in fact a former resident of No 67 had to approach Elite Design asking them to take steps to stop the flooding he was experiencing during heavy rain. With more building on the ground above these houses we can only expect the run-off to become greater, worsening the problem

Another consideration is that Brynna Primary School has now reached saturation point, as have both doctors surgeries that serve this area of Brynna.

Please find attached a list of local residents who have strong objections to this parcel of land being included in the Local Development Plans.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4160.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 903/ASN030 Brynna West						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

I disagree for the following reasons:

There is lovely woodland with numerous wildlife, the estate has already had major parking problems. This continues to be the case. This is the priority of Brynna PACT meetings. If 30 houses are built than this would be at least another 60 cars or more. The entrance out of the estate is opposite the primary school.

I have lived here 13 years and the back gate in my garden has had access to the woodland for at least 18 years I have photographs to prove this. The proposed houses would take away this access.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

P1

C1

CE4

These plans are just not realistic for this area. The parking and site access would make the estate even worse than it is now!

I will also be getting in touch with the local conservation group.

4161.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 903/ASN030 Brynna West						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

Traffic Noise

Traffic congestion on Heol Dewi and on the junction to Williams Street.

Parking outside my own house is already a problem- additional housing would make this a lot worse.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

C1

CE4

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4162.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 903/ASN030 Brynna West						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I disagree with a number of statements made in this application by Owen Banks Planning & Development Ltd for Elite Design Ltd. 1.Heol Dewi is very congested particularly on the bend in the area of No 67 & 73. A number of properties have 3 cars often parking near ones home is a case of first come first served. 2. During term time the entrance to Heol Dewi off William Street ids very congested at start and close of school. This school mentioned in the application is at full capacity. 3. The site has been allowed to become overgrown and more than plants have moved in. Badgers have been sited there and in adjoining fields on a number of occasions. 4.A water course draining a large pond to the rear of Ty Newydd runs to the rear of the houses stretching down to No67 and across the proposed entrance to the site. There are a number of areas on the existing site where boggy areas and standing water are a real problem. 5. The public House mentioned in the application has been shut for some time. There is difficulty getting on local surgery lists there is no chemist in the village and a restaurant mentioned would fall foul of another application AS(N) 28 Golf Course Brynna Road. 6.Lastly development of the site through Heol Dewi with the inevitable delivery lorries bringing aggregates and building materials would be nightmare for residents and delivery drivers alike. It would also further damage a carriageway still showing the scars from the gas installation which took place in the late 80` s.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? Looking at the LDP for Llanharan and Brynna I feel there is little or no allocation for sites of employment. This imbalance would see any occupiers of the considerable areas for housing having to commute from the area for work. The site off Heol Dewi although not suitable for an area of employment has been allowed by the landlord to return to nature for many years. They have not looked after the land and vegetation is infringing on neighbouring properties damaging fences. These residents have been unable to contact Elite Design or get anything done to protect their property. The government have paid farmers to plant trees round their fields this landlord has allowed this field to return to woodland and we like it that way.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4163.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 997/ASN031 Llwynau Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The inclusion would:-

1. Add large numbers of extra vehicles to narrow Brynsadler Cowbridge Road

2. Nullify stated aims of RCT to have green belts between villages ie. Llanhari Brynsadler

3. Give potential drainage issues to land off Llanhari Road. The field abutting the Nnat Felin Fach is constantly draining water all year round. Our house is on north side of Nant Felin Fach. Housing is bound to affect drainage. Huge quantities of underground water lie under this area - flooded iron ore workings (Llanhari mine closed 1976)

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

P2. Regarding drainage/water issues

<b>4164.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 863/ASN143 St. Johns The Baptist's Church						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Highway - Too much traffic already.

Unsuitable access.

Worries about drainage.

Would like land left open. (We would suggest that the land is levelled off and grassed over).

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4165.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 985/ASN034						Land r/o Cilfynydd Road/ Bodwenarth			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

We have been informed of the intention of a Ms Samantha Frost to apply for permission to build property and develop land at the rear of our property. We strongly object to this application being allowed. For the reasons listed:-

1. The plot of land directly behind our property (99) is owned by us. We have a garage, hard standing and a garden area and the plot is in constant use. Any proposed development to the land would be dependent on adequate road access, which would not be possible without detriment to our property. We have no intention of allowing out property to be compromised.

2. Our understanding is that Ms. Frost possibly owns two plots located to the rear of 100 and 101 Cilfynydd Road. All other plots are owned by the house owners resident in Cilfynydd and are in constant use. So we are at a loss to know how any development on these two plots could proceed without compromise to adjacent plots.

3. The land at the rear of our property is not suitable for development. It is very sloped and we believe there will be serious problems with drainage if a housing development is put there. There are already significant problems in the Cilfynydd area with water drainage following heavy rainfall, possibly as a result of housing developments higher up, and we do not wish to increase the risk of flooding in this area as well.

4. Ms Frost has little or no regard for the locality, and any suggestion that this proposed development would enhance and/or improve the area should be considered very carefully. As an example, to our knowledge, the only property which Ms. Frost owns in block, is the end house (98 Cilfynydd Road). This property is rented out through an agent, and is done so with little or no consideration to the residents as to who the tenants are. A recent tenant of Ms Frost is a known drug addict and dealer, and the police has to be contacted regarding behaviour of these tenants and their guests. We enclose some recent pictures of the property to give an idea of the current state of Ms Frost's property, which is currently vacant, and ask that you form your own opinion on how Ms Frost's property enhances the locality! For your information, the rubbish has been there since Easter when the last tenants moved out, and no attempt has been made to clear this away.

In summary we object vigorously to any proposed application to develop the land to the rear of the properties at Cilfynydd Road. We can see no benefit to the locality, from such a development. We do not believe the applicant has the interests of Cilfynydd in mind in attempting to make this application. We are grateful for your consideration of this matter.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4166.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 863/ASN143 St. Johns The Baptist's Church						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?
- We object to the site being used for housing as the access is unsuitable, and the amount of traffic is already excessive.
- Problems already exist with the drainage and surface water in the area.
- There is a strain on local services, schools and emergency services.
- There is a protected species of slowworm and bats in the area.
- We believe the graveyard is total unsuitable for housing.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4167.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 985/ASN034						Land r/o Cilfynydd Road/ Bodwenarth			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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Item	Question	Representation Text
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1 3 - 4 Support (Yes) or object (No) to incl of site?

We have been informed of the intention of a Ms Samantha Frost to apply for permission to build property and develop land at the rear of our property. We strongly object to this application being allowed. For the reasons listed:-

1. The plot of land directly behind our property (99) is owned by us. We have a garage, hard standing and a garden area and the plot is in constant use. Any proposed development to the land would be dependent on adequate road access, which would not be possible without detriment to our property. We have no intention of allowing our property to be compromised.
2. Our understanding is that Ms. Frost possibly owns two plots located to the rear of 100 and 101 Cilfynydd Road. All other plots are owned by the house owners resident in Cilfynydd and are in constant use. So we are at a loss to know how any development on these two plots could proceed without compromise to adjacent plots.
3. The land at the rear of our property is not suitable for development. It is very sloped and we believe there will be serious problems with drainage if a housing development is put there. There are already significant problems in the Cilfynydd area with water drainage following heavy rainfall, possibly as a result of housing developments higher up, and we do not wish to increase the risk of flooding in this area as well.
4. Ms Frost has little or no regard for the locality, and any suggestion that this proposed development would enhance and/or improve the area should be considered very carefully. As an example, to our knowledge, the only property which Ms. Frost owns in block, is the end house (98 Cilfynydd Road). This property is rented out through an agent, and is done so with little or no consideration to the residents as to who the tenants are. A recent tenant of Ms Frost is a known drug addict and dealer, and the police has to be contacted regarding behaviour of these tenants and their guests. We enclose some recent pictures of the property to give an idea of the current state of Ms Frost's property, which is currently vacant, and ask that you form your own opinion on how Ms Frost's property enhances the locality! For your information, the rubbish has been there since Easter when the last tenants moved out, and no attempt has been made to clear this away.

In summary we object vigorously to any proposed application to develop the land to the rear of the properties at Cilfynydd Road. We can see no benefit to the locality, from such a development. We do not believe the applicant has the interests of Cilfynydd in mind in attempting to make this application. We are grateful for your consideration of this matter.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4168.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 863/ASN143 St. Johns The Baptist's Church										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	We object to the site being used for housing as the access is unsuitable, and the amount of traffic is already excessive.	
	Problems already exist with the drainage and surface water in the area.	
	There is a strain on local services, schools and emergency services.	
	There is a protected species of slowworm and bats in the area.	
	We believe the graveyard is total unsuitable for housing.	

<b>4169.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 985/ASN034 Land r/o Cilfynydd Road/ Bodwenarth										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	We were informed today by a good neighbour of ours that a residential development and public facilities area has been proposed for site 195 Land r/o Cilfynydd Road/Bodwenarth quarries.	
	We just wish to express our disappointment and utter discontent that this site development should be considered.	
	Considering the recent years of flooding in the area where many of our neighbours and the residents of Cilfynydd have been forced out of their homes, this site and the developments of the already over saturated land could only lead to more floods an families already below the bread line forced into even worse situation.	
	Cilfynydd is also renowned for its traffic problems and the situation is only worsening, so surely another development in the area could only further more congest and increase damage to the already overpopulated and under maintained main road leading from Cilfynydd to Pontypridd.	
	Taking into consideration the preposterous idea of building on the land, I ask this, what impact has the current proposals have on the local wildlife and has the bigger picture been considered when it comes to upturning the countryside when we'll all be loosing the beauty of the diverse plant life and wildlife not to mention the popular walks taken by the local community everyday.	
	We hope that you consider these issues carefully before allowing an already stretched village to be developed.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4170.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 863/ASN143 St. Johns The Baptist's Church										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? We object to the site being used for housing as the access is unsuitable, and the amount of traffic is already excessive.  Problems already exist with the drainage and surface water in the area.  There is already a high density of housing proposed for the area.  There is a strain on local services, schools and emergency services.  There is a protected species of slowworm and bats in the area.	

<b>4171.A1</b>			<input type="checkbox"/>	O	M			<input type="checkbox"/>						
Document:		Site: 985/ASN034 Land r/o Cilfynydd Road/ Bodwenarth										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? We strongly object to the proposals, and consider Cilfynydd already over developed. The village is extremely congested and with the existing problems of drainage, flooding and road access, could not sustain further development.  Also, we would lose the lovely open space and nature which villagers like ourselves have enjoyed all our lives.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? We feel that the village cannot sustain any further development, due to the problems already experienced with drainage, flooding and road access.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4171.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1113/ASS019	Land r/o Cilfynydd Road/	Bodwenarth				PEX Session:	
Policy:				Map:					Issue:					
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? We strongly object to the proposals, and consider Cilfynydd already over developed. The village is extremely congested and with the existing problems of drainage, flooding and road access, could not sustain further development.  Also, we would lose the lovely open space and nature which villagers like ourselves have enjoyed all our lives.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? We feel that the village cannot sustain any further development, due to the problems already experienced with drainage, flooding and road access.		

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4172.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 944/ASN044	Land adjoining Bedw Farm Estate					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Using this land for residential use is inappropriate for several reasons: i) Development is unsuitable. Residents would have to use cars in what is an already congested area.  ii) The visual impact is unacceptable - too high up valley side.  iii) Emergency and gritting vehicles already have limited access to Kimberley Way, therefore the proposed site would experience similar problems.  iv) The topography and stability of the land is not suitable for residential development.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the alternative site would improve the soundness of the LDP by adhering to a pattern of sustainable development.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4172.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 926/ASN045 Land East of Aubrey Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Using this land for residential use is inappropriate for several reasons:  i) The development is unsustainable. Residents would have to use cars to access the site via a very narrow street.  ii) The visual impact would be unacceptable.  iii) Emergency and gritting vehicles already have extremely limited access to Aubrey Road. Therefore, the alternative site would experience similar problems.  iv) Destroying an allotment site is also unsustainable. The Council should be protecting and promoting allotments in the face of the climate change crisis.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the alternative site would improve the soundness of the LDP by adhering to a pattern of sustainable development.		

<b>4172.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Using this land for residential use is inappropriate for several reasons: (i) The development is unsustainable residents would have to use cars in what is already congested `side streets`. (ii) The visual impact would be unacceptable- far too high on valley side. (iii) Emergency and gritting vehicles already have limited access to Kimberley Way. Therefore, the proposed development would experience similar problems. (iv) the topography and stability of the land is not suitable for residential development. Similar applications in the area have been rejected on these grounds in the past.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the alternative site would improve the soundness of the LDP by adhering to a pattern of sustainable development.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4172.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 915/ASN047						Land to the rear of 119-130 High Street				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Soundness Tests
1	3 - 4 Support (Yes) or object (No) to incl of site? This alternative site is appropriate because:  (i) Development is unsuitable. Residents would have to use cars in an already congested area. (ii) The visual impact is unacceptable. (iii) road access to the site would be via an already dangerous junction. The increased traffic from the site would increase the danger to road users, pedestrian ions and those entering and exiting the entrance to Ysgol Gyfun y Cymmer.		<b>Representation Text</b>

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site would improve the soundness of the LDP by adhering to pattern of sustainable development.		<b>Soundness Tests</b>

<b>4172.A5</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 874/ASN152						Land south of Trebanog (Rhiw Garn Fawr)				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Soundness Tests
1	3 - 4 Support (Yes) or object (No) to incl of site? Inappropriate for several reasons:  (i) Visual impact unacceptable. (ii) Destruction of green space between settlements of Trebanog and Tonyrefail. (iii) Development in unsustainable. Residents would have to use cars to access the site from a relatively busy minor road.		<b>Representation Text</b>

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of this site would improve the soundness of the LDP by adhering to a pattern of sustainable development. Helping to retain green space between Trebanog and Tonyrefail.		<b>Soundness Tests</b>

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4172.A6</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 938/ASN153 Land adjacent to Rhiw Garn (Rhiw Garn Fawr)										PEX Session:		
Policy:		Map:				Issue:								
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Inappropriate for residential use because:  (i) Site is unsustainable, Traffic (Road) infrastructure is not sufficient. Increased car use would further increase congestion. (ii) Visual impact unacceptable - far to high on valley side. (iii) Destruction of countryside.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? Exclusion of the site would improve the soundness of the LDP by adhering to a pattern of sustainable development.		

<b>4172.A7</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 947/ASN154 Land rear of Trebanog Road (Rhiw Garn Fawr)										PEX Session:			
Policy:		Map:				Issue:									
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Inappropriate for several reasons:  (i) site is unsustainable. Access to site is extremely limited and residents would use cars, increasing congestion on a min road into/out of the Rhondda. (ii) Visual impact would be unacceptable. (iii) Emergency vehicle access would be increasingly difficult with increased traffic.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? Soundness of LDP improved. Excluding this site would adhere to a pattern of sustainable development.		

**REPRESENTATION DETAIL** by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4172.A8</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 981/ASN155 Land north of Rhiw Garn Fawr										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
Using this land for residential use is inappropriate for several reasons:
- (i) The visual impact would be unacceptable.
  - (ii) The alternative site is unsustainable. Residents would have to use cars on, what is, a very steep valley side.
  - (iii) The topography of the land is unsuitable as it encompasses disused tips and quarries.

*Item Question*

*Reply*

**Soundness Tests**

- 2 5 Why Incl/Excl of site improves soundness?  
The exclusion of this alternative site would improve the soundness of the LDP by adhering to a pattern of sustainable development.

<b>4173.A1</b>			<input type="checkbox"/>	O		M		Yes	48	<input type="checkbox"/>				
Document:		Site: 985/ASN034 Land r/o Cilfynydd Road/ Bodwenarth										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
Roads around the area are at times very busy and difficult for two way traffic. Obstructed by buses school buses lorries. Extra heavily congested when 470 closed.  
Water. When rain is heavy have seen 2-3" of water running down back garden where I live disruption to mountain could open up new water run offs.  
Views of local flooding on Cilfynydd Road & Merthyr Road should be looked at.  
Loss of lovely site bluebell covered in many oak trees which I understand have to be preserved.  
Think the steepness of proposed site its stupid to try building and where would access to site be to cause more chaos.  
All sewer would have to go into existing sewers which when flooding occurs would overflow.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4174.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 985/ASN034						Land r/o Cilfynydd Road/ Bodwenarth				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I am writing this letter to register my objection to the idea of building on the land behind my home on Cilfynydd Road. I am a teacher working in a local school, who ensures that the children in my care understand that extinction means forever, whether it is animals, trees or our beautiful vandal free environment (which must surely be a designated site of scientific interest)	
	When you visit this area you will see how myself and my neighbours take pride in developing our allotments which we own and possess the deeds with our house deeds. Who owns our beautiful mountainside, or who has apparently made claim to this area, under threat of development?!!	
	Already water has caused major problems in Cilfynydd during stormy weather, and any building on our mountainside would have extreme consequences.	
	Excess traffic where vulnerable little children walk to a local school will create "an accident waiting to happen" My son's business at Trojan Service Station has kept a log of the serious accidents, including one recent near fatal motorbike accident, which have occurred at the junction of Cilfynydd Road.	
	Our village has many, many vacant properties and has no need for the building of more by someone living abroad whose priority is financial gain only. I feel that we residents are claiming ownership of Cilfynydd and protecting our village for future generations. This is the reason why my family moved her 23 years ago. I look forward to hearing from you.	

<b>4175.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 923/ASN156						Land adjacent to St. Fagan's Vicarage				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	We understand there is an application to amend the Local Development Plan to enable the Church in Wales, if successful, to submit a future application for planning permission on the vicarage site.	
	I wish to object to the proposal on the grounds that access to any future developments would, I suggest, be virtually impossible.	
	I also wish to object on the grounds that any development would encroach on my enjoyment of my own property.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The inclusion of the alternative site would not improve the soundness of the LDP		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4176.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 985/ASN034						Land r/o Cilfynydd Road/ Bodwenarth				PEX Session:		
Policy:		Map:							Issue:					
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Cilfynydd cannot sustain any more development. The traffic problem is shocking now. The drainage system is at full capacity, people are nervous now when heavy rain is forecast. Will we have any Green Wedges left. I would suggest the planners come to live in the village to experience first hand our problems.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See opposite box  P1, P2, C4, CE1, CE2, CE3.		

<b>4177.A1</b>	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 923/ASN156						Land adjacent to St. Fagan's Vicarage				PEX Session:		
Policy:		Map:							Issue:					
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? We understand there is an application to amend the Local Development Plan to enable the Church in Wales, if successful , to submit a future application for planning permission on the vicarage site.  I wish to object to the proposal on the grounds that access to any future developments would, I suggest, be virtually impossible.  I also wish to object on the grounds that any development would encroach on my enjoyment of my own property.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? The inclusion of the alternative site would not improve the soundness of the LDP.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4178.A1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 923/ASN156 Land adjacent to St. Fagan's Vicarage										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

Residential building on this land would utterly ruin the aspect at the front of my property and devastate its value. One of the main attractions of the property to my wife and I was this aspect as well as the peace of Church Row. This would be destroyed by further residential building. In addition, the land has no direct road access and so I have serious concerns over how access will be arranged. I am thoroughly disgusted with the way Rhondda Cynon Taff has failed to consult on this until now and will object to this site throughout the process. Displaying a notice at the entrance to a track to the vicarage halfway down a side road shows a cynical disregard for residents' views. Had a neighbour not spotted this notice my wife and I would have been wholly unaware of these ridiculous plans.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of this site would take account of the needs of other residents. There are dozens of brown field sites elsewhere in RCT that are more appropriate than this green field site. Since it is Government policy to build on brown field sites as a preference. I suggest there are considered instead.

4179.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 985/ASN034 Land r/o Cilfynydd Road/ Bodwenarth										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

Enough is enough this village cannot cope at the moment. To add even more housing etc is beyond comprehension how many more application must we protest about before this is finally closed. It is a disgrace to the people of Cilfynydd.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

P1, P2, C4, CE1, CE2, CE3.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4180.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 923/ASN156 Land adjacent to St. Fagan's Vicarage								PEX Session:				
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
I've been a resident at Church Row for 16 years, this street is very private and peacefull. Building any properties in front would very much invade our privacy. It would have poor access and I feel properties would be too close to our property resulting in de-valuing our property. It would be an eyesore.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
Reason why this site should be disapproved is all of the below. We residents of Church Row have not been consulted in way on form and most of us are against the plan for development.

<b>4181.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 985/ASN034 Land r/o Cilfynydd Road/ Bodwenarth								PEX Session:				
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
My husband Gary and myself object to any more building in the Cilfynydd residential area due to the amount of traffic already going through Wood Street and Oaklands. The school at the end of Wood Street is a nightmare in the mornings. Now we are having the flooding at the top of Oaklands.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
See box opposite.  
P1, P", C4, CE1, CE3.

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<b>4182.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 923/ASN156 Land adjacent to St. Fagan's Vicarage										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? I believe this development will intrude on our privacy, and peace, also any movement could cause damage to our properties. Also the access to the proposed site is inadequate for transport. Our properties would then devalue from this proposed action. I would like to add, that we could not make a representation to the deposit draft LDP, as we, the residents of Church Row were not informed of this at any time.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? Reason why this site should be disapproved is all of the below. The/we residents of Church Row have not been consulted in any way or form and most of us are against the plan for development.		

<b>4183.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 923/ASN156 Land adjacent to St. Fagan's Vicarage										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? I object to the proposed development on the following grounds:-  Poor access to the proposed site.  Concerns over privacy to houses in Church Row. Increased noise levels.  Concerns over drainage. There is a natural spring in the field, and there have been problems with drainage in the past, resulting with part of the retaining field wall collapsing.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? P1 - Until this site proposal was pointed out by a neighbour, we were not aware of the development. So obviously the community involvement scheme has not worked.		

**REPRESENTATION DETAIL** by: Representation No

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<b>4184.A1</b>			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 906/ASN159 Land at Rhigos Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text	
1	3 - 4 Support (Yes) or object (No) to incl of site? AS(N)161 and AS(N)165 deal with the same allotment plot and the categories 1. Employment/Educational and 2 Allotment - Related activities are not in conflict with each other, but are in harmony.  I support the alternative use for this former allotment site adjacent to the Rhigos Road. Findings of the Candidate Site Assessment process 2009 commented that it was visually unappealing and unlikely to have environmental value. Since the 2009 assessment, the whole site has been cleared and no longer contains eyesores. It could be situated at the adjacent Old Hospital site. It would also provide parking and land for energy based activities and demonstrations, including allotment based activities, themselves energy based.		
Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? CE4 - The plan needs to be more flexible. The LDP would be more robust were this site to be used for employment and educational issues in the energy field, especially since reducing carbon footprint by 2020, reducing climate change and improving the health of the nation are all major government issues which housing on this site could not deliver.		

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4184.A2			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:								Site: 855/ASN164 NSA 9.15 - Old Hospital Site and School Playground				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

For 70 years, the site NSA9.15 supported a hospital for 50 patients and corresponding staff. When this building was demolished, the site was left with very large, levelled building site with services sufficient for a new tourist/energy/educational centre in already mature grounds with a magnificent view. It is easily accessible from the A465 Heads of the Valleys road via the A4061 mountain road which passes the Craig-y-Llyn viewpoint of the Brecon Beacons panorama en route. When the Nuon wind farm is in place, a visitors' viewing platform on one of the turbines should provide the impetcy to draw visitors along this route and thence to the Energy Centre in Treherbert. It would be similar to Technquest and the Machynlleth Centre for Alternative Technology, but a mire futuristic vision, it will have additional specialist facilities to help with GCSE and A Level Students in the Science and Technology projects in their new syllabi. This will be especially important because there are so few specialist science staff in schools, especially Welsh-medium ones. It would be a great shame to promote 'housing on such a superb site, tailor made for a public enterprise. Adjacent to the site there is a former school playground which could be a picnic and recreation site for visitors and local people. There is also adjoining former allotment land for possible use for energy demonstrations and car parking. (See LDP representation form 2986.D2 site NSA 9.15 for the topography of the land could only support 30 houses if all the mature trees were felled, with resultant loss of biodiversity and amenity).

I support AS (N) 164 Old Hospital in the Employment/Energy/Educational category and AS (N) 166 Old Hospital in the Open Space/Play category.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

CE4 A tourist/energy/education centre would boost the local economy and be a long term active employment site. It would also be an educational asset to the whole of R.C.T. performing for science what Aberdare Museum has done for heritage and history for many years. The Rhondda has no such centre since Glynornel facilities were transferred to the Dare Valley Country Park. Biodiversity would also be protected. None of the above would be possible where the site designated for housing.

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<b>4184.A3</b>			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 978/ASN165 Haigside Allotments,Rhigos Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text	
1	3 - 4 Support (Yes) or object (No) to incl of site? AS(N)161 and AS(N)165 deal with the same allotment plot and the categories 1) Employment/Educational and 2) Allotment Related Activities are not in conflict with each other, but in harmony.  I support the alternative use for this former allotment site adjacent to the Rhigos Road. Findings of the candidate site Assessment process 2009 commented that it was visually unappealing land unlikely to have environmental value. Since the 2009 assessment, the whole site has been cleared and the eyesores removed. It could be a vital asset, providing an entry point to the Energy Centre on the adjacent Old Hospital site. It could also provide parking for the centre and land for energy based activities and demonstrations including allotment based activities, themselves energy based.		
Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? CE4 The plan needs to be more flexible. The LDP would be more robust if this site were to be used for employment and educational issues in the energy field, especially as reducing carbon foot print, reducing climate changes and improving the health of the nation are all major government initiatives, which housing on this site would not deliver.		

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<b>4184.A4</b>			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:				Site: 980/ASN166 NSA 9.15 - Old Hospital Site and School Playground				PEX Session:						
Policy:				Map:				Issue:						
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? In the LDP the Old Hospital Site was joined with the adjacent school playing field and called NSA9.15 In the Alternative Sites Register, confusingly, this whole site is called 'Old Hospital'; there are 2 categories:- 1 'AS(N)164 Old Hospital' deal with proposals for the actual Old Hospital Site and is given the category Employment/Energy/Educational. 2. 'AS(N)166 Old Hospital deals with the School Playing Field adjacent to the hospital and given the category Open Space/Play  Both of these categories are relevant to the original site NSA9.15 because they will both contribute to the tourist market which is so important to the future of the Upper Rhondda Valley. The old school playing field has been used by generations of children and adults and Village Green Status has already been applied for. This would not be in conflict with the recreation area for tourists/visitors to the Energy Centre (proposed in the actual Hospital grounds) because it could equally be used by local people.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? CE4 both categories Employment/Energy/Educational and Open Space/Play provide a much needed boost to the local economy, contribute towards the climate change policy and by providing educational facilities could tap into the growing tourist market. It would make the plan more robust and achievable. Housing on the site would not achieve any of these objectives.		

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<b>4185.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 933/ASN039 Land at Cefnpennar Road						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
<p>Access to the site is currently along a very narrow road (lane) with no pavements, increased traffic will further endanger the lives of ramblers and users of the pedestrian entrance to Brynhir Estate. This entrance is already a safety hazard as it's a blind spot and prams and pushchairs emerge first straight on the road.</p> <p>Disturbance of the sites land drains will exacerbate the already serious problem we have with ground water flooding our property when it rains, thus resulting in de-valuation of said property.</p> <p>When we moved into this property in 1977 we were told that the field was in the green zone, and were assured that it would never be built on, Why the change now? We attached map showing AS (N) 39 as still in the green zone.</p>			

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		

<b>4186.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 933/ASN039 Land at Cefnpennar Road						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
<p>I live just down the road. The access is dangerous. Flooding occurs. When it rains rivulets appear and stones come down the road such is the force of water. There is no pavement and traffic, cars, bikes and quads roar up the road. This is a green belt and an area that attracts many birds and wildlife.</p>			

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
<p>There are safety and flooding issues. Access. This is a green belt area.</p>			

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4187.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 920/ASN161 Land at Rhigos Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? For 2 reasons I object to the use of the Haigside allotments (ref. land off Rhigos Road) for residential purposes.  1. Residents of Abertonllwyd Street, Treherbert and additionally Bute Street, Treherbert, have constantly complained about the problem of large articulated vehicles causing their house foundations to shake as the vehicles leave and join the Rhigos Road, A4061, to being or end their journeys through the Rhondda Valley. MP, AMP and local councillors have expressed concern, but despite their help no progress have been made. The number of large vehicles pounding up and down Abertonllwyd Street for a year or more during construction will be greatly increased if 150 new houses are built on the allotment site. Residents of Abertonllwyd Street and additionally Bute Street, Treherbert have over the last 10 years complained bitterly to the local authority, regarding traffic vibration being experienced throughout their properties, and are concerned that should this development go forward it will result in even more vibration and sleep disturbance which will be on going until such times as the problem is addressed and rectified.  2. There is no evidence to show that there is a local need for new affordable housing in Treherbert. Indeed, over 100 social houses have been demolished on the Mount Libanus Estate and the land there has been left empty for a number of years. New affordable houses have not been rebuilt there because  (a) There are approximately 4000 empty properties in RCT, the majority of which are in the heads of the Rhondda Valleys. (b) Old valley houses are more substantial in size than new affordable houses and are cheaper to buy and rent.  In fact Policy SSA 12 makes reference to the fact that developers of small private sites would be expected to contribute to the reuse/ rehabilitation of existing older housing stock and that this should be given priority instead of building their quota of 25% affordable.  This land should be used for allotment - related activities and educational activities given the present climate. The latter would provide employment and contribute to the local economy.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? Q5 CE2. 150 houses to be built on small site, land at Rhigos Road. 50 houses to be built on NSA 9.15. 150 houses to be build on NSA 9.16.  These figures are unrealistic and are far far far in excess of the allocation for Treherbert Ward, when there is already a surplus of empty properties and no proven need for affordable.  CE4 The plan is not reasonably flexible to deal with a possibility of using the site for educational purposes (under the Energy umbrella) which could provide employment, and help the local economy. Using the site also for allotment-related activities (also energy-related) would make the LDP even more robust since it will improve the health of the population via exercise and better diet.		

**REPRESENTATION DETAIL** by: Representation No

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<b>4187.A2</b>			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 899/ASN167 Land at Pen yr Englyn						PEX Session:							
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<b>4188.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 933/ASN039 Land at Cefnpennar Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
<p>RCT Planning Department assured me when I purchased our home 5 years ago that AS (N) 39 was in THE GREEN ZONE- and would not be built on.                      Attached map- shows As (N) 39 - STILL in the green zone.                      When drainage channels have been excavated at the top of the field- It results in our yard being filled with muddy water.                      Road Access is currently via CEFN-PENNAR Road- which is an average 2570cm. (8ft. 6") wide - an average family car=1500cm. Or 5ft.                      The road is a lane - with no pavement - on each side a large estate from which children constantly emerge - there is therefore a serious safety issue.</p>		

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<b>4189.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 920/ASN161 Land at Rhigos Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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<b>4189.A2</b>			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 899/ASN167 Land at Pen yr Englyn						PEX Session:							
Policy:				Map:				Issue:							
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4190.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

Item	Question	Reply	Soundness Tests
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
<p>I grew up in the Cynon Valley and had the benefit of open spaces. My brother and his family now live in Pant Farm, Cwmbach, and my nieces are aged 10 and 6 respectively. All the family enjoy walking and cycling on the land between Cwmbach and Abernant, which I understand is the subject of a planning application to develop into a housing estate. This would be entirely detrimental to the current residents of Cwmbach in my opinion as it would involve the removal of yet another communal area which is enjoyed by a large number of the population. Also, the area has abundant wildlife which would inevitably be destroyed if the development went ahead.</p>			

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
<p>The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2                      'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.                      P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.                      C2 It does not have regard to National Policy on Green Wedge Land                      C3 It does not have regard to the Wales Spatial Plan</p>			

4190.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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<b>4190.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
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<b>4190.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	No
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<b>4191.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 933/ASN039 Land at Cefnpennar Road						PEX Session:							
Policy:				Map:				Issue:							
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Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	No
<p>I am objecting to the draft planning proposals with the following</p> <ol style="list-style-type: none"> <li>1. Access to site i.e.. Narrow road, no pavements and people coming from council housing estate onto road from exit provided by council.</li> <li>2. Noise from increase in traffic.</li> <li>3. Dust coming from site from contractor traffic.</li> </ol>	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
<p>P.1 P.2 CE2</p>		

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4192.A1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 920/ASN161 Land at Rhigos Road						PEX Session:							
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Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?  
For 2 reasons I object to the use of the Haigside allotments (ref. land off Rhigos Road) for residential purposes.

1. Residents of Abertonllwyd Street, Treherbert have constantly complained about the problem of large articulated vehicles causing their house foundations to shake as the vehicles leave and join the Rhigos Road, A4061, to begin or end their journeys through the Rhondda Valley. MP, AMP and local councillors have expressed concern, but despite their help no progress have been made. The number of large vehicles pounding up and down Abertonllwyd Street for a year or more during construction will be greatly increased if 150 new houses are built on the allotment site. Residents of Abertonllwyd Street have over the last 10 years complained bitterly to the local authority, regarding traffic vibration being experienced throughout their properties, and are concerned that should this development go forward it will result in even more vibration and sleep disturbance which will be on going until such times as the problem is addressed and rectified.

2. There is no evidence to show that there is a local need for new affordable housing in Treherbert. Indeed, over 100 social houses have been demolished on the Mount Libanus Estate and the land there has been left empty for a number of years. New affordable houses have not been rebuilt there because

- (a) There are approximately 4000 empty properties in RCT, the majority of which are in the heads of the Rhondda Valleys.
- (b) Old valley houses are more substantial in size than new affordable houses and are cheaper to buy and rent.

In fact Policy SSA 12 makes reference to the fact that developers of small private sites would be expected to contribute to the reuse/ rehabilitation of existing older housing stock and that this should be given priority instead of building their quota of 25% affordable.

This land should be used for allotment - related activities and educational activities given the present climate. The latter would provide employment and contribute to the local economy.

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*Item Question* **Soundness Tests**

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4192.A2			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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4193.A1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 920/ASN161 Land at Rhigos Road						PEX Session:							
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<i>Item Question</i>	<b>Representation Text</b>
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<i>Item Question</i>	<i>Reply</i>	<b>Soundness Tests</b>
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Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4193.A2			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 899/ASN167 Land at Pen yr Englyn						PEX Session:							
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<b>4194.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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4195.A1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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<b>4196.A2</b>			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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<b>4197.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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1 3 - 4	Support (Yes) or object (No) to incl of site? I support the alternative proposal AS(N)167 regarding the Northern extension of the Gelli-Treorci relief road.  It should be built alongside, NOT ON, the existing rail service track bed. (As in the Development Plan's CS8.a2 site 725 proposal.)  It should cross the valley just south of New Penyreglyn school, continuing over the empty Ynysfeio top (re-graded) and then northward above the Penyreglyn urban settlement boundary and any equestrian grazings. This allows it to join the A4061 Rhigos mountain road just northern of the "Forestry House" bend. (A roundabout intersection.)  Currently, articulated and other heavy vehicles which use the A4061 as a link with the inter-city A465, thunder through Abertonllwyd Street and Bute Street Treherbert and onto the "Carmel Narrows" in Penyreglyn. The concern about the intolerable vibration these vehicles are causing throughout Abertonllwyd Street, along with sleep disturbance, has been made plain to the Highways Department. The proposed re-alignment of A4061 would greatly ameliorate this problem.  Using part of Ynysfeio tip to route the relief road above Penyreglyn does NOT conflict with alternative proposals AS(N)162 and 163, reserving it for leisure and recreation. It is a large enough area to accommodate both functions. (As is the case alongside the new road to Clydach Pavilions.) The tip should NOT be reserved for development of 150 houses, as Development Plan Policy No. NSA9.16 states. There is a surplus of vacant properties in the Ward. We have precious little open land for safe recreational activity as it is, particularly sporting facilities and play areas. (See LDP Policy AW7)	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? CE2  This alternative, AS(N)167 is a more appropriate strategy for the Ward, and would make the Development Plan more robust therefore. We need to retain a full rail service all the way to Treherbert Station (and even to Tynydd). The existing streets immediately south of the Rhigos mountain road cannot take their present hammering, indefinitely. This alternative relief road route would make it a far easier journey for those having and seeking work westwards and eastwards along the A465 Heads of the Valleys axis, instead of the original LDP Policy, CS8a2 site 725, terminating the road at the Carmel Narrows in Penyreglyn.  CE4  The original LDP proposal (CS8.a2 site 725) is too inflexible to deal with changing circumstances. A particular example is the need for an easy journey-to-work when in the future, the jobs will eventually begin to appear to the north of us, when the A465 becomes dual carriageway along its entirety.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4199.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 920/ASN161 Land at Rhigos Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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<i>Item Question</i>	<b>Representation Text</b>
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1 3 - 4 Support (Yes) or object (No) to incl of site?  
 For 2 reasons I object to the use of the Haigside allotments (ref. land off Rhigos Road) for residential purposes.

1. Residents of Abertonllwyd Street, Treherbert have constantly complained about the problem of large articulated vehicles causing their house foundations to shake as the vehicles leave and join the Rhigos Road, A4061, to begin or end their journeys through the Rhondda Valley. MP, AMP and local councillors have expressed concern, but despite their help no progress have been made. The number of large vehicles pounding up and down Abertonllwyd Street for a year or more during construction will be greatly increased if 150 new houses are built on the allotment site. Residents of Abertonllwyd Street have over the last 10 years complained bitterly to the local authority, regarding traffic vibration being experienced throughout their properties, and are concerned that should this development go forward it will result in even more vibration and sleep disturbance which will be on going until such times as the problem is addressed and rectified.

2. There is no evidence to show that there is a local need for new affordable housing in Treherbert. Indeed, over 100 social houses have been demolished on the Mount Libanus Estate and the land there has been left empty for a number of years. New affordable houses have not been rebuilt there because

- (a) There are approximately 4000 empty properties in RCT, the majority of which are in the heads of the Rhondda Valleys.
- (b) Old valley houses are more substantial in size than new affordable houses and are cheaper to buy and rent.

In fact Policy SSA 12 makes reference to the fact that developers of small private sites would be expected to contribute to the reuse/ rehabilitation of existing older housing stock and that this should be given priority instead of building their quota of 25% affordable.

This land should be used for allotment - related activities and educational activities given the present climate. The latter would provide employment and contribute to the local economy.

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<i>Item Question</i>	<i>Reply</i>	<b>Soundness Tests</b>
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2 5 Why Incl/Excl of site improves soundness?  
 Q5 CE2. 150 houses to be built on small site, land at Rhigos Road.  
 50 houses to be built on NSA 9.15.  
 150 houses to be build on NSA 9.16.

These figures are unrealistic and are far far far in excess of the allocation for Treherbert Ward, when there is already a surplus of empty properties and no proven need for affordable.

CE4 The plan is not reasonably flexible to deal with a possibility of using the site for educational purposes (under the Energy umbrella) which could provide employment, and help the local economy. Using the site also for allotment-related activities (also energy-related) would make the LDP even more robust since it will improve the health of the population via exercise and better diet.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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4199.A2			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 899/ASN167 Land at Pen yr Englyn						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I support the alternative proposal AS(N)167 regarding the Northern extension of the Gelli-Treorci relief road.  It should be built alongside, NOT ON, the existing rail service track bed. (As in the Development Plan's CS8.a2 site 725 proposal.)  It should cross the valley just south of New Penyreglyn school, continuing over the empty Ynysfeio top (re-graded) and then northward above the Penyreglyn urban settlement boundary and any equestrian grazings. This allows it to join the A4061 Rhigos mountain road just northern of the "Forestry House" bend. (A roundabout intersection.)  Currently, articulated and other heavy vehicles which use the A4061 as a link with the inter-city A465, thunder through Abertonllwyd Street and Bute Street Treherbert and onto the "Carmel Narrows" in Penyreglyn. The concern about the intolerable vibration these vehicles are causing throughout Abertonllwyd Street, along with sleep disturbance, has been made plain to the Highways Department. The proposed re-alignment of A4061 would greatly ameliorate this problem.  Using part of Ynysfeio tip to route the relief road above Penyreglyn does NOT conflict with alternative proposals AS(N)162 and 163, reserving it for leisure and recreation. It is a large enough area to accommodate both functions. (As is the case alongside the new road to Clydach Pavilions.) The tip should NOT be reserved for development of 150 houses, as Development Plan Policy No. NSA9.16 states. There is a surplus of vacant properties in the Ward. We have precious little open land for safe recreational activity as it is, particularly sporting facilities and play areas. (See LDP Policy AW7)	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? CE2  This alternative, AS(N)167 is a more appropriate strategy for the Ward, and would make the Development Plan more robust therefore. We need to retain a full rail service all the way to Treherbert Station (and even to Tynydd). The existing streets immediately south of the Rhigos mountain road cannot take their present hammering, indefinitely. This alternative relief road route would make it a far easier journey for those having and seeking work westwards and eastwards along the A465 Heads of the Valleys axis, instead of the original LDP Policy, CS8a2 site 725, terminating the road at the Carmel Narrows in Penyreglyn.  CE4  The original LDP proposal (CS8.a2 site 725) is too inflexible to deal with changing circumstances. A particular example is the need for an easy journey-to-work when in the future, the jobs will eventually begin to appear to the north of us, when the A465 becomes dual carriageway along its entirety.		

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<b>4201.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 895/ASN173 Land at Tyle Garw						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The development of this site will destroy a rich and diverse wildlife habitat. I have observed many woodland buds as well as bats and newts. It also supports a vast array of insects.

As well as the obvious recreational benefits this site provides, it also has an educational use. Many facilities use this woodland children especially enjoy exploring and discovering the wonders of nature, which can only be beneficial as we all strive to be more 'green' and aware of our detrimental impact on our environment.

I strongly believe that areas like this site bring so much pleasure and instil a feeling of well-being to its users that its value is priceless.

<b>4201.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 1106/ASS084 Land at Tyle Garw						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4202.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 895/ASN173 Land at Tyle Garw						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the above mentioned development plan, specifically in relation to AS(N)173 land at Tylagarw and its proposal change of use to residential land.

The woodlands are an environmental asset, contributing to lowering the carbon footprint of the area. The proposed change of use to residential land would increase the carbon emissions of the area, and result in the loss of a much used and loved woodland. Change of use of land would also go against the Welsh Assembly Government's strategy 'Woodlands for Wales'.

<b>4203.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 895/ASN173 Land at Tyle Garw						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I and my partner have recently purchased "Woodland Villas", a house previously converted into 8 flats, with the intention of completely refurbishing and upgrading the property throughout.

This work has already begun in earnest with a significant ammount of work already being completed, namely the rewiring and the installation of new kitchens, with new decoration and bathrooms to follow. We are already in the process of marketing the flats and have already received a number of responcees.

This property is regarded by us as a rental investment for the next 10 to 15 years at least, if not longer. Obviously our tennants would also be greatly affected if these proposals went ahead. We would therefore strongly object to any future major development that would effect our property/ investment or the access road at the side of the property.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4204.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 895/ASN173 Land at Tyle Garw										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

1. Traffic concerns due to proximity of railway level crossing.

2. Environmental concerns - require full assessment of ecological status.... Believe it to be a habitat for dormice and newts....flood risk for local residence maybe increased - already a great issue. .... Woodland is designated ancient and a unique area in our locality.

This is green land - I was of understanding Brown Field sites were to be used to ensure delivery government housing targets.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

I don't feel qualified to comment.... In my judgement

P1 & P2....

C1, C2, C3 & C4

CE1, CE2, CE3 & CE4!!

<b>4205.A1</b>			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>					
Document:		Site: 937/ASN174 Site off Heol Llechau										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I am writing to ask for the above area of land to be included in the Emerging Local Development Plan as an extension of the Settlement Boundary.

The following Bullet points are the main reasons for this request.

A. To meet the growing demand for new build properties in the Rhondda Fach.

B. To meet the proposed North/South housing policies of the emerging L.D.P.

C. The site is immediately adjacent to an existing settlement.

D. The principal of housing development was previously established "guidance can be provided".

E. The site lies outside the identified flood plain areas.

F. Access to and from the site is immediately available.

G. Connections to utility services is close by.

I look forward to your reply.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4206.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1002/ASN176						Land to the west of Ynyshir				PEX Session:		
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Having lived here for about 32 years. I have never had problems with water runing down the mountain into my garden and onto my patio until they started building the house at the end of our road and also someone near the farm working the land altered the flow of water. I am concerned that if they start building houses behind my property it could deteriorate.

<b>4206.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1074/ASS086						Large area of land to the west of Ynyshir				PEX Session:		
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Having live here for about 32 years. I have never had a problem with water runing down the mountain into my garden and onto my patio until they started building the house at the end of our road and also someone near the farm working the land altered the flow of water. I am concerned that if they start building houses behind my property it could deteriorate.

<b>4207.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1002/ASN176						Land to the west of Ynyshir				PEX Session:		
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to any plans to build houses behind my property on the grounds that the water problems be already has could deteriate.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4207.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1074/ASS086 Large area of land to the west of Ynyshir								PEX Session:				
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
I object to any plans to build houses behind my property on th egronds that the water problems be already has could deteriate.

<b>4208.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 939/ASN178 Land at Buarth y Capel								PEX Session:				
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
REF: AS(N)178

This alternative proposal, an extension to the South of the part of the North with planning permission, is of a size necessary to assess its impact on the Ynysybwl Community as a whole. Access to and the existing highway infrastructure is very important as the village is experiencing difficulties with existing traffic movements.

The environmental impact this size development will have in terms of ecology, drainage (foul and surface water) traffic & general amenity warrant a assessment report for the public to draw further conclusions where developers proposals could be further considered.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
I consider the exclusion of this alternative site would improve the soundness of the L.D.P. until such time a considered sound proposals have been provided which will meet expectations of all interested parties and individual inhabitants of the village.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4208.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
REF: AS(S)87

It beggars belief how a developer/ other can offer up as part of an 'alternative site' for development purposes land gifted for recreational use of the village by 'Plymouth Estates'. (Recreational facility incl - rugby, football, cricket, bowls and children play area). Ynysybwl residents, especially the children, have limited facilities and amenity as it currently stands and this proposal goes a long way, if approved, to eliminating what the village does have. The allotment and garage areas to the rear of Clive Terrace (in private ownership) also part of the overall land development proposals have, I understand, been rejected for building development on planning grounds in the recent past.

Overall - need for a full appraisal on the affect/effect a large development proposal of this nature will have on the community particularly with regard to transport and highway infrastructure and including all other relevant matters - building vehicle movements, educational needs of increased population, health and safety matters, commercial needs etc. In the form of a 'Environmental Impact Statement'

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
Simply by retaining the recreational amenity of the village, albeit sadly minimalist, will improve the soundness of the LDP.

<b>4209.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 939/ASN178						Land at Buarth y Capel			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
I object to housing site because of the following reasons:

1. The land at Buarth0capel is the only wetlands in the locality providing a unique wild life habitat.
2. The structure of the ground provides a natural soak away enabling water run off from surrounding high ground and nearby housing to be released into the water course. If the development proceeds there is a potential flooding problem at the lower end of the water course caused by fast run off of rainwater from hard surfaces into the surface water drainage system.
3. The expected increase in traffic generated by the development would put an unbearable strain on the current inadequate main road through the village. There is also a potential risk that emergency vehicles may not reach the proposed development site within specified times because of the heavily congested narrow access roads and on street parking.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4209.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to housing site because of the following reasons:

1. Currently Ynysybwl has only one area, which can be used for recreational activities. Closure of the current facility would be hugely detrimental to the village, depriving individuals of the opportunity to participate in organised sport including rugby, bowls, tennis and football. Additionally this closure would have a detrimental impact on the sense of community villagers currently enjoy.
2. The proposed removal of the allotments would again erode the community spirit. The allotments are cultivated regularly by like minded individuals who have made use of this ground for many years to produce their own fruit and vegetables.
3. The expected increase in traffic generated by the development would put an unbearable strain on the existing heavy vehicle congested roads.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
<b>4210.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2</p> <p>'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.</p> <p>P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 It does not have regard to National Policy on Green Wedge Land</p> <p>C3 It does not have regard to the Wales Spatial Plan</p>		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
4211.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2</p> <p>'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.</p> <p>P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 It does not have regard to National Policy on Green Wedge Land</p> <p>C3 It does not have regard to the Wales Spatial Plan</p>		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4212.A1</b>			<input type="checkbox"/>	O		M		Yes	191	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 846/ASN040						Land at Crichton Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Comments of the Cwmbach Action Committee.	<p>This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-y-Felyn-Newydd and Nant y Geugarn including the Aberdare Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Crichton tip, has long since returned to the landscape.</p> <p>Any proposal to remove Crichton Tip would be injurious to local residents and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Crichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and is not decipherable as a standalone industrial artefact.</p> <p>Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.</p> <p>General comments of the Cwmbach Action Committee</p> <p>1. In that we are dealing with consultative Development Plan issues we have not made specific comments on infrastructure issues such as foul drainage, water supply and highway safety etc; accepting that these would be matters for consideration on their individual merits in the event of planning applications being submitted at a later date for residential development or the removal of Crichton tip. From a prima facie consideration, however, we would have strong reservations as to any means of access being derived from Cwmbach Road. At the 'Rosaries Bend', where there is an adverse camber in the horizontal and vertical alignment of the road to the detriment of highway safety or, indeed, to obtain access via Pinecroft Avenue or along the Werfa Incline (Linking with Gower Road).</p> <p>2. The reference to Crichton Farm as a 'farm' in the conventional sense is a misnomer, since the land has not been the subject of agricultural husbandry for very many years. It has probably never had the application of fertilisers or pesticides in its agricultural management. Large tracts of the land to the north side and south side of Crichton House/Crichton cottage consists of self-setter deciduous trees, which we consider should be preserved, within the heart of the land and to the south of the said properties there is an area of grassland which has been agriculturally managed. Similar to the Bryncarnau Farm SSSI designation, which would give added protection to this area of open countryside against urban development.</p> <p>3. In March 1975, the former Cynon Valley Borough Council approved a report by William F. Greenway, the then Director of works to the Council, entitles "Derelict Land in the Borough of Cynon Valley 1975" That report Inter alia, makes the following comments in relation to Crichton Tip: "Suggested proposals" (1975) In view of recent housing development which has been undertaken in the area and that which has recently been approved for residential purposes, any physical works of removing or re-contouring would make conditions intolerable for those residing in the area during operations.</p> <p>In that the tip is well vegetated its appearance does not dominate the visual aspect of the area.</p> <p>It has attractive possibilities for informal recreation and is a vantage point with a limited amount of amenity on its southern and eastern slopes.</p>

Item Question

Reply

Soundness Tests

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
2	5			Why Incl/Excl of site improves soundness?										
<p>The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2                      "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"                      P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.                      C2 - It does not have regard to National Policy on Green Wedge Land.                      C3 - It does not have regard to the Wales Spatial Plan.</p>														

<b>4212.A2</b>	<input type="checkbox"/>	S	M					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:				Site: 1173/ASD009	NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach								PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question* **Representation Text**

1	3 - 4	Support (Yes) or object (No) to incl of site?												No
I support the deletion.														

*Item Question* **Soundness Tests**

2	5	Why Incl/Excl of site improves soundness?												
Safer communities														
Living Space														
Health and Wellbeing														

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
4213.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2</p> <p>'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.</p> <p>P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 It does not have regard to National Policy on Green Wedge Land</p> <p>C3 It does not have regard to the Wales Spatial Plan</p>		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
<b>4214.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2</p> <p>'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.</p> <p>P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 It does not have regard to National Policy on Green Wedge Land</p> <p>C3 It does not have regard to the Wales Spatial Plan</p>		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4215.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

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2 5	Why Incl/Excl of site improves soundness?		
	<p>The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2</p> <p>'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.</p> <p>P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 It does not have regard to National Policy on Green Wedge Land</p> <p>C3 It does not have regard to the Wales Spatial Plan</p>		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
4216.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2</p> <p>'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.</p> <p>P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 It does not have regard to National Policy on Green Wedge Land</p> <p>C3 It does not have regard to the Wales Spatial Plan</p>		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4216.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution from removal of a large amount of minerals including coal. Heavy lorries, machinery and subsequent additional of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online).  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Abernant Canal Road. Generally used for recreation for most of the 20th Century at least.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of Way, Access issues on foot and by car/other vehicles.	

Item	Question	Reply	Soundness Tests
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Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
4217.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2</p> <p>'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.</p> <p>P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 It does not have regard to National Policy on Green Wedge Land</p> <p>C3 It does not have regard to the Wales Spatial Plan</p>		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4218.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040						Land at Crichton Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
<p>We object to the inclusion of the above site for inclusion in the LDP because of the following reasons:</p> <p>The appearance of Cwmbach especially from the Cwmbach Canal road, the Ynys sports field and from Ynyscynon Street, Pinecroft, Craig Y Llyn will be changed into an Urban Sprawl and will damage the unique character of the village from a traditional village with some modern development into a modern development with some traditional housing. This will damage the appearance of Cwmbach as historically a mining and then industrial area into a suburban commuter belt for the cities. We also take issue with alterations of drainage patterns.</p> <p>We also object because of destruction of habitat/agricultural land and particularly the destruction of trees, including those with preservation orders,</p> <p>The issue which affects us also is the increase in levels of nuisance noise and traffic; general adverse affects from overcrowding of the village. Parking is a big issue at the local schools at pick up time at Llangorse and Bridge roads and is a safety issue in Ynyscynon Street more homes equals more cars in the vicinity. School buses already find it difficult to navigate around parked cars at peak school pick up time. Residents feel that, the recent development of Redrow estate and other private builds is sufficient for the village at this time and that any further building will threaten safety.</p> <p>The loss of identity and ethos of Cwmbach is threatened by the village becoming too big with loss of a centre and feel strong community which we are already. We are a well established multicultural community and we all value our sense of belonging, this adds to our feeling of safety when our children go to the shops, school and play. More development will damage the feeling of belonging and general ethos of the village and its social/community and welfare. Cwmbach has a centred community where playgroups, OAP halls, football club, brownies, Conerstone and the famous male Voice Choir, shops, takeaways, schools and the churches and church halls are central to the fabric of the community.</p>		

Item	Question	Reply	Soundness Tests
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Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
2	5			Why Incl/Excl of site improves soundness?										
<p>The exclusion of the site from the LDP as proposed Alternative land for mineral extraction and housing development reinforces</p> <p>Safer Communities Our Living Space Our Health and Well Being And would support page 20 elements 3.4 and 3.5 of the LDP which is as follows:</p> <p>Delivering the Community Strategy Vision LDP Objectives 3.4. In order to ensure the delivery of the Community Strategy Vision, spatial planning objectives have been developed. These objectives are at the centre of the LDP and form the basis for its policy development. 3.5. The objectives of the Rhondda Cynon Taf LDP are to:</p> <p>Sustainable Communities 1. Provide for the County Borough's overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities and reinforce the roles of the Principal Towns and Key settlements in the north and south of the County Borough. 2. Promote integrated communities within the principal Towns. Key Settlements and other sustainable settlements by ensuring the development of high quality built environment and provided opportunities for living, working and socialising for all.</p> <p>Achieving Potential 3. Develop a sustainable economy in Rhondda Cynon Taf that provides a diverse range of job opportunities in locations that reinforce the roles of Principal Towns and Key Settlements in the north and south of the County Borough.</p> <p>Better Quality of Life 4. Promote and protect the rich culture and heritage of the County Borough by protecting and enhancing the historic landscape of the Rhondda, the historic parks and gardens in the south and the built heritage of the County Borough as a whole.</p>														

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4218.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

We object to the inclusion of the above site for inclusion in the LDP because of the following reasons:

The appearance of Cwmbach especially from the Cwmbach Canal Road, the Ynys Sports field and from Ynyscynon Street, Pinecroft, Graig y Llyn will be changed into an Urban Sprawl and will damage the unique character of the village from a traditional village with some modern development into a modern development with some traditional housing. This will damage the appearance of Cwmbach as historically a mining and then industrial area into a suburban commuter belt for the cities. We also take issue with alteration of drainage patterns.

We also object because of destruction of habitat/agricultural land and particularly the destruction of trees including those with preservation orders.

The issue which affects us also is the increase in levels of nuisance noise and traffic; general adverse affects from overcrowding of the village. Parking is a big issue at the local schools at pick up time at Llangorse and Bridge roads and is a safety issue in Ynyscynon street more homes equals more cars in the vicinity. School buses already find it difficult to navigate around parked cars at peak school pick up time. Residents feel that, the recent development of Redrow estate and other private builds is sufficient for the village at this time and that any further building will threaten the safety.

The loss of identity and ethos of Cwmbach is threatened by the village becoming too big with loss of a centre and feel of a strong community which we are already. We are a well established multicultural community and we all value our sense of belonging, this adds to our feeling of safety when our children go to the shops, school and play. More development will damage the feeling of belonging and general ethos of the village and it's social/community and welfare. Cwmbach has a centred community where playgroups, OAP halls, football club, brownies, Cornerstone and the famous Male Voice Choir. Shops, Takeaways, Schools and the Churches and Church Halls are central to the fabric of the community.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4218.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution from removal of a large amount of minerals including coal. Heavy lorries, machinery and subsequent additional of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online).  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Abernant Canal Road. Generally used for recreation for most of the 20th Century at least.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of Way, Access issues on foot and by car/other vehicles.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - Consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given to residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4218.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? We object to the inclusion of the above site for inclusion in the LDP because of the following reasons:  The appearance of Cwmbach especially from the Cwmbach Canal road , the Ynys sports field and from Ynyscynon Street, Pinecroft, Craig Y Llyn will be changed into an urban sprawl and will damage the unique character of the village from a traditional village with some modern development into a modern development with some Rational housing. This will damage the appearance of Cwmbach as historically a mining and then an industrial area into suburban commuter belt for the cities. We also take issue with the alteration of drainage patterns.  We also object because of the destruction of habitat/ agricultural land and particularly the destruction of trees. including those with preservation orders.  The issue that affects us also is the increase in levels of nuisance noise and traffic: general adverse affects from overcrowding of the village. Parking is big issue at the local shops at pick up time at Llangrse and Bridge roads and is a safety issue in Ynyscynon street more homes equals more cars in the vicinity. School buses already find it difficult to navigate around parked cars at peak school pick up time. Residents feel that, the recent development of Redrow estate and other private builds is sufficient from the village at this time and that any further building will threaten the safety.  The loss of the identity and ethos of Cwmbach is threatened by the village becoming too big with loss of a centre and feel of strong community which we already. We are a well established multicultural community and we all value our sense of belonging, this adds to our feeling of safety when our children go the shops, school and play. More development will damage the feeling of belonging and general ethos of the village and its social/community and welfare. Cwmbach has a centered community where playgroups, OAP halls, football club, brownies, Cornerstone and the famous male voice choir, shops take aways, schools and the churches and church halls are central to the fabric of the community.	

Item Question	Reply	Soundness Tests

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
2	5			Why Incl/Excl of site improves soundness?										
<p>The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces</p> <ul style="list-style-type: none"> <li>- Safer Communities;</li> <li>- Our Living Space;</li> <li>- Our Health and Well Being;</li> </ul> <p>And would support page 20 elements 3.4 and 3.5 of the LDP which is as follows:</p> <p>Delivering the Community Strategy Vision LDP Objectives</p> <p>3.4 In order to ensure the delivery of the Community Strategy Vision, spatial planning objectives have been developed. These objectives are at the centre of the LDP and form the basis for its policy development.</p> <p>3.5 The objectives of Rhondda Cynon Taf LDP area to: Sustainable Communities</p> <ol style="list-style-type: none"> <li>1. Provide for the County Boroughs overall housing requirement through a mix of dwellings types catering for all needs to promote integrated and thriving communities and reinforce the roles of the Principal Towns and Key Settlements in the north and south of the County Borough.</li> <li>2. Promote integrated communities within the Principal Towns, Key Settlement and other sustainable settlements by ensuring the development of a high quality built environment that provides opportunities for living, working and socialising for all.</li> </ol> <p>Achieving Potential</p> <ol style="list-style-type: none"> <li>3. Develop a sustainable economy in Rhondda Cynon Taf that provides diverse range of job opportunities in locations that reinforce the roles of the Principal Towns and key Settlements in the north and south of the County Borough.</li> </ol> <p>Better Quality of Life</p> <ol style="list-style-type: none"> <li>4. Promote and protect the rich culture and heritage of the County Borough by protecting and enhancing the historic landscape of the Rhondda, the historic parks and gardens in the south and the built heritage of there County Borough as a whole.</li> </ol>														

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4219.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution from removal of a large amount of minerals including coal. Heavy lorries, machinery and subsequent additional of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online).  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Abernant Canal Road. Generally used for recreation for most of the 20th Century at least.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of Way, Access issues on foot and by car/other vehicles.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2 "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - Consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given to residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4220.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution from removal of a large amount of minerals including coal. Heavy lorries, machinery and subsequent additional of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online).  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Abernant Canal Road. Generally used for recreation for most of the 20th Century at least.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of Way, Access issues on foot and by car/other vehicles.	

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4221.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution from removal of a large amount of minerals including coal. Heavy lorries, machinery and subsequent additional of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online).  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Abernant Canal Road. Generally used for recreation for most of the 20th Century at least.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of Way, Access issues on foot and by car/other vehicles.	

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4222.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4223.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4223.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Access leading from Dyffryn Road to Granville Tce/Aberffrwd Road is reduced from a two way road to a single lane track into the second half of Aberffrwd Road. There is no footpath along the route of Aberffrwd and traffic is already too heavy more than 1 vehicle and no off road parking to alleviate this. Local school children use this route to go to Mountain Ash Comprehensive School daily - more traffic would endanger them. Traffic accessing the main road (Cardiff Road) would be considerable as the other routes are limited to 2 exits in Caegarw.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? Caegarw is an area of beauty, not only for the residents but also for the areas of Darran Las and Glenboi. There are plenty of brown-field sites locally that could be developed without increasing danger to children progressing to school or to the playing fields. Why destroy an area for us residents when there are plenty of empty properties in the area in need of buyers by flooding the market with more.		

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<b>4224.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4225.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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4226.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4227.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the proposed removal of the tips and building of houses for reasons as follows:

The enormous scale of the project would result in a very long period of activity at the edge of our property creating excessive noise, dust and pollution from heavy vehicles.

I am concerned about the loss of the green wedge (Policy NSA) resulting in the permanent disappearance of the thriving wildlife which I strongly believe should be protected.

Surely there are plenty of other areas in the Cynon Valley suitable for development that are far more accessible resulting in far less work just to gain access to the field.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4228.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	1) There are numerous coal tips within this AS(N)40 site I have concerns regarding the dust, pollution, plat noise and disruption that would inevitably result from their complete/partial removal!? Toxic dust exposure?	
	2) Where would the main (sole) site access be located? The Pant Farm site is currently too congested particularly during rush hours. Minor traffic accidents already noted in vicinity of Pant Farm School at drop off/pick up times.	
	3) I strongly object to the site boundary line encompassing two sections of the Werfa Lane public footpath (north and south of Crichton farm). This is a valued much used public amenity - A favourite with walkers, ramblers, dog walkers and frequenters of the Rhos Wenallt pub at Abernant.	
	4) Developing this site would significantly degrade it for the current community of Pant Farm. As it stands, it provides a valuable environmental green belt between Pant Farm and Aberdare Golf Club. It also provides a green breathing space for the community.	
	5) Site has old drift mines with evidence of subsidence could development cause release of toxic gases such as methane, carbon monoxide eastwards into community area?	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
	1) On the contrary, the inclusion of this site would detract from the soundness of the LDP. I doubt whether it has complied with P1. I have seen no evidence of compliance with the community involvement scheme.		
	2) Similarly, no evidence of P2 compliance - strategic environmental assessment.		
Observations			
Adjacent woods habited by owls. These are heard but not seen. Probably Tawny owls which most likely hunt small rodents in this AS(N)40 site. Development would probably drive them out! This year for the first time "painted lady" butterflies seen in our garden on the perimeter of this alternative site. Could these be breeding in site AS(N)40?			

<b>4229.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	This area is a green wedge area it is now a place of natural beauty, with all types of wildlife dependant on it. Also there are footpaths being taken for this proposed development which will possibly prevent people walking from Cwmbach to Abernant.	

Filtered to show: (All representations)

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4230.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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4231.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4232.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
<b>4233.A1</b>			<input type="checkbox"/>	O		M		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 846/ASN040	Land at Crichton Farm					PEX Session:	
Policy:				Map:					Issue:					
Summary:	-----													

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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4233.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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<b>4234.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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4235.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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4236.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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<b>4237.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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<b>4238.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4239.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution from removal of a large amount of minerals including coal. Heavy lorries, machinery and subsequent additional of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online).  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Abernant Canal Road. Generally used for recreation for most of the 20th Century at least.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of Way, Access issues on foot and by car/other vehicles.	

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<b>4247.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution from removal of a large amount of minerals including coal. Heavy lorries, machinery and subsequent additional of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online).  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Abernant Canal Road. Generally used for recreation for most of the 20th Century at least.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of Way, Access issues on foot and by car/other vehicles.	

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4248.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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4249.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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4250.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

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<b>4251.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:  Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution from removal of a large amount of minerals including coal. Heavy lorries, machinery and subsequent additional of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online).  The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Abernant Canal Road. Generally used for recreation for most of the 20th Century at least.  As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of Way, Access issues on foot and by car/other vehicles.	

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4252.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4253.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 926/ASN045 Land East of Aubery Road						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
For social activity.

<b>4254.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 926/ASN045 Land East of Aubery Road						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

This site has been an allotment for approximately 90 years. At present all plots are taken and there is a waiting list. It is within walking distance for most plot holders - including myself. It is an important amenity for our community. I have been a plot holder for 20 years and there are no alternative sites in our area. To lose this amenity would be a great loss to our community. We now have young people looking to take up plots, and this should be encourages by protecting this site foe now and the future.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
C2  
C4

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4255.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 926/ASN045 Land East of Aubrey Road						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? As a resident of Aubrey Road, I strongly object to any further plans to use all, or part of the allotment site, apart from the obvious loss to the community on many levels, I also see major problems arising regarding future access to the site. Residents already have difficulty parking in this narrow road, without having the added worry that any proposed scheme would bring - general safety and access for emergency services, to name but two. The site is irreplaceable. Therefore I object to the plans.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? C2 C4		

<b>4255.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 926/ASN045 Land East of Aubrey Road						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Like many others, I have enjoyed working on this particular allotment for 30 years. Also, entire families are closely involved in cultivating every square yard of this plot.  Recently, the local junior school has been allocated a strip of land on which pupils and teachers are working very hard, and are now able to see the fruits of their labours. Thus, the allotment not only serves the community generally, but is also a very important educational experience.  I therefore find it unbelievable that in the current political climate, when government is actively promoting the use of such land for the above mentioned purpose, anyone could even consider taking such an important facility away from local people.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? C2 C4		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4256.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 926/ASN045 Land East of Aubrey Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I wish to make my objections on behalf of the above society regarding future development plans for site number 317 land east of Aubrey Road. This is the only allotment left in the Cymmer area and is in full use as a recreational garden in fact we have 26 plots which are fully utilised some being shared because of a lack of allotments in this area, and a waiting list of 4 other prospective gardeners and continued interest from others. One of these plots being used as a community garden for the elderly and local schools in conjunction with the community first project. The allotments are a focal point of our community and would be a great loss at a time when more people are trying to acquire land to grow their own produce. There has also been an improvement in community spirit with some elderly gardeners attending local school and teaching young children how to plant seeds and grow plants.

I would bring to your attention to our appeal against this site being developed in Jan/Feb 2001 where the Planning Inspector for the Welsh Assembly upheld our appeal. I have enclosed a copy for your perusal. I draw your attention to paragraph 8. The allotments have been in existence for over 75 years, long before Porth Farm was purchased by the present owners. There are empty houses wherever one looks in the area and the building of even more properties on land that is giving the community so much pleasure in an area where allotment land is at a premium would be a disgrace. Added to this is the problem of access for vehicles to this site as the access which would have to run through Aubrey Road is restricted because of the narrowness of the road and residents vehicles. I consider that any increase of traffic trying to squeeze up this road would be of some considerable danger to residents and their children.

I would urge you to take the advice of the inspectorate and protect this ground as a allotment site for the present community and the gardeners of the future.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

C2 See attached forms L6940/A/00/1049686

C3 See attached forms L6940/A/00/1049686

C4 Destruction of already limited community facilities which are in full use by the community with a waiting list of new members.

<b>4257.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 909/ASN179 Land off Ystrad Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

There was a notice attached to a post outside my house. I believe it is for planning permission for building houses on the mountainside behind my house. There was an application for this development a few years ago which I complained against. The mountain is unstable, a couple of hundred yards further down. There would be disruption, noise and there is a culvert behind the house. These could cause problems for my property and other properties in the street. Therefore, I am against this application. I trust you will not allow this development to go ahead. I would be grateful to you if you could keep me informed.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4258.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 926/ASN045 Land East of Aubery Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
I object to any plans for development of the allotment site for any other purpose.

This area has been used for allotments for nigh on a hundred years. The present owner bought the land knowing that it was an allotment site. Applications for planning or residential development have been refused on several occasions and at least one has been rejected on appeal to the National Assembly. The Ombudsman was involved and I believe that the secretary of our allotment association has sent a copy of his report to you.

The Rhondda Local Plan (1001-2006) section TL22 states 'Development proposals which entail the loss of established allotment gardens will be refused by the Council' Also the smallholdings and allotment act of 1908 (Part 1 (23), which I understand has not been repealed, puts duty on councils to provide allotments where there is a demand.

This allotment site is in full use with a waiting list for plots which may become available. It is a valuable source of recreation in the Glynfach area. More than that, the site provides an opportunity for active and creative exercise for young and old. I am seventy-five years old and at the other end of the spectrum Communities First have a plot which is used by the children of Cymmer Junior School.

I strongly make representation that this area is left as an allotment site. A community does not simply consist of houses sitting cheek by jowl but a place where people can live with a quality of life where it is possible to enjoy social, recreational and cultural activities. This allotment site offers social, recreational activity and also encourages young people to get involved in a healthy productive pastime.

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*Item Question* **Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
The exclusion of the site for development purposed would improve the soundness of the LDP as per C2, C£ and C4 below.

It would indicate the local authority's awareness of the need for allotment gardens as part of the tourism and leisure plans of the county and would ensure that this amenity is not lost.

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<b>4259.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 909/ASN179 Land off Ystrad Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
This land (which I believe to be adjoined to Meadow Walk and the Uplands in Ystrad) is an area which should be kept 'wild' as a habitat for birds and wildlife. Many species of birds in particular are in serious decline in the Rhondda and any habitat which helps to preserve their numbers should be preserved.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4260.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 926/ASN045 Land East of Aubrey Road						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
As resident of Aubrey Road, I object to building on the allotment site, because Aubrey Road is too narrow for access to site. Plus the fact it should be kept for recreation.

<b>4261.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 926/ASN045 Land East of Aubrey Road						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
I object to the development of the site because it provides the only site in the Cymmer area for the recreation of gardening. Whereas in the past there was five, it is fully occupied.

<i>Item Question</i>	<i>Reply</i>	<b>Soundness Tests</b>
2 5 Why Incl/Excl of site improves soundness? C2 - It does not have regard to National Policy C4 - It does not have regard to RCT Community Plan.		

<b>4262.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 915/ASN047 Land to the rear of 119-130 High Street						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Please, please, please can the council make a decision to build some new houses in the Trebanog area. I am starting to lose my family as there are no houses around here for them to buy in order for them to stay close, because of this they have to move further a field to where there are houses. I am rather annoyed that there are no houses to buy in the village of Cymmer.  
  
T really don't understand why Tonyrefail gets new houses for people to buy and we have nothing.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4262.A2</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 945/ASN151						Land fronting Trebanog Road (Rhiw Garn Fawr)					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Please, please, please can the council make a decision to build some new houses in the Trebanog area. I am starting to lose my family as there are no houses around here for them to buy in order for them to stay close, because of this they have to move further a field to where there are houses. I am rather annoyed that there are no houses to buy in the village of Cymmer.

I really don't understand why Tonyrefail gets new houses for people to buy and we have nothing.

<b>4262.A3</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 938/ASN153						Land adjacent to Rhiw Garn (Rhiw Garn Fawr)					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Please, please, please can the council make a decision to build some new houses in the Trebanog area. I am starting to lose my family as there are no houses around here for them to buy in order for them to stay close, because of this they have to move further a field to where there are houses. I am rather annoyed that there are no houses to buy in the village of Cymmer.

I really don't understand why Tonyrefail gets new houses for people to buy and we have nothing.

<b>4262.A4</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 981/ASN155						Land north of Rhiw Garn Fawr					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Please, please, please can the council make a decision to build some new houses in the Trebanog area. I am starting to lose my family as there are no houses around here for them to buy in order for them to stay close, because of this they have to move further a field to where there are houses. I am rather annoyed that there are no houses to buy in the village of Cymmer.

I really don't understand why Tonyrefail gets new houses for people to buy and we have nothing.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4263.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 915/ASN047						Land to the rear of 119-130 High Street					PEX Session:		
Policy:		Map:			Issue:										
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Please, please, please can the council make a decision to build some new houses in the area. I am starting to lose my family as there are all leaving me as there are no houses suitable to buy or rent in my village of Cymmer.  
I don't know why Tonyrefail gets all the new houses and we get none.

<b>4263.A2</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>						
Document:		Site: 945/ASN151						Land fronting Trebanog Road (Rhiw Garn Fawr)					PEX Session:		
Policy:		Map:			Issue:										
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Please, please, please can the council make a decision to build some new houses in the area. I am starting to lose my family as there are all leaving me as there are no houses suitable to buy or rent in my village of Cymmer.  
I don't know why Tonyrefail gets all the new houses and we get none.

<b>4263.A3</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>						
Document:		Site: 938/ASN153						Land adjacent to Rhiw Garn (Rhiw Garn Fawr)					PEX Session:		
Policy:		Map:			Issue:										
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Please, please, please can the council make a decision to build some new houses in the area. I am starting to lose my family as there are all leaving me as there are no houses suitable to buy or rent in my village of Cymmer.  
I don't know why Tonyrefail gets all the new houses and we get none.

**REPRESENTATION DETAIL** by: Representation No

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<b>4263.A4</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 981/ASN155 Land north of Rhiw Garn Fawr						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Please, please, please can the council make a decision to build some new houses in the area. I am starting to lose my family as there are all leaving me as there are no houses suitable to buy or rent in my village of Cymmer.  
I don't know why Tonyrefail gets all the new houses and we get none.

<b>4264.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>						
Document:		Site: 915/ASN047 Land to the rear of 119-130 High Street						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Please can the council make a decision to build some new houses in our area. I am losing my family and friends they are all leaving me as there are no houses suitable to buy or rent in my village Cymmer.  
Tonyrefail gets all the new houses and we get none.

<b>4264.A2</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>						
Document:		Site: 945/ASN151 Land fronting Trebanog Road (Rhiw Garn Fawr)						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Please can the council make a decision to build some new houses in our area. I am losing my family and friends they are all leaving me as there are no houses suitable to buy or rent in my village Cymmer.  
Tonyrefail gets all the new houses and we get none.

**REPRESENTATION DETAIL** by: Representation No

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<b>4264.A3</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 938/ASN153 Land adjacent to Rhiw Garn (Rhiw Garn Fawr)								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Please can the council make a decision to build some new houses in our area. I am losing my family and friends they are all leaving me as there are no houses suitable to buy or rent in my village Cymmer.  
 Tonyrefail gets all the new houses and we get none.

<b>4264.A4</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 981/ASN155 Land north of Rhiw Garn Fawr								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Please can the council make a decision to build some new houses in our area. I am losing my family and friends they are all leaving me as there are no houses suitable to buy or rent in my village Cymmer.  
 Tonyrefail gets all the new houses and we get none.

<b>4265.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 926/ASN045 Land East of Aubery Road								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 My husband and I are now retired, we have an allotment to keep us busy and active in our retirement plus we get pleasure from growing our own vegetables and supply our children and grandchildren with healthy vegetables. If we have to give this up it will disrupt our lives entirely and we really don't want to become couch potatoes.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4266.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1001/ASN048						Land at Garth Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	C2 C3 C4		
	I do not know how to complete this but wish to know if my objections are appropriate and not to be disregarded if not applicable I am just a house owner and so not have any legal background but do feel the questions are very difficult for anyone to answer to the satisfaction of RCT without help. I do find it confusing.		

**REPRESENTATION DETAIL** by: Representation No

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<b>4266.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 904/ASN049						Land south of Heol Iscoed			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	C2		
	C3		
	C4		
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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4266.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 970/ASN050 Land of Heol y Parc						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.	

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2 5	Why Incl/Excl of site improves soundness?		
	C2 C3 C4		
	I do not know how to complete this but wish to know if my objections are appropriate and not to be disregarded if not applicable I am just a house owner and so not have any legal background but do feel the questions are very difficult for anyone to answer to the satisfaction of RCT without help. I do find it confusing.		

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<b>4266.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 961/ASN051 Land adjacent to the Willows and Heol Dowlais										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
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	I do not know how to complete this but wish to know if my objections are appropriate and not to be disregarded if not applicable I am just a house owner and so not have any legal background but do feel the questions are very difficult for anyone to answer to the satisfaction of RCT without help. I do find it confusing.		

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4266.A5			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 886/ASN052 Ffrwd Phillip Farm										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.	

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	I do not know how to complete this but wish to know if my objections are appropriate and not to be disregarded if not applicable I am just a house owner and so not have any legal background but do feel the questions are very difficult for anyone to answer to the satisfaction of RCT without help. I do find it confusing.		

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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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4266.A6			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 960/ASN053 Land adjacent to Meadow View, North										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	C2		
	C3		
	C4		
	I do not know how to complete this but wish to know if my objections are appropriate and not to be disregarded if not applicable I am just a house owner and so not have any legal background but do feel the questions are very difficult for anyone to answer to the satisfaction of RCT without help. I do find it confusing.		

**REPRESENTATION DETAIL** by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4266.A7</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1056/ASS026 Land adjacent to the Willows and Heol Dowlais								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	C2 C3 C4		
	I do not know how to complete this but wish to know if my objections are appropriate and not to be disregarded if not applicable I am just a house owner and so not have any legal background but do feel the questions are very difficult for anyone to answer to the satisfaction of RCT without help. I do find it confusing.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4266.A8</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1104/ASS027						South of Heol Dowlais			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.	

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2 5	Why Incl/Excl of site improves soundness?		
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<b>4266.A9</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1105/ASS028 Land adjacent to Meadow View, north of Heol Dowlai						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4266.A10</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1101/ASS029 Ffrwd Philip Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.	

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2 5	Why Incl/Excl of site improves soundness?		
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<b>4266.A11</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1111/ASS030						Land at Garth Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
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4266.A12			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1097/ASS031						Land south of Heol Iscoed			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	C2 C3 C4		
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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4266.A13</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1108/ASS032						Garthlyn, Heol Ffrwd Philip			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time. I now feel any more development will be detrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the property in 1974. To develop the land will be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
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<b>4267.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1001/ASN048						Land at Garth Farm			PEX Session:				
Policy:				Map:			Issue:								
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4267.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 904/ASN049						Land south of Heol Iscoed			PEX Session:			
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.		

4267.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 970/ASN050						Land of Heol y Parc			PEX Session:			
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4267.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 961/ASN051						Land adjacent to the Willows and Heol Dowlais				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.		

4267.A5			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 886/ASN052						Ffrwd Phillip Farm				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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4267.A6			<input type="checkbox"/>	O		M		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 960/ASN053						Land adjacent to Meadow View, North				PEX Session:		
Policy:		Map:				Issue:								
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.		

4267.A7			<input type="checkbox"/>	C		M		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1056/ASS026						Land adjacent to the Willows and Heol Dowlais				PEX Session:		
Policy:		Map:				Issue:								
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

Item	Question	Reply	Soundness Tests
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4267.A8			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1104/ASS027						South of Heol Dowlais			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

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4267.A9			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1105/ASS028						Land adjacent to Meadow View, north of Heol Dowlai			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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4267.A10			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1101/ASS029 Ffrwd Philip Farm						PEX Session:							
Policy:		Map:						Issue:							
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Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

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4267.A11			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1111/ASS030 Land at Garth Farm						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4267.A12			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1097/ASS031						Land south of Heol Iscoed			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

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2 5	Why Incl/Excl of site improves soundness? The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.		

4267.A13			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1108/ASS032						Garthlyn, Heol Ffrwd Philip			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4268.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1001/ASN048 Land at Garth Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	We support the LDP's exclusion of this site. The principle objections to this application are on grounds of sustainability, protection of the Special Landscape Area (SLA) and the protection of open spaces. In response to the representor's claims:	
	Sustainability: This is not an appropriate or sustainable extension to Efail Isaf. It would result in a very substantial expansion in the village envelope, and result in a 40% increase in the number of houses in the village. It would contravene numerous aspects of local development policy. For example, the representor justifies the development with reference to LDP para. 4.44. However, para. 4.44 refers to sustainable development defined by Policy AW2. The alternative site conflicts with policy AW2 (para 1,3, 4, 6, 7, 8 and 9). The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). With regard to SSA10, we support the LDP in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention this site is not appropriate, due to poor public transport links from Efail Isaf. The representor claims that there are 'regular' (implying 'frequent') bus services to the local area from the Carpenters Arms. This is not true. The bus services to and from Efail Isaf are few and extremely infrequent. Very few people cycle or walk to and from Efail Isaf to Pontypridd due to the character of the landscape. This alternative site would therefore not meet policy SSA 13, even if it were in the settlement boundary. There is very poor road access to the proposed site. Heol Ffrwd Philip is a small single track land which is already overloaded with local traffic to and from Mountain Road. A development of 200 houses would result in 200-400 extra cars using this road daily, either travelling through the narrow village lanes to access the bypass or, as many local people do, using single track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety, and traffic congestion in and around the village. There are already problems with the drainage system around the proposed site, as evidenced by recent flooding problems along Heol y Capel and Heol y Parc, caused by the drains being overloaded by run-off from the slopes above the village during times of heavy rain. Development on this site would exacerbate these problems. The site hosts a diversity of wildlife, including bats, newts, buzzards, pheasants, and at least one pair of red kites that are seen frequently flying over the field. Development would destroy their habitat, conflicting with policy AW8. It is totally unsustainable and unrealistic speculative proposal.	
	Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation (SSA23). This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designations for South East Wales Local Authorities, Final Report 2007: para 1.3). It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13). No credible evidence is provided in support of this challenge to SLA status.	
	Protection of open space: This development would adversely affect the provision of open space (LDP: SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158). The land above the village on the slopes of the Garth Mountain is an important part of the landscape for enjoyment by all. The proposed site would conflict with Policy AW5, particularly in terms of Amenity (A.1, 2 and 3) and Accessibility (C1 and 3).	

Item	Question	Reply	Soundness Tests
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT</i> <i>Petition of</i>	<i>EVIDENCE</i> <i>in parts</i>	<i>NO FRTHR EVID.</i> <i>Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
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2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 - sites 15, 16 and 19). The LDP's housing allocation sites accord with criteria contained in policy AW2.

In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (AW 2.3 - see also policy CS8), and is not within a defined settlement boundary (AW 2.1).

In addition, this alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15). The LDP also accords with Planning Policy Wales and the all-Wales strategy for designation of SLA's, meeting Soundness Test C2.

Inclusion of this alternative site, therefore, would fundamentally undermine the soundness of the LDP. If it were included, it would be unsound in terms of tests P1, P2, C1, C2, C3, C4 and CE2.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4268.A2</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 886/ASN052 Ffrwd Phillip Farm										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We support the LDP's exclusion of this site. The principle objections to this application are on grounds of protection of the Special Landscape Area (SLA), protection of open spaces and sustainability. In response to the representor's claims:  Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation . This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designations for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the robust methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13 ) and the representor is therefore challenging, without providing credible evidence, an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13)  Protection of open spaces: The representor claims that this 'urban fringe land'. This is notture.It lies at the edge of a small village, and is precisely the 'unspoilt low lying farmland' that Policy SSA13 should protect. There is little or no evidence of the presence of service infrastructure vehicles on site, despite the claims of the representor, and the field is often used for grazing sheep and cattle, which surely the represent would not do if maintenance work were so disruptive. There is a public footpath running through the centre of the site and the development would destroy this amenity, used by many local people. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, an the integrity and character of Efail Isaf should be maintained (LDP para 4.45).This development would adversely affect the provision of the open space (LDP:SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss(LDP:para 6.158).  Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport link with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). The LDP made good provision for delivering housing, both private and affordable. It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffrwyd Phillip is a small single track lane which is already overloaded with local traffic to and from Mountain Road. A development of 50 houses would result in 50-100 cars using this road daily, either traveling through the narrow village lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety, and traffic congestion in and around the village. The drainage and sewerage systems in this area are already overloaded which can contribute to flooding in times of heavy rain. Additional development of the is area will make the problem much worse Finally, a pair of Red Kites is frequently seen flying over the field and the development of this site would destroy their habitat, conflicting with policy AW8. It is a totally unsustainable and realistic proposal.	

Item Question Reply Soundness Tests

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible as can be seen on pages 127-128 of the LDP (Policy SSA 10 - sites 16 and 19). The LDP's housing allocation sites accord with criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (AW 2.3 - see also policy CS8), and is not within a defined settlement boundary (AW 2.1). It is also known to become boggy in a number of places due to the proximity of a small water course running off Garth Mountain.

This alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15) with clearly laid - out strategies for Llantrisant and Junction 33 Policy CS2.4 and CS3.7). In contrast, the proposed AS has poor transport links with this area, in that access is via a small village lane. The LDP also accords with Planning Policy Wales and the all-Wales strategy for designation of SLA's, meeting Soundness Test C2, despite the unevicenced claims of the representor. Inclusion of this Alternative Site for speculative development, therefore, would fundamentally undermine the soundness of the LDP. If this site were included, the LDP would be unsound in terms of tests P1, P2, C1, C2, C3, C4 and CE1 and CE2.

<b>4268.A3</b>	<input type="checkbox"/>	S	M	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
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Document: Site: 1104/ASS027 South of Heol Dowlais PEX Session:  
 Policy: Map: Issue:  
 Summary:

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

We support the LDP in its exclusion of this site.

We oppose the proposed extension of the residential settlement boundary because there has already been considerable development in Efail Isaf in recent years. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). The proposed expansion of the boundary is clearly to enable future development, which would adversely affect the provision of open space (LDP: SSA13.1). The countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158).

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The LDP will be less sound if this application is accepted. Efail Isaf is a small settlement which would require massive infrastructure investment, improved public transport, improvement of highways (currently small village lanes), and other provisions that are already either available or planned for in Principal Towns and Key Settlements. The extension of the village envelope in this way will undermine soundness on grounds of sustainability (P2) and with regard to the fact that such expansion does not give due regard to existing strategies, policies and plans in the area (C1).

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4268.A4			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1101/ASS029 Ffrwd Philip Farm										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We support the LDP in its exclusion of this site. The objective to this application are on the following grounds: protection of SLA status, protection of open spaces.  Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of the SLA designation. This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of criteria for Special Lanscape Area designation fro South East Wales Local Authorities, Final Report 2007: para 1.3). It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging - without providing any credible evidence - an all-Wales and a European approach for an unsustainable development that this not 'acceptable' (PPW 2002: 5.3.13).  Protection of Open Spaces: The representor claims this is 'urban fringe land'. This is not true. It lies at the edge of a small village, and is precisely the 'unspoilt low lying farmland' that Policy SSA should protect. There is little evidence of services infrastructures vehicles on the site, despite the claims of the representor, and the field is often use for grazing sheep and cattle, which surely the representor would not do if maintenance work were so disruptive. There is a public footpath running through the centre of the site and development would destroy this amenity, used by many local people. The expansion in the integrity and character of Efail Isaf should be maintained (LDP para 4.45). This development would adversely affect the provision of open space (LDP: SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158).  Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). It is not clear from he representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate, due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffrwd Philip is a small single track land which is already overloaded with local traffic to and from Mountain Road. A development of 50 houses would result in 50-100 extra cars using this road daily, either travelling through the narrow village lanes to access the by-pass or, as many local people do, using the single track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety and traffic congestion in and around the village. A pair of Red Kites are frequently seen flying over the field and this would destroy their habitat, conflicting with policy AW8. It is a totally unsustainable and unrealistic proposal.	
2	5 Why Incl/Excl of site improves soundness? The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible, as can be seen on page 127-128 of the LDP (Policy SSA 10 - sites 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (aw 2.3; see also Policy CS8), and is not within a defined settlement boundary (AW 2.1). Parts of the site are also prone to become extremely boggy due to the proximity of a small water course running off the Garth Mountain.  This alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan;s projections for housing demand, including affordable housing (Wales Spatial Plan 19.15). The LDP also accords with Planning Policy Wales and the all-Wales strategy fro designation of SLAs, meeting Soundness Test C2, despite the unevicenced claims of the representor.  Inclusion of this alternative site, therefore would fundamentallt undermine the soundness of the LDP. If the site were included, the LDP would be unsound in terms of tests P1, P2, C1, C2, C3, C4 and CE2.	Soundness Tests

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4268.A5			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1111/ASS030						Land at Garth Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	We support the LDP's exclusion of this alternative site. The principle objections to this application are on grounds of protection of the Special Landscape Area (SLA); sustainability; protection of open space from urbanisation and incremental loss.	
	Protection of the SLA: The application conflicts with policy AW 2 (para 1, 3, 4, 6, 7, 8 and 9). In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation. This is totally unreasonable, since the LANDMAP methodology is valid and 'accords with currently thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the robust methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging, without providing evidence, an all-Wales and a European approach in support of an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13). The site accords with Policy SSA 23 in being prominent unspoilt farmland forming a visual backdrop above the village, and should therefore remain designated as an SLA.	
	Sustainability: This proposal is not a sustainable extension to Efail Isaf. It would result in a very substantial expansion in the village. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). With regard to SSA 10 we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (and consistent with Transportation Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate, due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffred Philip is a small single track lane which is already overloaded with local traffic to and from Mountain Road. A development of 200 houses would result in 200-400 extra cars using this road daily, either travelling through the narrow village lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety problems and traffic congestion in and around the village. There are already problems with the drainage system around the proposed site, as evidenced by recent flooding problems along Heol y Capel and Heol y Parc caused by the drains being overloaded by run-off from the slopes above the village during times of heavy rain. Development on this site exacerbate further the problems with drainage and run-off from the field surrounding the village. The site hosts a diversity of wildlife, including bats, newts, buzzards, pheasants and at least one pair of red kites that are seen frequently flying over the field. Development would destroy their habitat thus conflicting with policy AW8. It is totally unsustainable and incremental loss (LDP: para 6.158).	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
	The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 – sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (SW 2.3; see also transportation policy CS8), and is not within a defined settlement boundary (AW 2.1).		
	In addition, the alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. The LDP already accords with Planning Policy Wales and the all-Wales strategy for designation of SLAs, meeting Soundness test C2.		
	In sum, exclusion of this alternative site will maintain the soundness of the LDP whereas inclusion would undermine it.		

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4268.A6			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1097/ASS031						Land south of Heol Iscoed			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	We support the LDP's exclusion of this site. The objections to this proposal are on grounds of protection of the Special Landscape Area (SLA); protection of open space; sustainability; protecting the identity and culture of a small community..	
	Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation. This is totally unreasonable, since LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the valid and established methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging without providing any credible evidence, an all-Wales and a European approach for an unsustainable development that is not 'acceptable (PPW 2002: 5.3.13).	
	Protection of open spaces: The representor claims that this land is simply a 'buffer zone' between the slopes of the Garth and the 'urban area of Efail Isaf/Church Village'. We disagree. This site and development would destroy enjoyment of this amenity, used by many local people. In addition, the representor's conflation of Efail Isaf and Church Village demonstrates total disregard for the character of Efail Isaf as a village in its own right. It is quite clearly not part of Church Village, which is the whole point of the LDP's support for the existing settlement boundary. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). This development would adversely affect the provision of open space (LDP: SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158).	
	Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (in accordance with Transportation Strategy Policy CS8). The LDP has made good provision for delivering sustainable housing, both private and affordable in accordance with Policy AW2. It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate due to very poor public transport links from Efail Isaf. Daily out-commuting by private car is in conflict with Policy CS2, and any further development in this small village will necessarily entail this leading to more congestion, pollution and poorer road safety in the village, narrow country lanes and the bypass. It is not a good site for creating employment as the representor claims, since Efail Isaf is a small settlement which would require massive infrastructure investment, improved public transport, improvement of highways (currently small village lanes), and other provisions that are already either available or planned for in Principal Towns and Key Settlements. The LDP has a clear strategy fro sustainable regeneration at the sites named in Policy CS3.	
	Doctor's Surgery/Pharmacy: A primary care facility cannot be built in Efail Isaf unless this is part of the Local Health Board's (LHB) Estates Strategy. RCT LHB Estates Strategy to 2012 has no plans to site a primary care centre in Efail Isaf. Furthermore, there are no plans for such a development in the foreseeable future. The representor's promise to build a surgery/pharmacy, accompanied by his letter from Parc Canol Surgery (dates 29/05/2006), is therefore highly misleading.	
	Identity and culture of community: The claim that Efail Isaf is 'fossilised' may be the personal feeling of the Representor, but many residents moved here precisely because of the friendliness of the village, its local events and activities, an the fact that it is one of the only small villages remaining in the area, surrounded by greenspace. This development would destroy the culture and identity of this community, in conflict with Policy CS2.	

Item	Question	Reply	Soundness Tests
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Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
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2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 – sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3; see also Policy CS8), and is not within a defined settlement boundary (AW 2.1).

In addition, this alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15) with clearly laid out strategies for development around Llantrisant and Junction 33 (Policy CS2.4 and CS3.7).

The LDP also accords with PPW and the all-Wales strategy for designation of SLAs, meeting Soundness Test C2, despite the unevenced claims for the representor.

The LDP also meets the C4 test, with particular regard to LDP paras 3.3, 3.4, 3.5.1, 3.5.3, 3.5.5, 3.5.6. The representor claims that inclusion of the site satisfies soundness in that it provides a surgery/pharmacy, but fails to mention that this site has not been identified by RCT LHB as part of its Estates Strategy, a necessary step for the development of such facilities one mile away.

Efail Isaf does not have the capacity for more extensive development unlike the Strategic sites identified by the LDP where there is already good infrastructure. Inclusion of this alternative site for speculative development, therefore, would fundamentally undermine the soundness of the LDP. If it were included, it would be unsound in terms of tests P1, P2, C1, C2, C3, C4, CE1 and CE2.

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4269.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1001/ASN048						Land at Garth Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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<i>Item Question</i>	<b>Representation Text</b>
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1 3 - 4 Support (Yes) or object (No) to incl of site?

Please accept the following comments as part of the public consultation concerning the 'alternative sites' which have been put forward to be included in the Local Development Plan.

I am surprised and disappointed to see that several greenfield areas around the village of Efail Isaf have been included as alternative sites for proposed residential and mixed use development. The village of Efail Isaf has largely avoided large scale residential expansion and has therefore maintained its 'village' characteristics unlike many other villages in the general area. Where I am not opposed to development which is proportionate to the village in its current state, three of the alternative sites listed (AS(N)48, AS(N)49 and AS(N)52) proposed to significantly enlarge the village, which I consider excessive and disproportionate.

I therefore strongly object to the proposed alternative sites on the ground that it is not in-keeping with the village of Efail Isaf in its present state, and will damage the character of the village. It is also located on a minor road or country land which provides poor access and will increase traffic through the centre of the village. I am also concerned for the environmental sustainability of such developments given that the area is located on a green field site and includes sensitive habitats such as hedgerows and unimproved grassland. The destruction of such areas conflicts with the objectives of the Council's own Biodiversity Action Plan.

I understand that there is pressure on Council Officers and Elected Members from developers and especially in this area of the Borough given the topography, transport infrastructure and proximity to the M4 corridor and Cardiff. However I would urge all decision makers to consider the context of this particular area of the Borough and avoid the sprawl of crowded red brick housing estates which have plagued other areas of South Wales. I would suggest a trip across into the neighbouring Caerphilly County Borough in the area at the top of Nantgarw Hill and the sprawl of tasteless housing estates, which have merged into one characterless blot on the landscape that spreads up the hillside.

I would appeal to the Council integrity to avoid a similar mistake and instead consider a more proportionate approach to residential development in villages like Efail Isaf.

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<i>Item Question</i>	<i>Reply</i>	<b>Soundness Tests</b>
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2 5 Why Incl/Excl of site improves soundness?

P2 - The plan and its policies have not been subjected to a Sustainability Appraisal including Strategic Environmental Assessment.

It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or adjoining areas.

C2 - It does not have regard to National Policy (Brownfield Development)

The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4269.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 904/ASN049						Land south of Heol Iscoed			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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<i>Item Question</i>	<b>Representation Text</b>
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<i>Item Question</i>	<i>Reply</i>	<b>Soundness Tests</b>
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C1 - It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or adjoining areas.

C2 - It does not have regard to National Policy (Brownfield Development)

CE2 - The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4269.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 886/ASN052 Ffrwd Phillip Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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*Item Question* **Soundness Tests**

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2 5 Why Incl/Excl of site improves soundness?

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C2 - It does not have regard to National Policy (Brownfield Development)

The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4270.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1001/ASN048 Land at Garth Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Efail Isaf is a small rural village. The site access would be via a small country lane which could not support such a large volume of extra traffic.

Also the large site would destroy the current quiet village, that all the residents value so much. There are not sufficient amenities locally to support such a large amount of residents i.e.: currently 1 shop.

Also we enjoy the large amount of wildlife that the rural area supports fro example buzzards nest near-y and there is an abundance of wildlife such as pheasant, jays and other residential British birds - this would be destroyed by such development.

Will affect value of properties in area; devaluing them.

<b>4271.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 926/ASN045 Land East of Aubery Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

My wife and I are retired, we have an allotment which keeps us active and busy. It is also a social meeting place where we get together and gives us both a reason to get out and enjoy the fresh air.

I also have concerns with the access to the site, if not through narrow residential street then it must be across the local, Glynfach/Cymmer/Trebanog slip which is an area of local beauty and heritage and should not be disrupted. I cannot believe that the shortage of housing in Porth is that severe that we have to build on sites in interest and conservation.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4272.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1001/ASN048	Land at Garth Farm					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 A totally unacceptable development due to the existing bad state of the currently overloaded sewer. Raw sewage already comes into my property.  
 Such a development will dramatically impact on the rural aspect of this village.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 Protection of the integrity and character of a small community.  
 Sustainability  
 a) Overloading of drainage and sewer system  
 b) Lack of public transport - this will mean a considerable increase of traffic in the village.

<b>4272.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
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Document:							Site: 904/ASN049	Land south of Heol Iscoed					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
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*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 Protection of the integrity and character of a small community.  
 Sustainability  
 a) Overloading of drainage and sewer system  
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4272.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 970/ASN050 Land of Heol y Parc						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

Item Question	Representation Text
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Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? Protection of the integrity and character of a small community.  Sustainability a) Overloading of drainage and sewer system. B) Lack of public transport - this will mean a considerable increase of traffic in the village.		

<b>4272.A4</b>	<input type="checkbox"/>	O	M						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 886/ASN052 Frwd Phillip Farm						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? A TOTALLY UNACCEPTABLE DEVELOPMENT DUE TO THE EXISTING BAD STATE OF THE CURRENTLY OVERLOADED SEWER. RAW SEWAGE ALREADY COMES INTO MY PROPOERTY. SUCH A DEVELOPEMT WILL DRAMATICALLY IMPACT ON THE RURAL ASPECT OF THICVALLGE.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? PROTECTION OF THE INTEGRITY & CHARACTER OF A SMALL COMMUNITY.  SUSTAINABILITY A) OVERLOADING OF DRAINAGE AND SEWER SYSTEM.  B) LACK OF PUBLIC TRANSPORT. THIS WILL MEAN A CONSDIERABLE INCREASE OF TRFAFFIOC IN THIS VAILLAGE.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4272.A5</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 960/ASN053 Land adjacent to Meadow View, North						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I object to the inclusion of this site as the current drainage and sewer pipelines are considerably overloaded and currently peruing the Welsh Water company due to RAW SEWAGE coming into our property.  
 Furthermore, when I met a planning officer at your office to discuss your LDP, I was given a categorical assurance that the land between our property and the new bypass was not to be developed.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 Protection of open space.  
 Protection of the integrity and character of small communities.  
 Sustainability - overloading of existing sewerage and drainage systems.  
 Sustainability - lack of existing public transport services to support further residential development.

<b>4273.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
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Document:		Site: 1001/ASN048 Land at Garth Farm						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 This proposal is sheer madness. 200 houses would overload every public service there is. For one thing the drains are already struggling - we have sewage smells every time it rains.  
 Secondly this development would I assume include affordable housing, This brings with it trouble as is renown throughout the UK. At present this area is secure and protective which would obviously be affected.  
 Thirdly the current new road system being built will need upgrading to cope with increased traffic.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 Sustainability - Public services inadequate.  
 Protection of the character and integrity of the local small community.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4273.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 904/ASN049						Land south of Heol Iscoed				PEX Session:		
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 This development is intolerable. The greatly increased traffic will turn Efail Isaf into a rat-run. This coupled with mixed development will only increase lawlessness and crime. Again this site will overload the already struggling sewers, creating the perfect habitat for vermin.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 Maintain a rural close community. Protect the open space from incremental urbanisation.

<b>4273.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 970/ASN050						Land of Heol y Parc				PEX Session:		
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 This development will create a major blow to the local rural community.  
 Increased traffic will ruin the peaceful local setting.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 Need to protect rural countryside. Protect small communities.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4273.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 886/ASN052 Ffrwd Phillip Farm						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

A thoroughly stupid plan. The road system for this site could never be able to cope. At this rate we will be needing an Efail Isaf bypass as well as the Church Village one. The also has a massive impact on the local rural country community which is why most live in this area.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

Lack of roads and highways to support development. Protection of the integrity and character of this small community.

<b>4273.A5</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 960/ASN053 Land adjacent to Meadow View, North						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

This site cannot be allowed to be developed.

At a recent meeting in the Town Hall where representatives from the council & roadways were we are told that there would not be any development along this stretch. Again this will just increase traffic which is why the bypass is being built.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

Protection of Open Space.

Sustainability - overloading of existing services.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4274.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 970/ASN050 Land of Heol y Parc						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

<i>Item Question</i>														<b>Representation Text</b>
1	3 - 4	Support (Yes) or object (No) to incl of site?												
Efail Isaf is a village and if the proposed changes were accepted it would become "as one" with Llantwit Fardre and Church Village. The school situation is dire in this area. My first choice was Garth Olwg - (no chance - full!!) This is a brand new school and from the moment the doors opened it was "sorry, no room". Maesybryn is a second choice with 32 pupils in one class this is shocking. Build another school before you agree to build more houses. Where will the Efail Isaf children have to travel to attend school??														

<i>Item Question</i>														<i>Reply</i>	<b>Soundness Tests</b>
2	5	Why Incl/Excl of site improves soundness?													
Stop the gobbledey gook and build another school NOW! Royal Glam (a new hospital) full to capacity already. Get the infrastructure right first!!															

<b>4274.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 961/ASN051 Land adjacent to the Willows and Heol Dowlais						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

<i>Item Question</i>														<b>Representation Text</b>
1	3 - 4	Support (Yes) or object (No) to incl of site?												
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<i>Item Question</i>														<i>Reply</i>	<b>Soundness Tests</b>
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4275.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 970/ASN050 Land of Heol y Parc						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Having had a large road development on our door step, which involved the loss of thousands of trees, I think the loss of any more green areas would not be good for all the wildlife and birds, twenty different varieties of which visit our seeding in our garden. The road through the village which is not a good standard would be unable to cope with the increased traffic safely. Walking through occasionally whilst currently a little hazardous would be more unsafe. The pavements are suitable for light traffic, not the large numbers of new vehicles being suggested overall I think the loss of habitat for the wildlife, birds, foxes, squirrels, hedgehogs, moles and mice would be disastrous and the congestion would be enormous. Loss of habitat for bees seeking to pollinate our crops would also be dreadful. I would take issue with some of the stage 1 assessment.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See Q4.		

<b>4276.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 970/ASN050 Land of Heol y Parc						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? This development is outside village boundary.  This area is designated SINC  This site is subject to access problems.  Impending roundabout for new by-pass is alongside access to site.  Destruction of woodland which will presently provide noise barrier from new by pass.  Destruction of another Green Wedge  Does not have regard to National Policy!  Undermines ecological and environmental designation of site.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4277.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 926/ASN045 Land East of Aubrey Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of this site as it contains 25 allotment plots all o which are in full use, plus there is a waiting list of persons wanting to occupy a plot. I have a plot on this site which I use to its full capacity. This provides me with:  Self sufficiency thereby cutting food costs and reducing my carbon footprint.  Exercise - helping to keep me fit and healthy so I am less of a burden on the health service.  Social interaction with other allotmentees.  A place where I can contribute to the Local Authority recycling policy by recycling most of my kitchen and garden waste naturally.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? C4. Community First have a plot on this land and a lot of time, money and hard work has been put into it by the volunteers to provide an allotment for the young children in the area, to learn the skills of growing vegetables and fruit.		

<b>4278.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 926/ASN045 Land East of Aubrey Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I do not agree with the allotment in Aubrey Road been taken over for building land. I worked this allotment for 22 years and if I lost it now would be a great loss, I have just retired and was looking forward to my plot as a pastime and to lose it now would be devastating, this is the only allotment in the area.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? C1 C4		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4279.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 926/ASN045	Land East of Aubrey Road					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

My husband and I have worked our plot in Aubrey Road for the last 22 years, now we have had the devastating news that it may be taken away and used as building land, this garden is a hobby my husband loves and to lose it would be a bitter blow. This garden has been his pride and joy for many years and I dread to think how he will spend his time if it is taken away.

There is also plot that the school children work with much enjoyment and I would hate to see it all taken away from them. As my husband has now recently retired looking forward to his garden if this is gone he will have no hobby at all as there is no other allotment in this area.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

C1  
C4

<b>4280.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:							Site: 926/ASN045	Land East of Aubrey Road					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the planning because the allotments are my only hobby.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

P1  
C1  
CE4

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4281.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 926/ASN045						Land East of Aubrey Road			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>We all regret the loss of Community Spirit, much mentioned by people like yourselves serving on the local authority, in the one area where Community Spirit still flourishes is on an allotment. And then through its membership spreads to the surrounding area, and now you the people who regret its passing are ding your best to destroy what you claim to safeguard, good politics, say one thing do the opposite. The law states that if you take an allotment for building you have to provide another, by so doing you break up membership and people who wish to move have to travel to the alternative site leaving a carbon footprint, Please tell me where the sense is in this. There is an allotment here where the grower has a nice collection of soft fruit bushes for his needs, but he also planted five bushes which produce fruit for the locals and in the picking season, I see a few elderly ladies from the adjoining street come along and pick from these bushes for their jam making and you want to take this away, shame on you!</p> <p>The approach road to this proposal is narrow, the houses in the street are terraced with only a very few have garages at the rear of the properties because of the lay of the land, so that the folk who live in Aubrey Road park their cars at the front o their homes, after 5:00pm each night its nye impossible to drive a vehicle along the street, more houses obviously would only add to this difficult problem, which causes a lot of friction between neighbours. Back to the drawing board please.</p>	

<b>4282.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 961/ASN051						Land adjacent to the Willows and Heol Dowlais			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>I object to this segment of land being developed as this will pave the way for coalescence with surrounding areas of which I am against.</p> <p>It will have a heavy bearing on environmental pollution and the current overloaded drainage system,. There is a lack of public transport to support such a development.</p> <p>The development will eradicate the character and integrity of the small community.</p> <p>No development scheme in this area is currently shown on the Council's LDP and the new bypass will already add to noise and dust pollution in the area, without further development. This area should remain as agricultural land to preserve its character.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>Protect the character and integrity of small communities. Protection of open spaces and the countryside from incremental urbanisation. Protect wildlife habitats typically found in the countryside, field mice, buzzards, red kites, newts hedgehogs etc. Sustain the overloading of the existing drainage system and environmental pollution.</p>		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4282.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 916/ASN091 Land at Heol Creigiau						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to this segment of land being developed as this will pave the way for coalescence with surrounding urban areas. It will have a heavy bearing on environmental pollution and the current overloaded drainage system. There is a lack of public transport to support such a development. The development will eradicate the character and integrity of the small community. No development scheme in this area is currently shown on the Council's LDP, and the new bypass will already add to noise and dust pollution in the area, without further development. This area should remain as agricultural land to preserve its character.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? Protect the character and integrity of small communities. Protection of open spaces and the countryside from incremental urbanisation. Protect wildlife habitats typically found in the countryside, field mice, buzzards, red kites, newts, hedgehogs etc. Sustain the overloading of the existing drainage systems and environmental pollution.		

<b>4283.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 926/ASN045 Land East of Aubery Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of this site on the following reasons. 1) Affect the proposed site will have on existing properties and residents. 2) Traffic problem created on road leading to site. 3) Access to area. 4) Loss of the only allotment site in the area (there used to be 5).	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? I am objecting to the proposed site on all reasons I have given in Q4. And that it does not satisfy the consistency test C4.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4283.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

Item Question

Representation Text

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I object to the inclusion of this site on the following reasons:  
 1. Slippage and movement of mountain in immediate vicinity (Glynfach - Cymmer - Trebanog Slip)  
 2. Outside Settlement Boundaries (Green Area).  
 3. There has been previous problems with drainage.  
 4. Affects the proposed site will have on existing properties and residents.  
 6. Access to Area.  
 7. Effect on wild life in area.

Item Question

Reply

Soundness Tests

- 2 5 Why Incl/Excl of site improves soundness?  
 I am objecting to the proposed site on all the reasons I have given in Q4.  
 And that it does not satisfy the Coherence and Effectiveness Test No.CE2.

4284.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

Item Question

Representation Text

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I strongly object to building houses behind Kimberley Way. Last year I had Sky installed at my home, but the dish had to fitted on a six foot pole to reach above a tree on the mountain. New houses would be permanent obstructions interfering with the reception of all other houses directly below. The Sky engineer said it was due to the angle of the mountain.

4284.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

Item Question

Representation Text

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 The proposed area which would be used to build houses appears to clash with my existing garden! I object to anyone building on my garden.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4284.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:							
Policy:		Map:			Issue:										
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I strongly object to the proposed housing development on grounds of privacy. The new houses ground floor would be level with existing houses bedroom windows.

<b>4285.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:							
Policy:		Map:			Issue:										
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the inclusion of the site for these reasons:-  
 Stability of ground and mountain (Cymmer / Trebanog Slip)  
 Outside settlement boundaries (Green Area)  
 Problems with water and drainage.  
 Affects the proposed site will have n the area.  
 Access to area.  
 Access for traffic and emergency services.  
 Effects on wildlife.

<i>Item Question</i>	<i>Reply</i>	<b>Soundness Tests</b>
2 5 Why Incl/Excl of site improves soundness?		
I am objecting to the proposed site for the reasons stated in Q4. I also does not satisfy the Coherence and Effectiveness Test No.CE2.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4286.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? 1. I object to this L.D.P on the grounds of unstable mountain (Glynfach to Trebanog Slip) 2. Taking of the local countryside. 3. Previous problems with excessive water and drainage. 4. Visual impact on our lives.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? I reject the L.D.P on the grounds of C.E.2 below.		

<b>4287.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:							
Policy:		Map:			Issue:										
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of the site because Stability of land and mountain Previous problems with water and drainage Traffic Problems Affect on residents and properties Access to area.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? I am objecting to the proposed development It does satisfy CE2 Below		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4288.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 886/ASN052 Ffrwd Phillip Farm										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We support the LDP's exclusion of this site. The principle objections to this application are on grounds of protection of the Special Landscape Area (SLA), protection of open spaces and sustainability. In response to the representor's claims:  Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation . This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designations for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the robust methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13 ) and the representor is therefore challenging, without providing credible evidence, an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13)  Protection of open spaces: The representor claims that this 'urban fringe land'. This is notture.It lies at the edge of a small village, and is precisely the 'unspoilt low lying farmland' that Policy SSA13 should protect. There is little or no evidence of the presence of service infrastructure vehicles on site, despite the claims of the representor, and the field is often used for grazing sheep and cattle, which surely the represent would not do if maintenance work were so disruptive. There is a public footpath running through the centre of the site and the development would destroy this amenity, used by many local people. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, an the integrity and character of Efail Isaf should be maintained (LDP para 4.45).This development would adversely affect the provision of the open space (LDP:SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss(LDP:para 6.158).  Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport link with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). The LDP made good provision for delivering housing, both private and affordable. It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffrwyd Phillip is a small single track lane which is already overloaded with local traffic to and from Mountain Road. A development of 50 houses would result in 50-100 cars using this road daily, either traveling through the narrow village lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety, and traffic congestion in and around the village. The drainage and sewerage systems in this area are already overloaded which can contribute to flooding in times of heavy rain. Additional development of the is area will make the problem much worse Finally, a pair of Red Kites is frequently seen flying over the field and the development of this site would destroy their habitat, conflicting with policy AW8. It is a totally unsustainable and realistic proposal.	

Item Question Reply Soundness Tests

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
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2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible as can be seen on pages 127-128 of the LDP (Policy SSA 10 - sites 16 and 19). The LDP's housing allocation sites accord with criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (AW 2.3 - see also policy CS8), and is not within a defined settlement boundary (AW 2.1). It is also known to become boggy in a number of places due to the proximity of a small water course running off Garth Mountain.

This alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15) with clearly laid - out strategies for Llantrisant and Junction 33 Policy CS2.4 and CS3.7). In contrast, the proposed AS has poor transport links with this area, in that access is via a small village lane. The LDP also accords with Planning Policy Wales and the all-Wales strategy for designation of SLA's, meeting Soundness Test C2, despite the unevicenced claims of the representor. Inclusion of this Alternative Site for speculative development, therefore, would fundamentally undermine the soundness of the LDP. If this site were included, the LDP would be unsound in terms of tests P1, P2, C1, C2, C3, C4 and CE1 and CE2.

<b>4288.A2</b>	<input type="checkbox"/>	S	M	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
Document:	Site: 1104/ASS027 South of Heol Dowlais							PEX Session:							
Policy:	Map:							Issue:							
Summary:															

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

We support the LDP in its exclusion of this site.

We oppose the proposed extension of the residential settlement boundary because there has already been considerable development in Efail Isaf in recent years. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). The proposed expansion of the boundary is clearly to enable future development, which would adversely affect the provision of open space (LDP: SSA 13.1). The countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158).

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The LDP will be less sound if this application is accepted. Efail Isaf is a small settlement which would require massive infrastructure investment, improved public transport, improvement of highways (currently small village lanes), and other provisions that are already either available or planned for in Principal Towns and Key Settlements. The extension of the village envelope in this way will undermine soundness on grounds of sustainability (P2) and with regard to the fact that such expansion does not give regard to existing strategies, policies and plans in the area (C1).

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4288.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1101/ASS029 Ffrwd Philip Farm										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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<i>Item Question</i>	<b>Representation Text</b>
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1 3 - 4 Support (Yes) or object (No) to incl of site?

We support the LDP in its exclusion of this site. The objections to this application are on the following grounds: protection of SLA status, protection of open spaces, and sustainability.

Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation. This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area designation for South East Wales Local Authorities, Final Report 2007: para 1.3). It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging - without providing any credible evidence - an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13).

Protection of open spaces: The representor claims this is 'urban fringe land'. This is not true. It lies at the edge of a small village, and it precisely the 'unspoilt low lying farmland' that Policy SSA should protect. There is little evidence of services infrastructures vehicle on the site, despite the claims of the representor, and the field is often used for grazing sheep and cattle, which surely the representor would not do if maintenance work were so disruptive. There is a public footpath running through the centre of the site and development would destroy this amenity, used by many local people. The expansion in the integrity and character of Efail Isaf should be maintained (LDP para 4.45). This development would adversely affect the provision of open space (LDP: SSA13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158).

Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate, due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffrwd Philip is a small single track lane which is already overloaded with local traffic to and from Mountain Road. A development of 50 houses would result in 50-100 extra cars using this road on a daily basis, either travelling through the narrow village lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental noise pollution, road safety, and traffic congestion in and around the village. A pair of Red Kites are frequently seen flying over the field and this would destroy their habitat, conflicting within policy AW8. It is a totally unsustainable and unrealistic proposal.

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<i>Item Question</i>	<i>Reply</i>	<b>Soundness Tests</b>
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2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible, as can be seen on pages 127-128 of the LDP (policy SSA 10 - sites 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3; see also Policy CS8), and is not within a defined settlement boundary (AW 2.1). Parts of the site are also prone to become extremely boggy due to the proximity of a small water course running off the Garth Mountain.

This alternative site does not meet the Test of Soundness, C1 because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15). The LDP also accords with Planning Policy Wales and the all-Wales strategy for designation of SLAs meeting Soundness Test C2, despite the unproved claims of the Representor.

Inclusion of this alternative site, therefore would fundamentally undermine the soundness of the LDP. If the site were included, the LDP would be unsound in terms of tests P1, P2, C1, C2, C3, C4 and CE2.

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
4288.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1111/ASS030						Land at Garth Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	We support the LDP's exclusion of this alternative site. The principle objections to this application are on grounds of protection of the Special Landscape Area (SLA); sustainability; protection of open space from urbanisation and incremental loss.	
	Protection of the SLA: The application conflicts with policy AW 2 (para 1, 3, 4, 6, 7, 8 and 9). In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation. This is totally unreasonable, since the LANDMAP methodology is valid and 'accords with currently thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the robust methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging, without providing evidence, an all-Wales and a European approach in support of an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13). The site accords with Policy SSA 23 in being prominent unspoilt farmland forming a visual backdrop above the village, and should therefore remain designated as an SLA.	
	Sustainability: This proposal is not a sustainable extension to Efail Isaf. It would result in a very substantial expansion in the village. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). With regard to SSA 10 we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (and consistent with Transportation Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate, due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffred Philip is a small single track lane which is already overloaded with local traffic to and from Mountain Road. A development of 200 houses would result in 200-400 extra cars using this road daily, either travelling through the narrow village lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety problems and traffic congestion in and around the village. There are already problems with the drainage system around the proposed site, as evidenced by recent flooding problems along Heol y Capel and Heol y Parc caused by the drains being overloaded by run-off from the slopes above the village during times of heavy rain. Development on this site exacerbate further the problems with drainage and run-off from the field surrounding the village. The site hosts a diversity of wildlife, including bats, newts, buzzards, pheasants and at least one pair of red kites that are seen frequently flying over the field. Development would destroy their habitat thus conflicting with policy AW8. It is totally unsustainable and incremental loss (LDP: para 6.158).	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
	The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 – sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (SW 2.3; see also transportation policy CS8), and is not within a defined settlement boundary (AW 2.1).		
	In addition, the alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. The LDP already accords with Planning Policy Wales and the all-Wales strategy for designation of SLAs, meeting Soundness test C2.		
	In sum, exclusion of this alternative site will maintain the soundness of the LDP whereas inclusion would undermine it.		

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4288.A5			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1097/ASS031						Land south of Heol Iscoed			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	We support the LDP's exclusion of this site. The objections to this proposal are on grounds of protection of the Special Landscape Area (SLA); protection of open space; sustainability; protecting the identity and culture of a small community..	
	Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation. This is totally unreasonable, since LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the valid and established methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging without providing any credible evidence, an all-Wales and a European approach for an unsustainable development that is not 'acceptable (PPW 2002: 5.3.13).	
	Protection of open spaces: The representor claims that this land is simply a 'buffer zone' between the slopes of the Garth and the 'urban area of Efail Isaf/Church Village'. We disagree. This site and development would destroy enjoyment of this amenity, used by many local people. In addition, the representor's conflation of Efail Isaf and Church Village demonstrates total disregard for the character of Efail Isaf as a village in its own right. It is quite clearly not part of Church Village, which is the whole point of the LDP's support for the existing settlement boundary. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). This development would adversely affect the provision of open space (LDP: SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158).	
	Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (in accordance with Transportation Strategy Policy CS8). The LDP has made good provision for delivering sustainable housing, both private and affordable in accordance with Policy AW2. It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate due to very poor public transport links from Efail Isaf. Daily out-commuting by private car is in conflict with Policy CS2, and any further development in this small village will necessarily entail this leading to more congestion, pollution and poorer road safety in the village, narrow country lanes and the bypass. It is not a good site for creating employment as the representor claims, since Efail Isaf is a small settlement which would require massive infrastructure investment, improved public transport, improvement of highways (currently small village lanes), and other provisions that are already either available or planned for in Principal Towns and Key Settlements. The LDP has a clear strategy fro sustainable regeneration at the sites named in Policy CS3.	
	Doctor's Surgery/Pharmacy: A primary care facility cannot be built in Efail Isaf unless this is part of the Local Health Board's (LHB) Estates Strategy. RCT LHB Estates Strategy to 2012 has no plans to site a primary care centre in Efail Isaf. Furthermore, there are no plans for such a development in the foreseeable future. The representor's promise to build a surgery/pharmacy, accompanied by his letter from Parc Canol Surgery (dates 29/05/2006), is therefore highly misleading.	
	Identity and culture of community: The claim that Efail Isaf is 'fossilised' may be the personal feeling of the Representor, but many residents moved here precisely because of the friendliness of the village, its local events and activities, an the fact that it is one of the only small villages remaining in the area, surrounded by greenspace. This development would destroy the culture and identity of this community, in conflict with Policy CS2.	

Item	Question	Reply	Soundness Tests
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Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
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2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 – sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3; see also Policy CS8), and is not within a defined settlement boundary (AW 2.1).

In addition, this alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15) with clearly laid out strategies for development around Llantrisant and Junction 33 (Policy CS2.4 and CS3.7).

The LDP also accords with PPW and the all-Wales strategy for designation of SLAs, meeting Soundness Test C2, despite the unevenced claims for the representor.

The LDP also meets the C4 test, with particular regard to LDP paras 3.3, 3.4, 3.5.1, 3.5.3, 3.5.5, 3.5.6. The representor claims that inclusion of the site satisfies soundness in that it provides a surgery/pharmacy, but fails to mention that this site has not been identified by RCT LHB as part of its Estates Strategy, a necessary step for the development of such facilities one mile away.

Efail Isaf does not have the capacity for more extensive development unlike the Strategic sites identified by the LDP where there is already good infrastructure. Inclusion of this alternative site for speculative development, therefore, would fundamentally undermine the soundness of the LDP. If it were included, it would be unsound in terms of tests P1, P2, C1, C2, C3, C4, CE1 and CE2.

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4288.A6			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1001/ASN048						Land at Garth Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	We support the LDP's exclusion of this site. The principle objections to this application are on grounds of sustainability, protection of the Special Landscape Area (SLA), and the protection of open spaces. In response to the representor's claims:	
	Sustainability: This is not an appropriate or sustainable extension of Efail Isaf. It would result in a very substantial expansion in the village envelope, and result in a 40% increase in the number of houses in the village. It would contravene numerous aspects of local development policy. For example, the representor justifies the development with reference to LDP para 4.44. However, para 4.44 refers to sustainable development defined by Policy AW2. The alternative site conflicts with Policy AW2 (para 1, 3, 4, 6, 7, 8 and 9). The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (consistent with Transport Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention this site is not appropriate, due to poor public transport links from Efail Isaf. The representor claims that there are 'regular' (implying 'frequent') bus services to the local area from the Carpenters Arms. This is not true. The bus service to and from Efail Isaf are few and extremely infrequent. Very few people cycle or walk to and from Efail Isaf to Pontypridd due to the character of the landscape. This alternative site would therefore not meet Policy SSA 13, even if it were in the settlement boundary. There is a very poor road access to the proposed site. HEOL Ffrwd Philip is a small single track land which is already overloaded with local traffic to and from Mountain Road. A development of 200 houses would result in 200-400 extra cars using this road daily, either travelling through the narrow village lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety, and traffic congestion in and around the village. There are already problems with the drainage system around the proposed site, as evidenced by recent flooding problems along Heol y Capel and Heol y Parc, caused by the drains being overloaded by run-off from the slopes above the village during times of heavy rain. Development on this site would exacerbate these problems. The site hosts a diversity of wildlife, including bats, newts, buzzards, pheasants, and at least one pair of Red Kites that are seen frequently flying over the field. Development would destroy their habitat, conflicting with policy AW8. It is a totally unsustainable and unrealistic speculative proposal.	
	Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation (SSA23). This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13), Bi credible evidence is provided in support of this challenge to SLA status.	
	Protection of open space: This development would adversely affect the provision of open space (LDP: SSA13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158). The land above the village on the slopes of the Garth Mountain is an important part of the landscape for enjoyment by all. The proposed site would conflict with Policy AW5, particularly in terms of Amenity (A.1, 2 and 3) and Accessibility (C.1 and 3)	

Item	Question	Reply	Soundness Tests
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Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
2	5			Why Incl/Excl of site improves soundness?										
<p>The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 – sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3; see also Policy CS8), and is not within a defined settlement boundary (AW 2.1).</p> <p>In addition, this alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1. The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15) with clearly laid out strategies for development around Llantrisant and Junction 33 (Policy CS2.4 and CS3.7).</p> <p>The LDP also accords with PPW and the all-Wales strategy for designation of SLAs, meeting Soundness Test C2, despite the unevicenced claims for the representor.</p> <p>The LDP also meets the C4 test, with particular regard to LDP paras 3.3, 3.4, 3.5.1, 3.5.3, 3.5.5, 3.5.6. The representor claims that inclusion of the site satisfies soundness in that it provides a surgery/pharmacy, but fails to mention that this site has not been identified by RCT LHB as part of its Estates Strategy, a necessary step for the development of such facilities one mile away.</p> <p>Efail Isaf does not have the capacity for more extensive development unlike the Strategic sites identified by the LDP where there is already good infrastructure. Inclusion of this alternative site for speculative development, therefore, would fundamentally undermine the soundness of the LDP. If it were included, it would be unsound in terms of tests P1, P2, C1, C2, C3, C4, CE1 and CE2.</p>														

<b>4289.A1</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Document:	Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way										PEX Session:			
Policy:	Map:										Issue:			
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of this site on the following reasons:- 1. Slippage and movement of mountain in immediate vicinity (Glynfach-Cymmer- Trebanog Slip). 2. Affects the proposed site will have on existing properties and residents. 3. Outside Settlement Boundaries (Green Area). 4. Problems new builds will create with drainage there have been problems in the past. 5. Traffic problems created on the roads in the area including emergency services. 6. Affects on wild life. 7. Access to area for residents.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?	I am objecting to the proposed site on all the reasons I have given in Q4. And that it does not satisfy the Coherence and Effectiveness Test No. CE2.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4290.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:						
Policy:		Map:		Issue:										
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of this site on the following reasons:  1. Slippage and movement of the mountain in immediate vicinity (Glynfach - Cymmer - Trebanog Slip.) 2. Outside Settlement Boundaries (Green Area.) 3. There has been previous problems with drainage. 4. Affects the proposed site will have on existing properties and residents. 5. Traffic problems created on roads in the area including emergency services. 6. Access to the area. 7. Effect on wild life in area.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? I am objecting to the proposed site on all the reasons I have given in Q4, and that it does not satisfy the Coherence & Effectiveness Test No. CE2.		

<b>4291.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:						
Policy:		Map:		Issue:										
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the proposed housing development as I would lose privacy - houses built behind Kimberley Way would be at eye level with bedroom windows.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4292.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I OBJECT TO THE HOUSING SITE BEING BUILT ON THIS LAND FOR THE FOLLOWING REASONS; A) BECAUSE OF OUTSIDE SETTLEMENT BOUNDARIES ( GREEN AREA) B) THE EFFECTS THAT THE PROPOSED SITE WILL HAVE ON EXISTING PROPOERTIES AND RESIDENTS. C) THE VISUAL IMPACT WOULD BE UNACCEOPTABLE. D) MOUNTAIN SIDE/ LANDSLIP. E) THE DESTRUCTION OF THE NATURAL WATER ABLE, CAHNGING THE FORCE OF THE NATURAL SPRINGS / FLOODING TO OUR PROPERTY. F) THE VEHILCLE ACCESS, TO PROPOSED SITE,IN AN ALREADY CONGESTED AREA. THIS CONGESTION, BEING INPART DUE, BEING USED AS ATEST AREA FOR LEARNER DRIVERS (DVLC). G) EMERGENCY VEHICLES E.G. AMBULANCES AND FIRE ENGINES, GRITTING VEHICLES, WASTE DISPOSAL VEHICLES, SERVICES VEHICLES E.G. THE VEHICLES USED FOR REPAIRING STREET LIGHTING, ALREADY HAVE LIMITED ACCESS TO OURSTREET I.E. KIMBERLEY WAY H) THE DISTRURBANCE IT WILL CAUSE TO THE WILDLIFE IN THIS AREA, WHICH HAS ONLY RECENTLY RETURNED. I) BECAUSE OF THE AREAS NATURAL BEAUTY.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? I AM OBJECTING TO THIS PROPOSED SITE FOR ALL OF THE REASONS I HAVE GVEN IN QUESTION 4 OF THIS FOEM.ALSO, ON THE FACT THAT IT DOESN'T SATISFY THE COHERENCE AND EFFECTIVENESS OF THE TEAST NO. CE2 (AS BELOW)		

<b>4293.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? 1)Slippage of mountain. 2) Drainage problems. 3)Outside settlement boundaries (Green Area) 4) Access to the area.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4294.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of the site for these reasons:  Stability of ground & mountain ( Cymmer)/ Trebanog Slip.) Outside Settlement Boundaries (Green Area.) Problems with water and drainage. Affects the proposed site will have on the area. Access to the area. Access for traffic and emergency services. Effect on wild life in area.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? I am objecting to the proposed site for the reasons stated in Q4. It also does not satisfy the Coherence and Effectiveness Test No.CE2.		

<b>4295.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:							
Policy:		Map:			Issue:										
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? We all at 12 Kimberley Way object most strongly to any building work behind Kimberley Way.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4296.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
We all at 12 Kimberley Way most strongly object to houses built behind Kimberley Way.

<b>4297.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
THE BOUNDARY MAP CUTS INTO THE GARDEN OF 12 KIMBERLET WAY.  
THE LACK OF PRIVACY FOR THE REAR BEDROOMS MAY CAUSE A DROP IN VALUE.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4298.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of this site for these reasons:  Stability of ground and mountain ( Cymmer - Trebanog Slip.) Outside Settlement Boundaries (Green Area.) Problems with water and drainage. Affects the proposed site will have on the area. Access to the area. Access for Traffic and Emergency Services. Effect on wild life in area.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? I am objecting to the proposed site for the reasons stated in Q4. It also does not satisfy the Coherence and Effectiveness Test No.CE2.		

<b>4299.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way						PEX Session:							
Policy:		Map:			Issue:										
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of this site for the following reasons:- 1. Stability of ground and mountain (Cymmer / Trebanog Slip) 2. Problems with water and drainage. 3.Affects the proposed site will have on the area e.g. Access for emergency vehicle and current traffic and general access to the area. 4. Outside Settlement Boundaries (Green Area) which will have a detrimental affect on wild life.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? I am objecting to the proposed site for the reasons stated in Q4. It also does not satisfy the Coherence and Effectiveness Test No.CE2.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4300.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 965/ASN046						Land rear of Wynham Street/Kimberley Way				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of the site for reasons as follows Stability of grounds and mountains (Cymmer) Trebanog Slip Outside settlement boundaries (Green Area) Problems with water and drainage Affects the proposed site would have on the area. Access to area. No reasonable access for emergency services. Effects on wildlife. Inputted	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? I am objecting to the proposed site for the reasons stated in Q4. It also does not satisfy the Coherence and Effectiveness Test No. CE2		

<b>4301.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 896/ASN070						Land rear of Bute Terrace				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? On the map the plan appears to go over our boundary. We are also concerned it is only 1 metre in parts from our bungalow and also 1 metre below the field. If houses were to be built there it would take too much light from us and would be a constant threat against flooding.  The only thing I would say if this plan was passed would be to level the field down to the same level as our bungalow and any houses to have their gardens to face us, which would give us more light. I feel sorry if this hoes ahead for it is a place where people can walk their dogs like I do myself. There is a lot of wildlife such as birds, rabbits and a nice place where people to walk.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4302.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.			

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4303.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.			

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4304.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.			

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4305.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
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Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4306.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.			

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

<b>4307.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.			

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4308.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
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Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4309.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
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Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4310.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 902/ASN083 Land to the north of The Patch								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? The Patch is a quiet and unique street in Llanharry. The new build would represent a huge problem as it will destroy our view of the fields ahead, and break up the trees and shrubs that are there. The wildlife thrives in this area and building work would only discourage regeneration.  The patch is quite unique as it is probably the only piece of land that is contained away from the rest of the village, offering a safe environment for our children and our children's children.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? It would destroy any views we have with our only outlook being loads of roofs.  Wildlife you not settle here for years until the trees have been re-established.  Current exit and entrance provides a safe environment, C1, C3, CE4.		

<b>4311.A1</b>	<input type="checkbox"/>	S	M		<input type="checkbox"/>									
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.  SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.  By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.	No

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4312.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 902/ASN083 Land to the north of The Patch								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

The access area to the site, as it is shown on the register - I have outlined the area in red on a copy of AS(N)83 - does not show that part of the access land belongs to the owners of nos 1, 2 and 3 The Patch. I also enclose a copy of the plan of the site or taken from my deeds. I have outlined in red the area concerned. The first visitor parking space and the land to the pavement is owned by no 1 The Patch. The visitor parking space marked '2c' is owned by no 2 The Patch. That marked '3c' is part of my property - no. 3 The Patch. I object to the inclusion of this area in the Alternative Site Register.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

C1 - It is a land use plan which does not have regard to the adjoining areas.

4313.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

No

I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.

SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.

By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4314.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1008/ASN084						Land at Elms Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I am writing to you about the change of land from agricultural to Development land on the Elms Farm Estate. I am against this proposal for several reasons.

The land is green belt and should not be developed on. Any development would be subject to noise pollution, air pollution and a safety issue, being to the side of the M4. As a resident of Elms Farm, we would have to put up with more traffic on the estate, which is a nightmare at the moment. Cars are parked on the main road through the estate, and it has a nasty blind bend which has nearly caused many accidents over the last few years, having more houses built on the estate will cause even more trouble, also the dirt and pollution we would have to be subjected to. I want it investigated why barriers weren't erected on the M4 when the site was first built. I have town planners in my family, and I know this would have been an issue when the plans were being looked at. How was this overlooked. Someone in the planning office did not check this.

I have been writing to the Welsh Assembly Government about this matter. As I am right next to the M4, I suffer with noise pollution 24 hours a day. I also suffer with dust and smells from the M4. I cannot open my windows at night because of all the noise from the traffic.

If planning does get passed for Llanmoor to build more houses, I want it noted that I want extra barriers on the M4 to be erected all along the Elms Farm estate. Not just new development, I want it to be a major issue on the development and planning. They somehow got away with it the first time, but I don't want it to happen this time round.

The issue with noise is a major factor and it has got worse since the site was built. I also want the people who measure noise to come and see how bad the noise is. There is also a safety issue, as the barrier already there would not stop a wheel, lorry or anything else for that matter landing on my property. There should be at least a 10Ft barrier there. If any damage is caused to me or my property I will be suing whoever is responsible.

All the issues should be taken into consideration when you look at this proposal. I want it noted and recognised I have written this letter regarding this issue. I won't be the only resident either.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4315.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008						SSA 10.7 - Land at Gwern Heulog, Coed Ely				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.  SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.  By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.	No

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4316.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1008/ASN084						Land at Elms Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**  
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1 3 - 4 Support (Yes) or object (No) to incl of site?

The overarching principle of the planning system is sustainable development. The best use must be made of previously developed land first before green field sites such as this can be bought forward. Permitting pure residential development on this site will not promote and encourage the regeneration of our urban centres. Residential development should be of a sufficient density (in excess of 30 dwellings per hectare) to make the most efficient use of land, If this site was to develop to this density then the level of car and traffic generation would be to such a high level to be contrary to the principles of sustainability. The fundamental lack of social amenities, such as schools, shops, medical facilities as well as access to major employment areas, will make this site a car dependant site.

The site is currently allocation within the development plan as green wedge. This site represents an important break between the settlement boundaries of Llanharry and Brynsadler/Pontyclun. The incremental loss of this area of green wedge will continue the undesirable urban sprawl that the development at Elms Farm has started. Reducing the clear breaks between settlements erodes the local distinctiveness of those settlements to the detriment of the character of local area.

The layout of the existing expanded site at Elms Farm, granted planning permission in the late 1990's, suffers from a lack of local amenities and communal open space. The land to which is the subject of this proposed allocation provides an important area of green open space greatly valued by the local residents. It also provides an important buffer to the busy M4 motorway.

If this site is to be released for residential development then a sequential test should be carried out to demonstrate that the Authority's housing need could not be fulfilled in any other part of the Borough on previously used land or within an established settlement boundary. I would fail to see how such a development on this site can be justified through a robust sustainability appraisal.

The aim of all those involved in the town planning system should be to create mixed sustainable communities through the regeneration of previously used land to a high quality of design that reinforced local distinctiveness. The release of this site from the restricted designation of 'green wedge', would be wholly contrary to the fundamental aims of good town planning and as such the acceptance of this site for housing allocation is, as a principle, unsound.

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*Item Question* *Reply* **Soundness Tests**  
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2 5 Why Incl/Excl of site improves soundness?

The proposed allocation of this site for residential development is unsound and does not comply with criteria P2, C1, C2 and CE3 set out below.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4317.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
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Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

<b>4318.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
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By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

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<b>4319.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
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2 5	Why Incl/Excl of site improves soundness?		
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<b>4320.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
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1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
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<b>4321.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:			Issue:									
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1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
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<b>4322.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:			Issue:									
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Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
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<b>4323.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
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<b>4324.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
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Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
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<b>4325.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely								PEX Session:				
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1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
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2 5	Why Incl/Excl of site improves soundness?		
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<b>4326.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
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<b>4327.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
	I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.		
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2 5	Why Incl/Excl of site improves soundness?		
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<b>4328.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
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Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
	I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.		
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<b>4329.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
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Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
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2 5	Why Incl/Excl of site improves soundness?		
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<b>4330.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
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Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
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<b>4331.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
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Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
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<b>4332.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
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1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
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<b>4333.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:				Issue:								
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1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
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<b>4334.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
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<b>4335.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
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<b>4336.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
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<b>4337.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
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<b>4338.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:			Issue:									
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<b>4339.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely								PEX Session:				
Policy:		Map:			Issue:									
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
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Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
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<b>4340.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely								PEX Session:				
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Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4341.A1</b>			<input type="checkbox"/>	O		M		Yes	430	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 916/ASN091 Land at Heol Creigiau						PEX Session:						
Policy:				Map:				Issue:						
Summary: 030														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? The new road (by-passing the Villages on the A473) was initially designed for dual carriageway traffic has been down graded to a single carriage way. Although this improvement will alleviate HGV traffic from the A473, it will not improve small and commercial vehicular traffic congestion and access at all link roads and access to properties in this area - particularly from Crown Hill to Heol Creigiau, Efail Isaf and Chandlers Reach. Proposals for further residential or commercial development in this area would further congest and create more serious long-term traffic and congestion problems - it would be a retrograde step in terms of long term planning and beneficial gain to our community - it is asinine to say the least. Totally Unacceptable.  There are many vacant office and small workshops available for small and medium enterprises located at Treforest Industrial Estate, Coedcae Lane and other small commercial estates in the area. Proposed further development of retail and commercial enterprises in the Llantwit Fardre area would only benefit Developers not the community long-term - there would be no long-term community benefit. Totally Unacceptable.  It is not a Brownfield site and regeneration of residential and commercial enterprise in the area is not an issue. Unacceptable.  The area is in a flood plain - there is evidence of major flooding in the fields opposite our properties and from the local stream at the bottom of Crown Hill - detriment for emergency access and undermining is prevalent. Unacceptable.  Walking and access to community services (public transport, trains, shops, etc) is extremely adverse notwithstanding the construction of new single carriage way. Unacceptable.  Any further residential and/or commercial buildings in this area would create eyesores. Unacceptable.  The land south of our property and Chandlers Reach is evidently contaminated with waste materials (allegedly fly-ash and other non-inert debris) - some material has been removed by Costain to make way for constructing the new road. Unacceptable.  Further residential and commercial developments on these Alternative Sites would reduce agricultural land. Unacceptable.  In terms of Environmental protection, there are several designated Sites of Importance for Nature Conservation (SINC Nos: 143, 136 and 137 located on the proposed Alternative Site Nos: 92, 94 and 95). Further residential and commercial development in these areas would have adverse long-term impact on our grass lands, wild life and tree species of which we must all help to protect. Totally unacceptable.	

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4341.A2</b>			<input type="checkbox"/>	O		M		Yes	430	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1006/ASN092						Ystrad Barwig Isaf			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? The new road (by-passing the Villages on the A473) was initially designed for dual carriageway traffic has been down graded to a single carriage way. Although this improvement will alleviate HGV traffic from the A473, it will not improve small and commercial vehicular traffic congestion and access at all link roads and access to properties in this area - particularly from Crown Hill to Heol Creigiau, Efail Isaf and Chandlers Reach. Proposals for further residential or commercial development in this area would further congest and create more serious long-term traffic and congestion problems - it would be a retrograde step in terms of long term planning and beneficial gain to our community - it is asinine to say the least. Totally Unacceptable.  There are many vacant office and small workshops available for small and medium enterprises located at Treforest Industrial Estate, Coedcae Lane and other small commercial estates in the area. Proposed further development of retail and commercial enterprises in the Llantwit Fardre area would only benefit Developers not the community long-term - there would be no long-term community benefit. Totally Unacceptable.  It is not a Brownfield site and regeneration of residential and commercial enterprise in the area is not an issue. Unacceptable.  The area is in a flood plain - there is evidence of major flooding in the fields opposite our properties and from the local stream at the bottom of Crown Hill - detriment for emergency access and undermining is prevalent. Unacceptable  Walking and access to community services (public transport, trains, shops, etc) is extremely adverse notwithstanding the construction of new single carriage way. Unacceptable.  Any further residential and/or commercial buildings in this area would create eyesores. Unacceptable.  The land south of our property and Chandlers Reach is evidently contaminated with waste materials (allegedly fly-ash and other non-inert debris) - some material has been removed by Costain to make way for constructing the new road. Unacceptable.  Further residential and commercial developments on these Alternative Sites would reduce agricultural land. Unacceptable.  In terms of Environmental protection, there are several designated Sites of Importance for Nature Conservation (SINC Nos: 143, 136 and 137 located on the proposed Alternative Site Nos: 92, 94 and 95). Further residential and commercial development in these areas would have adverse long-term impact on our grass lands, wild life and tree species of which we must all help to protect. Totally unacceptable.	

Item	Question	Reply	Soundness Tests
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2 5				Why Incl/Excl of site improves soundness?										
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4341.A3</b>			<input type="checkbox"/>	O		M		Yes	430	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 911/ASN094						Land at Ystrad Barwig Isaf			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The new road (by-passing the Villages on the A473) was initially designed for dual carriageway traffic has been down graded to a single carriage way. Although this improvement will alleviate HGV traffic from the A473, it will not improve small and commercial vehicular traffic congestion and access at all link roads and access to properties in this area - particularly from Crown Hill to Heol Creigiau, Efail Isaf and Chandlers Reach. Proposals for further residential or commercial development in this area would further congest and create more serious long-term traffic and congestion problems - it would be a retrograde step in terms of long term planning and beneficial gain to our community - it is asinine to say the least. Totally Unacceptable.  There are many vacant office and small workshops available for small and medium enterprises located at Treforest Industrial Estate, Coedcae Lane and other small commercial estates in the area. Proposed further development of retail and commercial enterprises in the Llantwit Fardre area would only benefit Developers not the community long-term - there would be no long-term community benefit. Totally Unacceptable.  It is not a Brownfield site and regeneration of residential and commercial enterprise in the area is not an issue. Unacceptable.  The area is in a flood plain - there is evidence of major flooding in the fields opposite our properties and from the local stream at the bottom of Crown Hill - detriment for emergency access and undermining is prevalent. Unacceptable.  Walking and access to community services (public transport, trains, shops, etc) is extremely adverse notwithstanding the construction of new single carriage way. Unacceptable.  Any further residential and/or commercial buildings in this area would create eyesores. Unacceptable.  The land south of our property and Chandlers Reach is evidently contaminated with waste materials (allegedly fly-ash and other non-inert debris) - some material has been removed by Costain to make way for constructing the new road. Unacceptable.  Further residential and commercial developments on these Alternative Sites would reduce agricultural land. Unacceptable.  In terms of Environmental protection, there are several designated Sites of Importance for Nature Conservation (SINC Nos: 143, 136 and 137 located on the proposed Alternative Site Nos: 92, 94 and 95). Further residential and commercial development in these areas would have adverse long-term impact on our grass lands, wild life and tree species of which we must all help to protect. Totally unacceptable.	

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4341.A4</b>			<input type="checkbox"/>	O		M		Yes	430	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 910/ASN095 Land at Ystrad Barwig Isaf						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The new road (by-passing the Villages on the A473) was initially designed for dual carriageway traffic has been down graded to a single carriage way. Although this improvement will alleviate HGV traffic from the A473, it will not improve small and commercial vehicular traffic congestion and access at all link roads and access to properties in this area - particularly from Crown Hill to Heol Creigiau, Efail Isaf and Chandlers Reach. Proposals for further residential or commercial development in this area would further congest and create more serious long-term traffic and congestion problems - it would be a retrograde step in terms of long term planning and beneficial gain to our community - it is asinine to say the least. Totally Unacceptable.  There are many vacant office and small workshops available for small and medium enterprises located at Treforest Industrial Estate, Coedcae Lane and other small commercial estates in the area. Proposed further development of retail and commercial enterprises in the Llantwit Fardre area would only benefit Developers not the community long-term - there would be no long-term community benefit. Totally Unacceptable.  It is not a Brownfield site and regeneration of residential and commercial enterprise in the area is not an issue. Unacceptable.  The area is in a flood plain - there is evidence of major flooding in the fields opposite our properties and from the local stream at the bottom of Crown Hill - detriment for emergency access and undermining is prevalent. Unacceptable.  Walking and access to community services (public transport, trains, shops, etc) is extremely adverse notwithstanding the construction of new single carriage way. Unacceptable.  Any further residential and/or commercial buildings in this area would create eyesores. Unacceptable.  The land south of our property and Chandlers Reach is evidently contaminated with waste materials (allegedly fly-ash and other non-inert debris) - some material has been removed by Costain to make way for constructing the new road. Unacceptable.  Further residential and commercial developments on these Alternative Sites would reduce agricultural land. Unacceptable.  In terms of Environmental protection, there are several designated Sites of Importance for Nature Conservation (SINC Nos: 143, 136 and 137 located on the proposed Alternative Site Nos: 92, 94 and 95). Further residential and commercial development in these areas would have adverse long-term impact on our grass lands, wild life and tree species of which we must all help to protect. Totally unacceptable.	

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<b>4342.A1</b>	<input type="checkbox"/>	S	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
Document:	Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:				
Policy:	Map:			Issue:											
Summary:															

Item Question	Representation Text
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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4343.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
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<b>4344.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
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<b>4345.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4346.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
The roads are very dangerous here.			

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
It provides proof that the CIS works.			

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4347.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

<i>Item Question</i>														<b>Representation Text</b>
1	3 - 4	Support (Yes) or object (No) to incl of site?										No		
My daughter and son-in-law live in Gwern Heulog, the road is a death trap.														

<i>Item Question</i>														<i>Reply</i>	<b>Soundness Tests</b>
2	5	Why Incl/Excl of site improves soundness?													
It will remove an accident waiting to happen.															

<b>4348.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

<i>Item Question</i>														<b>Representation Text</b>
1	3 - 4	Support (Yes) or object (No) to incl of site?										No		
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.														
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.														
By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.														

<i>Item Question</i>														<i>Reply</i>	<b>Soundness Tests</b>
2	5	Why Incl/Excl of site improves soundness?													
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.															

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4349.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.			

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4350.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.			

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4351.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.			

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

<b>4352.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No	
I agree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents.			
SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.			
By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.			

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
By adding AS(D)8 ...SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.			

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4353.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
1.	Site not within walking distance of bus/train therefore the highways are not capable of supporting a big increase in traffic.	
2.	Aberffrd Road has no pavements and the road is very narrow in parts only allowing one car to pass at a time.	
3.	The local school cannot support an increase in pupils due to closure of Newtown School, many pupils have been transferred to Caegarw School.	
4.	The sewers and gullies in the area will not support any increase in housing.	
5.	The sites are SINC with ancient woodlands and protected species, e.g. bats.	
6.	Parc Aberpennar was given to the people of Mountain Ash for leisure activities not housing.	
7.	Maesydderwen's topography not suitable to development.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	Maintain the SINC.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4353.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrd				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
1.	Site not within walking distance of bus/train therefore the highways are not capable of supporting a big increase in traffic.	
2.	Aberffrd Road has no pavements and the road is very narrow in parts only allowing one car to pass at a time.	
3.	The local school cannot support an increase in pupils due to closure of Newtown School, many pupils have been transferred to Caegarw School.	
4.	The sewers and gullies in the area will not support any increase in housing.	
5.	The sites are SINC with ancient woodlands and protected species, e.g. bats.	
6.	Parc Aberpennar was given to the people of Mountain Ash for leisure activities not housing.	
7.	Maesydderwen's topography not suitable to development.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	Maintain the SINC.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4353.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
1.	Site not within walking distance of bus/train therefore the highways are not capable of supporting a big increase in traffic.	
2.	The local school now has pupils from Newtown school (recently closed) therefore cannot accommodate a big increase in pupils.	
3.	The hospital sewers now are not adequate during heavy rain they overflow into the woods and disinfectant can be smelled! Therefore new housing cannot be supported.	
4.	The site has ancient woodland and protected species declared a SINC site.	
5.	Hospital built and paid for by Mountain Ash and Penrhiwceiber people and miners and should be used a hospice - old people's home and not destroyed.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	Maintain the SINC.		

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4354.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	The proposed development will destroy a contiguous piece of semi-natural ancient woodland whilst the sites are not currently listed as SSSI's, however they are SINC's. The development will adversely affect a number of protected species, slow-worms, common lizards, adder, various species of bat, bluebell, wood anemone, possibly door-mice (this list is not exhaustive) various ferns and bryophytes, hiehus and fungi. The development of the sites would be contra to the current LBAP. There is no infrastructure to carry the additional loads on road use, sewerage, parking and associated additional resources required for housing development. The development would destroy a number of valuable recreational sites.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The exclusion will allow the retention of valuable semi-natural ancient woodland, bluebell woods etc. Europe-wide bluebell woods, are an extreme rarity. The sites provide (along with adjacent woodland that I own) a valuable local recreational resource, a valuable SINC and habitat for endangered/protected species.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4354.A2</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The proposed development will destroy a contiguous piece of semi-natural ancient woodland whilst the sites are not currently listed as SSSI's, however they are SINC's. The development will adversely affect a number of protected species, slow-worms, common lizards, adder, various species of bat, bluebell, wood anemone, possibly door-mice (this list is not exhaustive) various ferns and bryophytes, hiheus and fungi. The development of the sites would be contra to the current LBAP. There is no infrastructure to carry the additional loads on road use, sewerage, parking and associated additional resources required for housing development. The development would destroy a number of valuable recreational sites.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion will allow the retention of valuable semi-natural ancient woodland, bluebell woods etc. Europe-wide bluebell woods, are an extreme rarity. The sites provide (along with adjacent woodland that I own) a valuable local recreational resource, a valuable SINC and habitat for endangered/protected species.		

<b>4354.A3</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrwd								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The proposed development will destroy a contiguous piece of semi-natural ancient woodland whilst the sites are not currently listed as SSSI's, however they are SINC's. The development will adversely affect a number of protected species, slow-worms, common lizards, adder, various species of bat, bluebell, wood anemone, possibly door-mice (this list is not exhaustive) various ferns and bryophytes, hiheus and fungi. The development of the sites would be contra to the current LBAP. There is no infrastructure to carry the additional loads on road use, sewerage, parking and associated additional resources required for housing development. The development would destroy a number of valuable recreational sites.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion will allow the retention of valuable semi-natural ancient woodland, bluebell woods etc. Europe-wide bluebell woods, are an extreme rarity. The sites provide (along with adjacent woodland that I own) a valuable local recreational resource, a valuable SINC and habitat for endangered/protected species.		

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4355.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2</p> <p>'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.</p> <p>P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 It does not have regard to National Policy on Green Wedge Land</p> <p>C3 It does not have regard to the Wales Spatial Plan</p>		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4356.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

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	<p>The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2</p> <p>'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.</p> <p>P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 It does not have regard to National Policy on Green Wedge Land</p> <p>C3 It does not have regard to the Wales Spatial Plan</p>		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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4357.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4358.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

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4359.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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4360.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4361.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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4362.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 861/ASN009 Site A opposite Parc Newydd Farm, Grovers										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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4363.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
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4364.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
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<p>The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2</p> <p>'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.</p> <p>P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 It does not have regard to National Policy on Green Wedge Land</p> <p>C3 It does not have regard to the Wales Spatial Plan</p>			

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4365.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We support the deletion of this from LDP.  I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:  Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)  The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of way. Access issues on foot and by car/other vehicles.	No

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2 'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'. P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 It does not have regard to National Policy on Green Wedge Land C3 It does not have regard to the Wales Spatial Plan		

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4366.A1			<input type="checkbox"/>	S	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development – 'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>		

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4367.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

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Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4368.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:

Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)

The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.

Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

Damage to Rights of way. Access issues on foot and by car/other vehicles.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

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C2 It does not have regard to National Policy on Green Wedge Land

C3 It does not have regard to the Wales Spatial Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4369.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	No
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Item	Question	Reply	Soundness Tests
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4370.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

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4371.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
	<p>I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:</p> <p>Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)</p> <p>The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.</p> <p>Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.</p> <p>Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.</p> <p>Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.</p> <p>Damage to Rights of way. Access issues on foot and by car/other vehicles.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2</p> <p>'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.</p> <p>P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.</p> <p>C2 It does not have regard to National Policy on Green Wedge Land</p> <p>C3 It does not have regard to the Wales Spatial Plan</p>		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4372.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1176/ASD012 NSA 9.10 - Land to the end of Godreaman Street, Godreaman						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site? No

Access to the site would be difficult and could cause congestion problems in Godreaman Street. There is already congestion problems on the roads leading to Cwmaman, further housing developments in this area would only add to it.

I would also raise the concern over school provision and their ability to accommodate more pupils given the proposed new site at the former Abercwmboi Rugby Club field and the developments in Farm Road.

I am aware of extensive land clearance behind the Farrel Store should this land be used eventually for housing this would compound the problem.

<b>4373.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1181/ASD017 NSA 9.4 - Site including the old brickworks, old dairy and tipped land rear of Birchwood						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site? Yes

Representation 2027.10D appears to cast doubt upon the deliverability of the forecast housing numbers set against the above candidate/allocation.

The statement makes erroneous claims in that "50% of the old brickworks is densely covered with trees" suggesting the plan numbers may be compromised.

This is not the case as can be seen from the attached photographs taken 26th February 2007.

It is clear also site 248 is well suited for linked development and also not restricted by the presence of trees.

<i>Item Question</i>	<i>Reply</i>	<b>Soundness Tests</b>
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2 5 Why Incl/Excl of site improves soundness?

Existing consents demonstrate the housing numbers envisaged can be achieved in accordance with the relevant strategies.

Development of the brickworks accords with policy from redevelopment of brownfield land.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
<b>4373.A2</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1181/ASD017 NSA 9.4 - Site including the old brickworks, old dairy and tipped land rear of Birchwood								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1 3 - 4	Support (Yes) or object (No) to incl of site? WDL Homes Ltd support the inclusion of site ID 416, the land south of Llwydcoed Road.  The site is previously allocated for housing in the adopted Cynon Valley Local plan encompassing both brickworks and old dairy.  The site forms part of allocation NSA 9.4.  Full planning consent exists upon the brickworks for 99 dwellings. Outline consent exists on the dairy.	Yes

<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Soundness Tests</i>
2 5	Why Incl/Excl of site improves soundness? The brickworks land is subject to a full planning consent (06/1564/10) for 99 dwellings, conditions currently being discharged to permit start spring 2010.  Unit number to plan demonstrated.  Additional units available on land south of Birchwood which is accessed via brickworks (10 dwellings).  Sites 'can' deliver housing numbers to plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4373.A3</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1181/ASD017 NSA 9.4 - Site including the old brickworks, old dairy and tipped land rear of Birchwood								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

<i>Item Question</i>														<b>Representation Text</b>
1	3 - 4	Support (Yes) or object (No) to incl of site?										Yes		
WDL homes Ltd support the inclusion of the Candidate Site ID 248, the land to the south of Birchwood.														
The subject parcel adjoins the old brickworks and can be accessed to form a natural extension of an approved housing scheme. The existing green corridor along the watercourse will be protected (TPO 72).														
The land will contribute to the identified numbers providing circa 10 dwellings given contour and extg trees.														
WDL Homes have an interest in the development of this site.														

<i>Item Question</i>														<i>Reply</i>	<b>Soundness Tests</b>
2	5	Why Incl/Excl of site improves soundness?													
The brickworks land is subject of a full planning consent (06/1564/10) for 99 dwellings and is to be developed by WDL Homes during 2010. Site 248 being adjacent forms a natural extension and delivers a furtehr 10 units (S.T.P.) being accessible via the brickworks.															
Both sites contribute to identified housing numbers. Units 'can' be delivered.															

<b>4374.A1</b>			<input type="checkbox"/>	O		M		Yes	45	<input type="checkbox"/>				
Document:		Site: 1192/ASD028 SSA 10.4 - Bryngolau, Tonyrefail								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

<i>Item Question</i>														<b>Representation Text</b>
1	3 - 4	Support (Yes) or object (No) to incl of site?										No		
We the tenants and residents of Bryngolau, wish to object to a new access road leading to a new development at the rear of 101 Bryngolau.														
We wish to oppose on the following grounds:														
1. The narrowness of the approach road with added resident parking. This has in the past created problems, especially with emergency vehicles.														
2. The increased volume of traffic, and its associated fumes, noise etc.														
3. Of paramount importance is the safety and wellbeing of children who are resident in the area.														
4. The playground in close proximity to the proposed access route.														
5. There are already existing problems with younger drivers and the issue of speed, despite it not being a through road. This would undoubtedly become worse.														

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4375.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1022/ASS007						Land at Hazel Drive			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the inclusion of this site for the following reasons:

1. There is a public footpath that has been in existence for many years, that runs length ways through the plot.
2. The site adjoins a very busy road on a bend where there have been several incidents involving motor vehicles. Regular access to the bend from the plot would probably increase the risk of further incidents happening.
3. There are a number of mature oak trees that adjoin and overhang the plot.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4377.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1024/ASS018 Brynna West						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Capacity of existing highway (please see sheet attached).  [Information on sheet below]  If the land proposed as an alternative site for the local redevelopment plan were to be granted permission, this would have serious effects on the existing highway in Heol Dewi.  Heol Dewi is a mostly quiet road, but it already suffers from servere congestion problems. While most (but not all) houses have been designed wih driveways, the sheer volume of car ownership is such that those who are able to utilise their riveways still require extra space to park second and even third vehicles. In addition, some individuals own business vehicles (namely large transit vans and taxis) which also require extra space.  A number of properties in the road are not able to utilise their driveways (either through development of front gardens or by virtue of the fact that the original construction of their driveways is too steep thereby prohibiting use). As a result, residents already encounter difficulties parking in the road.  Parking in the road also causes other difficulties for motorists, as parking on both sides of the road essentially narrows the highway, rendering it a 'one-track' road. Therefore, passing oncoming vehicles is a problem at most times of the day, and additionally, turning in the road is impossible in some places, leading to traffic having to drive all the way to the end of the cul de sac to turn around - an activity which already causes disturbance and irritation to residents at this end of the road.  By allowing development on the proposed site, these problems would undoubtedly intensify. Firstly, the entrance to the proposed site would be half way down Heol Dewi (opposite house number 48). This would not only mean that parking in the road would be reduced in an already problematic space, but also that the amount of traffic in the road would increase. This increase would only cause further parking difficulties, but would also cause further problems for existing residents in terms of access, an increase in carbon and noise pollution, and provide an increased danger for young children.  I thereby object to the proposal of this site as an alternative to the Local Development Plan on the grounds stated above.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? CE3 + CE4 Blatant disregard for the problems of existing residents in Heol Dewi.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4377.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1024/ASS018 Brynna West						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Education and Lifelong Learning

Many of the schools in the area are already full - with Brynna Primary having only limited places available. Consideration would need to be given to a section 106 agreement to provide for additional requirements which would arise from numbers of children that may reside in new homes in this area. However, there is no such provision at present.

<b>4377.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1024/ASS018 Brynna West						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Existing Wildlife (please see attached sheet)

[Information from attached sheet]

The woodland behind Heol Dewi is home to bat populations, and parts of the woodland in Brynna are known to support the Dormouse. Dormice are fully protected under the Wildlife and Countryside Act 1981 (as amended) and are listed as a European protected species under the Conservation (Natural Habitats) Regulations 1994 (the Habitat Regulations).

If a European protected species is present, the Welsh Assembly Government is required to issue a licence under S.44(1)(e) of the above regulations before any permitted development may take place. However, this is subject to specific criteria being met, one of which being that there should be no detriment to the "favourable conservation status" of the species concerned.

Any new development could have an extremely adverse effect on the wildlife in the area - particularly the species aforementioned.

This objection has therefore been copied to the Wildlife Council for Wales.

<i>Item Question</i>	<i>Reply</i>	<b>Soundness Tests</b>
2 5 Why Incl/Excl of site improves soundness? CE3+CE4		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4377.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1024/ASS018 Brynna West						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Disturbance (please see attached sheet)  [Information from attached sheet]  The residents of Heol Dewi currently benefit from 'quiet enjoyment' of their properties. Any new development in the proposed site would disturb this equilibrium in a number of ways:  Firstly, the houses in the immediate area - particularly those that would back directly on to the proposed site - would suffer loss of privacy and seclusion.  Secondly, if a new development were to be erected on the proposed site, this would increase the noise in the area - not only in construction phases, but also once new residents had settled there.  Thirdly, the position of the site is such that it is higher than the ground at the end of the cul de sac in Heol Dewi. This height factor could cause issues of being overlooked for the residents at that end of the road, thereby consitiuting disturbance.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? CE3+CE4 Disregard for the problem encountered by existing residents in Heol Dewi.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4377.A5</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1024/ASS018 Brynna West						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Means of access to proposed site (please see attached sheet)  [Information on attached sheet]  The means of access to the proposed site would be half way down Heol Dewi (opposite house number 48). This would not only reduce parking in the road in an already problematic space, but would also increase the amount of traffic passing through the road. This increase would cause further parking difficulties, and also cause further problems for existing residents in terms of access, an increase in carbon and noise pollution, and provide an increased danger for young children and animals.  This proposed access therefore does not consider the existing problems experienced by the residents of Heol Dewi, or the welfare of these residents.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? CE3+CE4 Disregard for problems already in existence that effect residents in Heol Dewi.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
<b>4377.A6</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1024/ASS018 Brynna West						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1 3 - 4	Support (Yes) or object (No) to incl of site? Drainage to proposed site. (Please see attached sheet)  [Information on attached sheet]  The ground in the local area is quite cloggy and drainage in a number of properties is poor. In the lower end of the cul de sac in particular, heavy rainfall over only half a day can cause localised flooding to front and rear gardens - even those that have not been developed - and prolonged rainfall has even greater effect.  If a new development were to be sited in he proposed area this could cause a knock on effect to the properties below in relation to surface water run-off.	

<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Soundness Tests</i>
2 5	Why Incl/Excl of site improves soundness? CE3+CE4		

**REPRESENTATION DETAIL** by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4378.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? - Loss of mature local habitat.  - Impact of possible development on the locality and infrastructure.  - Over development of Northern Cwmbach.  - Impact of additional traffic on main and local distributor roads.  - Loss of discreet nature of existing developments.  - Short/Mid-Term impact of noise and disturbance during any construction phase(s).	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the amendments should be founded with reference to: P2 CE1 CE2 CE3 CE4		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4379.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the inclusion of the above site in LDP for future residential settlement for the following reasons:  Damage to health and well being of existing residents, i.e. heavy lorries, noise, dust, pollution, heavy traffic as "tips" will have to be made suitable for building. This eill continue as the houses are built over several years.  Destruction of local wildlife i.e. foxes, squirrels, dormice, voles, bats, huge variety of birds, also plants and trees. There are many mature trees including oaks.  This land is used for recreation by local residents and valley residents i.e. bird watching, walking, picnics, dog walking, relaxing and safe play by our children i.e. like an adventure playground etc. Irreverable damage to the designated "Green Wedge Area"  Increased flooding, surface water. Pressure on local transport and local amenities. Damage to rights of way.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?	The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedges Topic Paper which states on page 2: "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"	
	P1 - Below - Consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of this site from the plan.		
	C2 - It does not have regard to National Policy on Green Wedge Land.		
	C3 - It does not have regard to the Wales Spatial Plan.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4380.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Loss of ability to walk on public footpath that has been used for generations. Loss of mature habitat and wildlife (has wildlife survey been done?) Over development of Northern Cwmbach Impact of traffic on local roads. Short and Mid-Term impact of noise and disturbance during construction. Site also contains species of flora with conservation orders on them.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? Exclusion of amendments should be with reference to:  P2 CE1 CE2 CE3 CE4		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4381.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:	
	Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)	
	The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.	
	Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.	
	Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.	
	Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.	
	Damage to Rights of way. Access issues on foot and by car/other vehicles.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2		
	'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.		
	P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.		
	C2 It does not have regard to National Policy on Green Wedge Land		
	C3 It does not have regard to the Wales Spatial Plan		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4382.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:	
	Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)	
	The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.	
	Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.	
	Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.	
	Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.	
	Damage to Rights of way. Access issues on foot and by car/other vehicles.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2		
	'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.		
	P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.		
	C2 It does not have regard to National Policy on Green Wedge Land		
	C3 It does not have regard to the Wales Spatial Plan		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4383.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
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	Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)	
	The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.	
	Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.	
	Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.	
	Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.	
	Damage to Rights of way. Access issues on foot and by car/other vehicles.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2		
	'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.		
	P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.		
	C2 It does not have regard to National Policy on Green Wedge Land		
	C3 It does not have regard to the Wales Spatial Plan		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4384.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
1.	You are not coinciding with global warming to the environment by allowing more buildings and road lighting which are detrimental to the atmosphere, also green wedges that are taken away is detrimental. It would be nice if a park was put there for people to relax on the benches round the park, especially for elderly people to get away from the boredom of their own homes, and make contact with other people.	
2.	The Cwmbach Road is insufficient to take more traffic and the road from the bottom of Abernant to the A470 should be made for a dual carriageway, before more houses are built, as we get congestion now at peak periods. Also people living in houses have two to three cars in their housholds, so the traffic will be horrific.	
3.	We do not need more houses, as there are plenty for sale, and are not getting sold.	
4.	It is a matter of greed with no consideration for people to have a good way of life, there is right and wrong, but you will be showing the wrong and will be showing the young people that taking is better than giving, and there are plenty around now. WHY!	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	Because we will have no respect for you and our trust will be gone, it is on a balance now so prove yourselves to the people of the communities you represent and I mean the majority, this will improve the soundness of the LDP		
1.	Procedural Tests - P1, P2		
2.	Consistency Tests - C1, C2, C3, C4		
3.	Coherence and Effectiveness Tests - CE2, CE4		

**REPRESENTATION DETAIL** by: Representation No

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<b>4385.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I support the development of this site as it will remove the disused coal tips from the immediate vicinity of my home; levelling the area and offering more residential dwellings.  This can only be an improvement for the area overall.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The LDP must be to remove all coal tips from the relevant communities so as to benefit all residents.		

Filtered to show: (All representations)

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4386.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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	The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.	
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4387.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
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4388.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4389.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4390.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

We have lived in Windermere Close for 38 years in this time we have watched the trees and wildlife grow in our surrounding area. The mass destruction this excavation will cause to wildlife and people in this area is unthinkable.

<b>4391.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1038/ASS024 Land off Treharne Street						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I am very disappointed in the way you are going about in trying to build on every bit of land that seems to be about on every corner planning permission was turned down for the land opp. No. 2 but you never seem to except what is passed.

I have lived in this street all my life 51 yrs played on his green seen my children play on it and hope to see my grandchildren play on it. There are enough houses in the R.C. T, that area empty we don't need to hog up every bit of land.,

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4392.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1038/ASS024						Land off Treharne Street			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
re. The regeneration of land in front of No. 2 treharne Street, Cwmparc.

Please could you let me know whether an environmental study has taken place regarding the above portion of land for which planning permission for regeneration has been sought, and if so where I can see a copy of this study.

There is at least one group of newts resident on this land, and judging from the numbers of bats feeding above this piece of land each evening, there must be a considerable colony in the immediate area.

I feel it is of the utmost importance that the habitat of these animals in not disturbed, and should be grateful for your comments.

<b>4393.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1038/ASS024						Land off Treharne Street			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Re: The regeneration of the land in front of No.2 Treharne Street, Cwmparc, Treorchy, CF42 6LH.

I am contacting you in relation to the proposal of a residential property to be built on the above mentioned piece of land.

I believe that this land is inhabited by at least one group of newts as they have been seen in the allotments right next to this piece of land. Also there is a considerable amount of bats flying / feeding over this land too, which indicates there must be a colony around this are.

I would like to know if an environment study has been undertaken on this land and if so, are you able to provide me with a copy of this or advise me where I can obtain a copy. I feel it is imperative that the habitation of these species is not disturbed.

Finally I would also like to add that for generations this piece of undeveloped land has become a meeting point for elderly residents of the surrounding area who has very limited mobility and is also a playing spot for the young children.

Your comments on this matter would be appreciated and I look forward to hearing from you.

**REPRESENTATION DETAIL** by: Representation No

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<b>4394.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1111/ASS030 Land at Garth Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? If land used for residential use - increased number of people within village which will lead to an increase in strain on public services i.e. Primary Schools, Doctor's Surgery etc (currently no school or doctors). Access via the mountain lane - very ppor road and is already a dangerous road without increased traffic. There is already problems with drainage in Efail Isaf. This will majorly add to this. The village is a small and lovely place to live. As a new resident to Efail Isaf, our decision to live in the village was because of this. If we want to live in a large village we would have moved to one. The land is at the foot of the Garth Mountain and is a natural beauty. Seems unethical to build on such land.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The inclusion would not improve the soundness of the LDP.		

<b>4395.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The Maesydderwen site has already been declared a site of importance for nature conservation (ASN101) The hospital building should be utilised in a way as to benefit the community (Hospice possibly) and not for housing. Parc Aberpennar should not be considered due to the fact it belongs to the people of Mountain Ash.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the three sites would mean that the great amount of wildlife in the area would survive for the community to enjoy. Safeguarding the ancient woodland would mean that the bird life would flourish (There are 30 varieties o birds in these woods). To destroy such woodland is against all government policy regarding global warming and carbon emissions.		

**REPRESENTATION DETAIL** by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4395.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 865/ASN102	Mountain Ash General Hospital					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 The Maesydderwen site has already been declared a site of importance for nature conservation (ASN101)  
 The hospital building should be utilised in a way as to benefit the community (Hospice possibly) and not for housing.  
 Parc Aberpennar should not be considered due to the fact it belongs to the people of Mountain Ash.

*Item Question*

*Reply*

**Soundness Tests**

- 2 5 Why Incl/Excl of site improves soundness?  
 The exclusion of the three sites would mean that the great amount of wildlife in the area would survive for the community to enjoy. Safeguarding the ancient woodland would mean that the bird life would flourish (There are 30 varieties o birds in these woods). To destroy such woodland is against all government policy regarding global warming and carbon emissions.

<b>4395.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:							Site: 1099/ASS054	Land at Maes y Dderwen, Aberffrw					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 The Maesydderwen site has already been declared a site of importance for nature conservation (ASN101)  
 The hospital building should be utilised in a way as to benefit the community (Hospice possibly) and not for housing.  
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*Item Question*

*Reply*

**Soundness Tests**

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4396.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1020/ASN101	Land at Maes y Dderwen					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 The Maesydderwen site has already been declared a site of importance for nature conservation (ASN101)  
 The hospital building should be utilised in a way as to benefit the community (Hospice possibly) and not for housing.  
 Parc y Dyffryn should not be considered due to the fact that it belongs to the people of Mountain Ash.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 The exclusion of this site would safeguard the wildlife which is in abundance. To destroy this area by building houses would be against all government policy regarding global warming and carbon emissions. All these sites are covered with many ancient trees and the destruction of such woodland would be devastating for the bird life. There are in excess of 27 bird varieties in this area alone.

<b>4396.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:							Site: 865/ASN102	Mountain Ash General Hospital					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 The Maesydderwen site has already been declared a site of importance for nature conservation (ASN101)  
 The hospital building should be utilised in a way as to benefit the community (Hospice possibly) and not for housing.  
 Parc y Dyffryn should not be considered due to the fact that it belongs to the people of Mountain Ash.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 The exclusion of this site would safeguard the wildlife which is in abundance. To destroy this area by building houses would be against all government policy regarding global warming and carbon emissions. All these sites are covered with many ancient trees and the destruction of such woodland would be devastating for the bird life. There are in excess of 27 bird varieties in this area alone.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
----------	-----------	-------------	-------	-------------	------	--------	----------	----------------------	----------------------	--------------------------------	--------------	---------	----------------	----------

<b>4396.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1099/ASS054	Land at Maes y Dderwen, Aberffrd					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 The Maesydderwen site has already been declared a site of importance for nature conservation (ASN101)  
 The hospital building should be utilised in a way as to benefit the community (Hospice possibly) and not for housing.  
 Parc y Dyffryn should not be considered due to the fact that it belongs to the people of Mountain Ash.

*Item Question*

*Reply*

**Soundness Tests**

- 2 5 Why Incl/Excl of site improves soundness?  
 The exclusion of this site would safeguard the wildlife which is in abundance. To destroy this area by building houses would be against all government policy regarding global warming and carbon emissions. All these sites are covered with many ancient trees and the destruction of such woodland would be devastating for the bird life. There are in excess of 27 bird varieties in this area alone.

<b>4397.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:							Site: 1020/ASN101	Land at Maes y Dderwen					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 1. Disturbance to Hillside.  
 2. Increase of traffic.  
 3. Damage to environment and loss of habitat.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4397.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:		Issue:										
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?
1. Disturbance to Hillside.
  2. Increase of traffic.
  3. Damage to environment and loss of habitat.

<b>4397.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrd						PEX Session:						
Policy:		Map:		Issue:										
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?
1. Disturbance to Hillside.
  2. Increase of traffic.
  3. Damage to environment and loss of habitat.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4398.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I fully support Rhondda Cynon Taff Council in their decision to prevent the development of area behind Caegarw.  
  
 I object to any development in this area - the proposed three sites because:  
 1. Increased traffic  
 2. Increased pollution  
 3. Risk of land slip due to mechanical interference  
 4. Possible desecration of existing country  
 5. Alteration of existing water courses.

<b>4398.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I fully support Rhondda Cynon Taff Council in their decision to prevent the development of area behind Caegarw.  
  
 I object to any development in this area - the proposed three sites because:  
 1. Increased traffic  
 2. Increased pollution  
 3. Risk of land slip due to mechanical interference  
 4. Possible desecration of existing country  
 5. Alteration of existing water courses.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4398.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
I fully support Rhondda Cynon Taff Council in their decision to prevent the development of area behind Caegarw.
- I object to any development in this area - the proposed three sites because:
1. Increased traffic
  2. Increased pollution
  3. Risk of land slip due to mechanical interference
  4. Possible desecration of existing country
  5. Alteration of existing water courses.

<b>4399.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
I object to the development on the following grounds.
- 1) Volume of traffic will increase.
  - 2) Spoliation of environment - danger to species - loss of habitat.
  - 3) Destabilisation of the hillside.
  - 4) I object to any development in the area.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4399.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1076/ASS101 Land at Abergorki Industrial Estate						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the development on the following grounds.  1) Volume of traffic will increase.  2) Spoliation of environment - danger to species - loss of habitat.  3) Destabilisation of the hillside.  4) I object to any development in the area.	

<b>4399.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the development on the following grounds.  1) Volume of traffic will increase.  2) Spoliation of environment - danger to species - loss of habitat.  3) Destabilisation of the hillside.  4) I object to any development in the area.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4400.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The infrastructure is not capable of supporting a substantial increase in road traffic. One of the access roads is narrow and passes a primary school where buses have to stop to allow children to get on and off. Such a large development would increase the already significant danger of flooding on the residential sites below the alternative site. This site is of special importance for nature conservancy, having a number of ancient trees, including some of the most westerly naturally growing beech trees in Europe.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

The exclusion of this alternative site will ensure that the LDP conforms to proper land use guidelines, particularly as the site has SINC status.

<b>4400.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 865/ASN102						Mountain Ash General Hospital			PEX Session:			
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The infrastructure is not capable of supporting a substantial increase in road traffic. One of the access roads is narrow and passes a primary school where buses have to stop to allow children on and off. Such a large development would increase the already significant danger of flooding on the residential sites below the alternative site. The building already on this site is in clear need of preserving, being of immense historical interest and importance to the local community. It was funded by the workers of Mountain Ash and has served the local population ever since. There is strong feeling that it should now be preserved and converted to something like a hospice, thereby continuing to provide help and comfort.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

The exclusion of this alternative site will ensure that the LDP conforms to proper land use guidelines particularly as it has a fine historically important building and is also a SINC.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4400.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrw				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The infrastructure is not capable of supporting a substantial increase in traffic. One of the acces roads is narrow and passes a Primary School where buses have to stop to allow children to get on and off.  Such a large development would increase the already significant danger of flooding on the residential sites below the designated site. This site is of special importance for nature conservancy, having a number of ancient trees, including some of the most westerly natural gorwing beech trees in Europe.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of this alternative site would ensure that the LDP conformed to proper land use guidelines, particularly as the site has SINC status.		

<b>4401.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101						Land at Maes y Dderwen				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? 1. The Public Park was given to the people of Caegarw to provide recreation to improve the health of local people. 2. The site is difficult to access and any development, with increased traffic, means the road structure cannot cope. Residents can't park outside their homes as it is. 3. Noise and pollution would increase/ 4. The development will have a detrimental effect on the lives of the residents, as well as the wildlife and woodlands. 5. Public recreation should NEVER be sold. 6. This site is classified as a SINC and it must remain so.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion would ensure the survival of woodlands.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4401.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
1.	The hospital was built by the miners and this monument should remain as it is part of our heritage and culture.	
2.	The hospital grounds is home to many protected species, woodlands and flowers.	
3.	The pollution and noise would increase significantly.	
4.	The roads and schools would be unable to cope with the increase in population.	
5.	The site has SINC status.	
6.	The Biodiversity Action Plan is a contradiction to development of this site.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	This proposal ignores the "Environmental Strategy for Wales" e.g. Woodland, access, recreation, biodiversity.		
	The exclusion will allow the retention of ancient woodland, in particular the "Bluebell Wood"		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4401.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
1.	Site inaccessible.	
2.	Aberffrwd ROAD IS TOO NARROW WITH NO PAVEMENTS.	
3.	The present road structure wuold certainly be unable to cope with an increase in the volume of traffic; thereby making it dangerous for pedestrians.	
4.	With an increase in population the area would be unable to cope.	
5.	The noise, pollution and general populace increase would ruin this area.	
6.	The area is considered SINC - how can RCT allow this to be destroyed.	
7.	The Council has already declared the land unsuitable due to hilly nature for development.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
The land must continue to be a preservation area for all sorts of wildcare and this are should must remain for this reason. The area is popular for its peace and beauty and we must not destroy this.			

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4402.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1095/ASS050	Land to the north of The Patch					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? This development should not be allowed because it would take away a large green area of natural beauty which would be detrimental to the health and wellbeing of the residents of Llanharry, notably to residents living in the Patch. Increased noise and pollution and a devaluing of house prices in the surrounding area would be inevitable. A development on this site would have a devastating impact on the natural wildlife, many of which are protected species. For example there are bats and newts living on this land along with slow worms and rare breeds of birds. I believe it has also been said that the land in question is unstable (as it was originally an iron ore mine) and is therefore unsuitable for building upon.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? The exclusion of this alternative site is necessary because the plans have not been subject to either environmental impact assessment or a health assessment. My other reasons for objecting to this development are outlined above. (No. 23)		

<b>4403.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:							Site: 1020/ASN101	Land at Maes y Dderwen					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? This site has ancient trees and rare plants growing there e.g. native bluebells, white orchids. Access is via a minor road which joins another minor road, neither of which are able to cope with an increase in volume of traffic.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? The site is designated SINC and its subject to topographical constraints.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4403.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital								PEX Session:				
Policy:		Map:				Issue:								
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The people of Moutain Ash and Pnerhiwceiber raised contributions to build the hospital and at a public meeting on 16.07.09 the overwhelming feeling was that this site should remain in the domain of health e.g. hospice or nursing home and not housing.  Access to this site is via a minor road which borders a wooded area and woodland (Dyffryn Woods) and is on a junction with another minor road which, neither of are suitable for an increase in volume of traffic.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The site is designated SINC.		

<b>4403.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrwd								PEX Session:				
Policy:		Map:				Issue:								
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? This land was covenanted to the people of Mountain Ash for recreation and leisure purposes. This is an area of high unemployment and the associated health issues e.g. Depression, stress, smoking related illnesses etc. Obesity is increasing locally and nationally, so areas for recreation and leisure are greatly needed in an area of poverty and geographical constraints. Industrial diseases are also prevelant. Children's access to play areas are crucial in terms of social inclusion and well-being. I object to the site being used for housing.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The site is designated SINC.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4404.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I stongly object to the site AS(N) 101 Land at Maes-y-Dderwen, Aberffrw being included in the Rhondda Cynon Taf LDP on the followin grounds:  The Council has previously acknowledged and rejected a previous planning proposal for the land, acknowledging also that it should be designated a SINC (Site if Interest for Nature Conservation).  The site itself is home to a number of ancient woodland and as such is recognised as being a protected ancient woodland site (PAWS). This applies to woodland that is at least 400 years old and predates the industrialisation and mass urbanisation of the area.  Its topography means that it is unsuitable for any development of any kind.  The ecological importance and biodiversity of the area is highlighted through its flora and fauna (oak, bluebells, adders, foxes, cuckoos, magpies, woodpeckers, bats and buzzards).  The impact on the area and the landscpae should any development be allowed to proceed would be environmentally catastrophic. An increase in pollution through car usage, electricity, sewage would have a negative effect in the battle against climate change. The increase in traffic would also restrict pedestrian movement, recreation and safety for schoolchildren and the elderly.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of the alternative site would improve the soundness of the LDP as it would consider the environment and green issues more rather than creating a greater problem in the face of climate change. The area also includes green space and recreational facilities in the form of Parc Aberpennar which is against national guidelines. 'The Environment Strategy for Wales 2008-11' would need to be acknowledged as the inclusion of this site condricts 'Woodland for Wales (outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36), iodiversity - Priority Area 1 Access and Recreation - Priority Area 3 and the Historic Environment - Priority Area 7. This document supports the rejection of the site and its development.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4404.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I strongly object to the site AS(N)102 Mountain Ash General Hospital being included in the Rhondda Cynon Taf LDP on the following grounds:  The village infrastructure will be unable to support increased traffic and congestion as well as the strain it will put on services such as drainage and sewerage. This is exemplified by the current problems faced in recent months by residents in Trem-y-Dyffryn and those who walk through the adjoining Dyffryn Woods.  The hospital itself is of important significance to the community of Mountain Ash, Penrhiwceiber and Abercynon. Fund raising and weekly donations by the people of those towns and villages paid for the construction of the building (£56,000) and the grounds.  The grounds of the hospital and the adjoining woodlands within the site are home to a number of different species of flora and fauna amongst of which include bluebells, adders, foxes, grass snakes, badgers and red kites as well as bats.  After the mass industrialisation of the town and the Cynon Valley over the preceding decades, the area is only now beginning to recover ecologically. The importance of this site in providing health, well being and recreational opportunities is something that should be acknowledged and promoted.  It is acknowledged to be a SINC (Site of Interest for Nature Conservation).	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? I believe that the exclusion of this site would improve the soundness of the LDP largely because the Cynon Valley does not require additional housing. It should be noted that none or little environmental assessment has been made of the site. 'The Environment Strategy for Wales 2008-2011' is relevant in the rejection of this site on the following grounds. Re: C2/C3 - Consistency Tests, Woodlands for Wales and outcomes 1, 2, 3, 5, 6, 23, 24 and 26. It is therefore unsuitable for development.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4404.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I strongly object to the site AS(S)54 Land at Maes-y-Dderwen, Aberffrwd being included in the Rhondda Cynon Taf LDP for the following reasons:  1. The Council has previously acknowledged and rejected a previous planning proposal for the land stating that the area should be designated as a SINC (Site of Interest for Nature Conservation)  2. The site is home to a vast range of ancient woodland and as such is recognised as being a protected ancient woodland site (PAWS). This applies to woodland that is at least 400 years old and as such predates the industrialisation and mass urbanisation of the town. Very little of this is found elsewhere in the borough.  3. The topography means it is unsuitable for any development of any kind.  4. The ecological importance and biodiversity of the area is highlighted through its flora and fauna (oak trees, slow worms, adders, grass snakes, buzzards, woodpeckers, bats and cuckoos amongst others).  5. It also includes Parc Aberpennar which as a greensapce is vitally important for the Community in the fight against obesity and ill health.  6. The increased traffic and general waste (sewage, rubbish) will increase and will have a negative effect on the area as a whole. Flooding, light and noise pollution as well as increased levels of CO2 gasses are counter to plans to fight climate change. Pedestrian movement would be restricted.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?	The exclusion of the alternative site would improve the soundness of the LDP as it would conform more closely to its own biodiversity plan as opposed to working against it. The green space issues and recreational facilities are important to reconsider as it goes against national guidelines and basic moral principles. 'The Environment Strategy for Wales 2008-2011' would need to be used as a template for any future proposals not least because the inclusion of this site contradicts 'Woodlands for Wales' (outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36). Biodiversity - Priority Area 1, Access and Recreation - Priority Area 3 and the Historic Environment - Priority Area 7. This document rejects this site.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
<b>4405.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	1. The public park was given to the people of Caegarw to provide recreation to improve their health. Parc Aberpennar is also a greenfield site.	
	2. This site is difficult to access and any development, with increased traffic means the roads simply could not cope. I cannot park outside my house as it is.	
	3. Noise and pollution would increase.	
	4. This development will have a detrimental effect on the lives of the residents, not to mention the wildlife and flora.	
	5. Is it legal to sell public recreation land? Surely this should NEVER be considered.	
	6. As the site is classified as a SINC it should NEVER be allowed to be tampered with, let alone destroyed.	

<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Soundness Tests</i>
2	5 Why Incl/Excl of site improves soundness?		
	The exclusion would ensure the survival of ancient woodland.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
<b>4405.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	1. It was built by the miners, like my grandfather, who contributed weekly to its construction. How dare the Council destroy this monument to these hardworking, poorly paid men, as it is part of our heritage.	
	2. The grounds of the hospital is home to a large range of protected species as well as woodlands and flora.	
	3. Pollution and noise would increase significantly.	
	4. The roads, schools would be unable to cope with an increase in population.	
	5. The site has SINC status.	
	6. The Biodiversity Action Plan is a contradiction to development of this site	

<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Soundness Tests</i>
2 5	Why Incl/Excl of site improves soundness?		
	This proposal ignores the "Environment Strategy for Wales" e.g. woodland, access, recreation, biodiversity/	The exclusion will allow the retention of ancient woodland, in particular, The Bluebell Wood.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4405.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	
1. Site inaccessible.	
2. Aberffrwd Road is narrow with no pavements.	
3. The present road structure would certainly be unable to cope with an increase in the volume of traffic, thereby making it dangerous for pedestrians.	
4. With an increase in population the area would be unable to cope.	
5. The noise, pollution and general populace increase would ruin th quiet, splendours of the area.	
6. The area has been classified as SINC how can RCT put this at risk.	
7. The Council has already declared the land unsuitable, due to its very hilly nature for development.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
The land must continue to be a preservation area for all manner of wildlife, from worms to birds. The area has immense beauty and development with completely spoil the area.		

<b>4406.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1062/ASS053						Land rear of Rowley Terrace				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	
To allow further development of this area, as it is within a reasonable area for improvement.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4407.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1062/ASS053						Land rear of Rowley Terrace				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I feel that this land needs to be included in the development plan because it is clearly part of Maerdy and has been partly developed over many years. Inclusion would be consistent with land at the rear and the opposite end of Oxford Street.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

CE4 - It is not flexible to enable it to deal with changing circumstances.

<b>4408.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101						Land at Maes y Dderwen				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Wildlife in the area should be protected including: Foxes, woodpeckers, bats, mice and other plant species.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

C4 - It does not have regard to the Rhondda Cynon Taf Community Plan.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4408.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Traffic at bowls junction on to New Road would become a standstill at busy periods making crossing dangerous for school children etc. Currently most streets and roads pavements in Caegarw are in need of repair so why expand our community when the Local Council can't maintain what we already have.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 C4. It does not have regard to the Rhondda Cynon Taf Community Plan.

<b>4409.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1062/ASS053 Land rear of Rowley Terrace						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 1. To fully Utilise all usable land in the area.  
 2. This area has suffered with fly tipping issues in the past.  
 3. This area needs to be cleaned/tidied up to enhance the general area.  
 4. New build developments are needed in Maerdy to encourage people into the area and help stop the decline of the village.

<b>4410.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1062/ASS053 Land rear of Rowley Terrace						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Inclusion in the boundary will allow for redevelopment and clean up the area.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4411.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1062/ASS053						Land rear of Rowley Terrace			PEX Session:			
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I have no technical ability regarding planning or development. However I have lived near the proposed site for the last 45 years. I have seen the site used for

1. Fly tipping
2. Dog kennels
3. Stables for horses
4. Pidgeon Cotes

All of the above activities I am sure were without planning permission. The site always was and still is an eyesore. Any CONTROLLED development of the site would enhance the area.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

See question 4

<b>4412.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>					
Document:		Site: 1062/ASS053						Land rear of Rowley Terrace			PEX Session:			
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I have just received planning in a similar environment. I think this would be a good for development.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

It is not reasonably flexible. CE4.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4413.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1062/ASS053						Land rear of Rowley Terrace			PEX Session:			
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
This is a prime parcel of land and would benefit the surrounding area by affordable housing as well as by cleaning up the area.

<b>4414.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?
1. The information announcing the development plans was completely unintelligible, that is if you could find it! This tactic was deplorable and intended to sneak through the plans.
  2. There is no reasonable access into the areas, the 2 lanes on Aberffrwrd Road are too narrow and too close to houses.
  3. There is no way any mature trees that cover parts of the land will be felled.
  4. 300 houses! Far too many and is more to do with packing in as many houses as possible to maximise profit, rather than satisfying any local demand.
  5. Traffic in Caegarw would rise, particularly Granville Terrace which cannot handle 2 way traffic and would be used as a through way.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4415.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to housing on this site for the following reasons:  This area has been a park for the people of Caegarw and Mountain Ash for many years, what right has the Council to destroy this area and build houses.  Parks are an area where people go to enjoy and relax, you cannot put a price on this, far too many park areas have been converted to building/house at what cost to the well-being of the people living in and around the areas.  This area is also wildlife in this area that are considered as protected such as adders, slow worms, not to mention the number of birds who nest in this area.  The is also a serious risk of flooding, flooding occurs at the entrance to the Trem y Duffryn, this would make this problem worse.  The woodland in and around this area contain native bluebells which should not be destroyed.  Traffic and road congestion id a major issue at the junction by the bowls club off Dyffryn Road this would increase this problem.  Access to this small park is via a small lane sure this does not provide ideal access for such a large volume of housing.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This site should designated a 'Site of Imporance for Natire Conservation' not destroyed to provide housing which is clearly not needed for the people of Mountain Ash.  Green areas are becoming a 'thing of the past' surely we need to develop these areas into places for people to enjoy not destroying them.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4415.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to housing on this site for the following reasons:  This hospital was purchased by the people of Mountain Ash, what right has the Council to dispose of this land, without consulting the people in this area.  The land around the hospital is made up mainly of mature woodland this should not be destroyed because of the ecological and environmental impact.  There is also a serious risk of flooding, flooding occurs at the entrance to the Trem-yDyffryn, this would make this problem worse.  Traffic and road congestion is a major issue at the junction by the bowls club off Duffryn Road, this would increase this problem.  Access to the hospital is very dangerous with numerous car crashes, there have even been fatalities there, with an increase to the volume of traffic then, will become a major issue.  The woodland in and around this area contain native bluebells which should no be destroyed.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This site should remain with the people of Mountain Ash, surely making it a small visitor's centre, and incorporating a museum of Mountain Ash.  Green Areas are becoming a 'thing of the past' surely we need to develop these into places for people to enjoy not destroying them.		

<b>4416.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? We are writing to state our objection to houses being built in the Caegarw area of Mountain Ash. This building project will desecrate an area of great natural beauty that has been in existence for many many years. I have been told tht some of the trees are 150 years old.  On the other side of the valley, Fernhill Estate has manyhouses boarded up. Why can't these properties be put back on the market?	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4416.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

We are writing to state our objection to houses being built in the Caegarw area of Mountain Ash. This building project will desecrate an area of great natural beauty that has been in existence for many many years. I have been told tht some of the trees are 150 years old.

On the other side of the valley, Fernhill Estate has manyhouses boarded up. Why can't these properties be put back on the market?

<b>4416.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrwd						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

We are writing to state our objection to houses being built in the Caegarw area of Mountain Ash. This building project will desecrate an area of great natural beauty that has been in existence for many many years. I have been told tht some of the trees are 150 years old.

On the other side of the valley, Fernhill Estate has manyhouses boarded up. Why can't these properties be put back on the market?

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4417.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I wish to voice my objection to the proposal of the building of some 300 houses; some of which will inevitably become housing association homes. The reason for m objections are as follows:

Much of the land proposed for these development are of scientific intrest.

Some of the land (especially that of the hospital site) was presented to the people of Moutnain Ash as a gift.

In the book "A Miner's Hospital" it states that all of the money used to build and equip the hospital was raised and paid for by the people of Mountain Ash and therefore rightly belongs to them. They raised a total of £56,000 the equivalent of £1,187,760 in today's money.

If the building of the hospital was demolished then the increase in population would certainly cause an increase of traffic along the already congested streets. Also increase of children needed to eb educated would cause problems at the local primary school of Caegarw as the pupils from both Newtown and Cefnpennar primaries have been transferred there after school closures and there may not be any spaces to enrole them.

Also the increase of population will inevitably see a rise in crime which will out-stretch the already under-manned police force in the town.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4417.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:				Map:		Issue:								
Summary:														

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*Item Question* **Representation Text**

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4417.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4418.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I wish to register my protest to the redevelopment plans for the following sites:

Site 276. (AS(N)102) This site is currently surrounded by well-established deciduous woodland which in spring is also carpeted with Bluebells, which are protected under the Wildlife and Countryside Act 1981 which makes it illegal to intentionnly uoproot a wild plan. Development of this site for housing would inevitably result in a contravention of this act. Also the present site is stabilised by the woodland and removal of the trees would create a danger of landslip because were built on the site ingress and egress from the estate would result in a considerable increase in traffic using what is currently a narrow twisting road. Again mt concern is that the additional drainage and sewage disposal would overload the existing system creating a danger of flooding. This concern us borne out by recent heavy rain which caused flooding at the entrance to he recent housing development at Trem y Duffryn which is below Site 276.

Site 548. (AS(N)101 and AS(S)54) This site is currently accessed by a narrow lane which exists onto Aberffrwd road at its junction with Granville Terrace. Traffic travelling down Aberffrwd Road has to negotiate a staggered T junction at the point where, if this site were to be developed, lorries initially and subsequently a large number of resident's vehicles would also be emerging and entering causing a traffic hazard. Also this site contains established woodland and abuts onto site 276 and my comments on that site apply to this site also.

Finally I am not alone in my objections to the development of these sites as has been evidenced by the large attendance at the recent meeting in the Parish Rooms. I am also aware that the Woodland Trust will also be raising objections and I therefore urge you yo reject these applications on the basis that they are unnecessary due to the fact that there are hundreds of unsold houses in the Cynon Valley already, including boarded up Council houses and that in particular the development of Site 276 would destroy an ancient natural habtat and change forever the beauty of the Duffryn woods.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4418.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102						Mountain Ash General Hospital			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4418.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrw				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

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Finally I am not alone in my objections to the development of these sites as has been evidenced by the large attendance at the recent meeting in the Parish Rooms. I am also aware that the Woodland Trust will also be raising objections and I therefore urge you to reject these applications on the basis that they are unnecessary due to the fact that there are hundreds of unsold houses in the Cynon Valley already, including boarded up Council houses and that in particular the development of Site 276 would destroy an ancient natural habitat and change forever the beauty of the Duffryn woods.

4419.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101						Land at Maes y Dderwen				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

This site has a public park and outdoor bowling green facility since the 1950's, for the recreational use of the general public. Children suffering obesity levels unprecedented in these times are having access to outdoor activities restricted when we should be encouraging their health and well-being. Any further dwelling along the Aberffrw Road/Granville Terrace road is only going to bring increased traffic along an area used by children going to and from Mountain Ash Comprehensive School daily and Caegarw Primary School. Safety is of paramount importance - a few 'sleeping police men' will not do the job

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

There would be encroachment on the dwellings on the Aberffrw Road/Granville Terrace area of Caegarw. There is no adequate footpath/pavement and more houses will bring more traffic into the village area, parking is a considerable problem now and would be even more of a problem, especially where children walk their route to school.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4419.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Mountain Ash Hospital was instigated and built by donations from the Community of Mountain Ash and is set in beautiful grounds surrounded by ancient woodland. The land and woods support a diverse range of wildlife. Owls, bats, buzzards, spotted woodpeckers, jays as well as ground dwelling animals, hedgehogs, foxes, slow worms etc. In these days of global warming why is this area being considered for deforestation when trees are our main natural protection. We insist 3rd world countries confirm to regulations against deforestation yet think we are immune to them!	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? There are no boundary walls protecting countries against global warming - we should lead by example. Drainage of streams and water courses is affecting the new houses of Trem-y-Dyffryn and the houses at the hospital drive entrance. Further disruption to earth works is going to cause further considerable damage.		

<b>4419.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrd						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Access leading from Dyffryn Road to Granville Tce/Aberffrd Road is reduced from a two way road to a single lane track into the 2nd half of Aberffrd Road. There is no footpath along the route of Aberffrd and traffic is already too heavy for this area. Parking is a considerable problem locally with homes having more than 1 vehicle and no off road parking to alleviate this. Local school children use this route to go to Mountain Ash Comprehensive School daily - more traffic accessing the main road (Cardiff Road) would be considerable as the other routes are limited to 2 exits in Caegarw.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? Caegarw is an area of beauty, not only for the residents but also for the areas of Darran Las and Glenboi. There are plenty of brown-field sites locally that could be developed without increasing danger to children progressing to school or to the playing fields. Why destroy an area for us residents when there are plenty of empty properties in the area in need of buyers by flooding the market with more.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4420.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:				
Policy:		Map:			Issue:										
Summary:															

*Item Question*

**Representation Text**

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<b>4420.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 865/ASN102						Mountain Ash General Hospital			PEX Session:				
Policy:		Map:			Issue:										
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Mountain Ash Hospital was instigated and built by donations from the Community of Mountain Ash and is set in beautiful grounds surrounded by ancient woodland. The land and woods support a diverse range of wildlife. Owls, bats, buzzards, spotted woodpeckers, jays as well as ground dwelling animals, hedgehogs, foxes, slow worms etc. In these days of global warming why is this area being considered for deforestation when trees are our main natural protection. We insist 3rd world countries confirm to regulations against deforestation yet think we are immune to them!

<i>Item Question</i>	<i>Reply</i>	<b>Soundness Tests</b>
2 5 Why Incl/Excl of site improves soundness?		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4420.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
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Summary:														

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1 3 - 4	Support (Yes) or object (No) to incl of site? Access leading from Dyffryn Road to Granville Tce/Aberffrwd Road. There is no footpath along the route to Aberffrwd Road and traffic is already too heavy for this area. Parking is a considerable problem locally with homes having more than 1 vehicle and no off road parking to alleviate this, Local school daily - more traffic would endanger them. Traffic accessing the main road (Cardiff Road) would be considerable as the other routes are limited to 2 exists in Caegarw.	

Item	Question	Reply	Soundness Tests
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4421.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101						Land at Maes y Dderwen				PEX Session:		
Policy:		Map:				Issue:								
Summary:														

Item	Question	Representation Text
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4421.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

Item Question

Representation Text

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Item Question

Reply

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4421.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
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Document: Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrwd PEX Session:

Policy: Map: Issue:

Summary:

Item Question

Representation Text

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Item Question

Reply

Soundness Tests

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4422.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrw				PEX Session:		
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I strongly object to Parc Aberpennar being included in the Local Development Plan as a Candidate Site for housing under the title Maesydderwen. My understanding is that this park is owned by RCT. I received a letter dated 8 February 08 from Corporate Estates Service Director, confirming that RCT are the owners of the Park. How can it now be part of the application?

I regularly walk this park - twice a day with my dog - as do many others. Whilst there are no no swings and playground, the children still use the park for recreation/play. On 26 February 08 a petition containing 390 names was presented by our local Councillor to the Council meeting objecting to the ise of Parc Aberpennar for housing.

The park is home to much bord life and rabbits are regularly seen in an evening. I wish Parc Aberpennar to remain as an area of recreation and not part of a housing development.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

This development would be a disaster for the area.

**4422.A2**

O

M






Document:

Site: 1020/ASN101 Land at Maes y Dderwen

PEX Session:

Policy:

Map:

Issue:

Summary:

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

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*Item Question*

*Reply*

**Soundness Tests**

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Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4422.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the proposed housing development on the site of Mountain Ash General Hospital. This hospital was built and maintained with money donated by local miners from their wages each week. To demolish this old building for a proposed housing site is an outrage, when it could have many uses for the Community. The ancient woodland which would be devastated and destroyed is a wonderful area full of natural beauty, housing rabbits, foxes, much bird life and profuse growth of Bluebells. This area has always been peaceful and tranquil and if this scheme goes ahead wildlife would be wiped out. There would be huge problems with traffic safety and danger to pedestrians with ingress and egress to the site near a brow of a hill and a junction to Aberffrwd Road. There is a history of car accidents in and around this area. There is a history of flooding from a nearby stream with the current culvert unable to sustain the water. The combination of the 2 sites 101 and 102 would increase the area of housing stock to nearly match the current number of houses in Caegarw. I strongly oppose this scheme.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

This scheme would be disastrous for the area.

4422.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the proposed housing development on the site of Mountain Ash General Hospital. This hospital was built and maintained with money donated by local miners from their wages each week. To demolish this old building for a proposed housing site is an outrage, when it could have many uses for the Community. The ancient woodland which would be devastated and destroyed is a wonderful area full of natural beauty, housing rabbits, foxes, much bird life and profuse growth of Bluebells. This area has always been peaceful and tranquil and if this scheme goes ahead wildlife would be wiped out. There would be huge problems with traffic safety and danger to pedestrians with ingress and egress to the site near a brow of a hill and a junction to Aberffrwd Road. There is a history of car accidents in and around this area. There is a history of flooding from a nearby stream with the current culvert unable to sustain the water. The combination of the 2 sites 101 and 102 would increase the area of housing stock to nearly match the current number of houses in Caegarw. I strongly oppose this scheme.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

This scheme would be disastrous for the area.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4423.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:		Map:			Issue:									
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

This site has a public park and outdoor bowling green facility since the 1950's, for the recreational use of the general public. Children suffering obesity levels unprecedented in these times are having access to outdoor activities restricted when we should be encouraging their health ad well-being. Any further dwellings along the Aberffrwd Road/Granville Tce Road is only going to bring increased traffic along an area used by children going to and from Mountain Ash Comprehensive School daily and Caegarw Primary School. Safety is of paramount importance - a few 'sleeping police men' will not do the job.

4423.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102						Mountain Ash General Hospital			PEX Session:			
Policy:		Map:			Issue:									
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

Mountain Ash Hospital was instigated and built by donations from the Community of Mountain Ash and is set in beautiful grounds surrounded by ancient woodland. The land and woods support a diverse range of wildlife. Owls, bats, buzzards, spotted woodpeckers, jays as well as ground dwelling animals, hedgehogs, foxes, slow worms etc. In these days of global warming why is this area being considered for deforestation when trees are our main natural protection. We insist 3rd world countries confirm to regulations against deforestation yet think we are immune to them!

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
There are no boundary walls protecting countries against global warming - we should lead by example. Drainage of streams and water courses is affecting the new houses of Trem-y-Dyffryn and the houses at the hospital drive entrance. Further disruption to earth works is going to cause further considerable damage.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4424.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
I object to the above proposals for the following reasons:
1. The increase in social and criminal activity.
  2. The traffic congestion in the immediate vicinity and the access to the main road up and down the valley.
  3. The drainage and sewage problems that already exist would be increased.
  4. The disruption to local residents who have over the years put up with mining, Phurnacite Plant, tips etc.
  5. The lack of sports and social facilities would be further increased.
  6. Where possible these sites should be used for health respite facilities or sports, social and communal use.

<b>4424.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 865/ASN102						Mountain Ash General Hospital			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
I object to the above proposals for the following reasons:
1. The increase in social and criminal activity.
  2. The traffic congestion in the immediate vicinity and the access to the main road up and down the valley.
  3. The drainage and sewage problems that already exist would be increased.
  4. The disruption to local residents who have over the years put up with mining, Phurnacite Plant, tips etc.
  5. The lack of sports and social facilities would be further increased.
  6. Where possible these sites should be used for health respite facilities or sports, social and communal use.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4424.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
I object to the above proposals for the following reasons:
1. The increase in social and criminal activity.
  2. The traffic congestion in the immediate vicinity and the access to the main road up and down the valley.
  3. The drainage and sewage problems that already exist would be increased.
  4. The disruption to local residents who have over the years put up with mining, Phurnacite Plant, tips etc.
  5. The lack of sports and social facilities would be further increased.
  6. Where possible these sites should be used for health respite facilities or sports, social and communal use.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l</i>	<i>SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
<b>4425.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
Maes y Dderwen
1. Access
  2. Proximity to other houses.
  3. Traffic and congestion.
  4. Noise and light pollution.
  5. Quality of residents life.
  6. Sewerage, drainage and flooding.
  7. Ecological and environmental impact.
  8. Appearance.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4425.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Maes y Dderwen	
1.	Access	
2.	Proximity to other houses.	
3.	Traffic and congestion.	
4.	Noise and light pollution.	
5.	Quality of residents life.	
6.	Sewerage, drainage and flooding.	
7.	Ecological and environmental impact.	
8.	Appearance.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4425.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?
- Objection to the site at Mountain Ash General Hospital.
1. The hospital was paid for by the residents of Mountain Ash.
  2. Position - Destruction of woodland and protected species.
  3. Extra cars - traffic and congestion.
  4. Problems - sewerage, drainage and flooding.
  5. Noise and light. Pollution.
  6. Appearance - concrete jungle.
  7. Quality of residents life.
  8. The destruction of a historically significant building.
  9. An eyesore from the other side of the valley.

<b>4426.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?
- I object to the building of a housing estate on land at these sites because:
- The sites are of scientific and nature interest.
- The increase in traffic and congestion problems.
- The increase of flooding and sewage problems.
- Rise in crime.
- Overcrowding in schools.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4426.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I object to the building of a housing estate on land at these sites because:  
 The sites are of scientific and nature interest.  
 The increase in traffic and congestion problems.  
 The increase of flooding and sewage problems.  
 Rise in crime.  
 Overcrowding in schools.

<b>4426.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1099/ASS054 Land at Maes y Dderwen, Aberffwd						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I object to the building of a housing estate on land at these sites because:  
 The sites are of scientific and nature interest.  
 The increase in traffic and congestion problems.  
 The increase of flooding and sewage problems.  
 Rise in crime.  
 Overcrowding in schools.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4427.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 951/ASN015 Land West of Abernant Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

The development of housing on a greenfield site which was former park/grazing land should be prohibited due to its adverse negative impact on the surrounding area. The fields that make up the green space surrounding Abernant Rd, Moss row and Office houses should remain open space which it was intended for (Planning Policy Wales 2002). The boundary proposed concentrates on the interests of two parties i.e. Aberdare Developments at Robertstown and North Glamorgan Health Trust without consideration of how adjoining land should relate to the development. Properties back on to the adjacent river and open field. The new plan permits residential development right up to the river within feet of existing property fencing. The current green zone would be lost which is rate in the Abernant Rd area - already high density housing. The open feel would be lost and erode the green wedge/village character of this vicinity, it would adversely affect open space, increase risk of flooding (recent incidents support). In conclusion I object to the proposed site for environmental consequences leading to loss of amenity, traffic and noise pollution levels, visual amenity, loss of trees, hedges, agricultural land and informal open space, and wildlife. I would like the site removed from Housing allocation, possible alternatives may included conservation.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

Generally supportive of the land development adjacent to Railway line.

4427.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 869/ASN012 Land at Abernant Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

The proposals would create an added strain on an already overloaded traffic problem along Abernant Road. Successive council decisions have always stated that this environmentally sensitive area should be used for community recreation, as laid down in RCT council's own environmental document "Better Life". Planning already exists on another site in this area, that similarly flies in the face of RCT council's own declaration - another similar site would only make the problem of traffic and environmental degradation worse.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

Generally supportive of the land development adjacent to Railway line

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4427.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1166/ASD002 NSA 7 - Land at Robertstown/Abernant						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	The development of housing on a greenfield site which was former park/grazing land should be prohibited due to its adverse negative impact on the surrounding area. The fields that make up the green space surrounding Abernant Rd, Moss row and Office houses should remain open space which it was intended for (Planning Policy Wales 2002). The boundary proposed concentrates on the interests of two parties i.e. Aberdare Developments at Robertstown and North Glamorgan Health Trust without consideration of how adjoining land should relate to the development. Properties back on to the adjacent river and open field. The new plan permits residential development right up to the river within feet of existing property fencing. The current green zone would be lost which is rate in the Abernant Rd area - already high density housing. The open feel would be lost and erode the green wedge/village character of this vicinity, it would adversely affect open space, increase risk of flooding (recent incidents support). In conclusion I object to the proposed site for environmental consequences leading to loss of amenity, traffic and noise pollution levels, visual amenity, loss of trees, hedges, agricultural land and informal open space, and wildlife. I would like the site removed from Housing allocation, possible alternatives may included conservation.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
	Generally supportive of the land development adjacent to Railway line.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4428.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	1. Our public park - Parc Aberpennar is a greenfield site. Development of this site is contrary to Local Plan Proposals to create more opportunities for recreation and leisure purposes in the fight against obesity and a general improvement in health and well-being of the residents of Caegarw and RCT generally - this land was given to the people of Mountain Ash in the early 50's to improve the recreation opportunities for war veterans who returned from active service, also retired miners who's health needed improving.	
	2. This site is inaccessible. Any developments would cause increased traffic that the current highway network would be incapable of supporting. Present car parking outside residents houses already restricts traffic movement.	
	3. Noise and light pollution would increase significantly.	
	4. If this site was to be lost to development it would reduce the quality of life to the residents and habitats such as the common lizard, green snakes, adders and slow worms.	
	5. The price the community would have to pay for this and other sites to be developed would be unacceptable - the loss in amenity value is enormous - "selling off" public recreation land is against National Guidance and should not be ever considered.	
	6. This site is classified as a SINC - Special Interest in Nature Conservation - which means that it is a good example of these things that need to be retained in the battle against climate change.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The inclusion would allow semi-bordering ancient woodland to be retained.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4428.A2</b>			<input type="checkbox"/>	O		M		Yes	420	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? The site is of SINC status, helps to retain efforts against climate change.  Development of this site would mean the loss of protected species e.g. grass snakes, slow worms and adders together with various plants such as various ferns, lichens and fungi.  This area is a greenfield site - Development of this land is against the Local Plan Proposals to create more opportunity to undertake recreation and leisure activities to improve ones health and fight against obesity - The land was originally given to the people of Mountain Ash in the early 50's to improve the recreation opportunities for war veterans who returned from war and for the miners whose health required improving.  The price that the community would have to pay for this and other sites to be developed would be unacceptable - the loss of amenity value would be enormous, also "selling off" public recreation land is against National Guidance and should not be tolerated.  The site is inaccessible - the infrastructure (i.e. school, drainage, sewage, roads, traffic increase) is inadequate to support any development - Trem y Dyffryn below this site is suffering from the outset of its completion 2 years ago.  If this site was to be lost to development it would reduce the quality of life to the residents and habitats mentioned previously above.  Noise, fume and light pollution would increase significantly.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? Taking away this land for development would be robbing the people of this area of one of the few amenities available to them and increase pollution from increase traffic which the areas infrastructure cannot satisfactorily cope with currently.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4428.A3</b>			<input type="checkbox"/>	O		M		Yes	478	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102						Mountain Ash General Hospital			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
1.	This site has SINC status.	
2.	The village infrastructure would be unable to support any increase in the population the development would bring any increase in the population the development would bring.	
3.	Th hospital grounds supports protected species and includes bats, adders, slow worms, grass snakes and common lizards. It also forms part of the ancient woodland - not many of which exist in the Borough including bluebell wood.	
4.	The people of Mountain Ash - most of which were miners, paid for the hospital to be built and is of historic and cultural importance to all throughout the Valley, it forms part of our heritage.	
5.	Noise and light pollution would increase significantly.	
6.	The development of the site would be contrary to the Local Biodiversity Action Plan.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The exclusion will allow the retention of valuable semi-natural ancient woodland together with the bluebell woods - now very rare. The proposal site does not consider "The Environment Strategy for Wales" e.g. Woodland, Biodiversity, Access and Recreation, also the Historic Environment.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4428.A4</b>			<input type="checkbox"/>	O		M		Yes	478	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 865/ASN102						Mountain Ash General Hospital			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Topography of the land unsuitable for development.  SINC site status.  The site is inaccessible.  The highway network is incapable of supporting huge increase of traffic.  Part of the hospital grounds from part of one of the few remaining ancient woodlands in the County Borough. It would be an act of vandalism to destroy these irreplaceable features.  Protected species on this land includes: bats, bluebells, grass snakes, adders and slow worms, wood anemone and common lizards.  The development of the site would be contradiction to the current Local Biodiversity Action Plan.  Development of this site would mean the loss of various fern species, brynophytes, lichens and fungi.  Noise and light pollution would increase significantly to the detriment of the area.  The village infrastructure cannot support the associated increase in population that this development would bring.  The destruction of this area would diminish the quality of life of current residents, tourists and adjacent habitats. This is an area that has been scarred by extensive industrialisation from which it is only now starting to recover.  The hospital buildings are of cultural and historical importance to the people of the Cynon Valley - the hospital was paid for by the people of the local community and forms part of our local heritage.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?	The proposed site does not take into consideration 'The Environment Strategy for Wales 2008-2011" specifically: Woodland for Wales outcomes 7, 8, 16, 18, 19, 20, 21, 23, 257, 29 ,35 and 36. Biodiversity: Priority Area 1 Acces and Recreation: Priority Area 3 The Historical Environment: Priority Area 7. The exclusion will allow the retention of valuable semi-natural ancient woodland and bluebell woods. Europe-wide, bluebell woods are an extreme rarity.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4428.A5</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
1.	This site is classified as a SINC - this is a good example of the things that need to be retained in the attle against global warming - climate change.	
2.	This site is inaccessible.	
3.	The junction at Granville Terrace/Aberffrwd Road - access along Aberffrwd Road is restricted to just single file traffic and vehicles have to reverse back down - no pavement either for pedestrians here or from Mountain Ash Hospital to the said junction along Aberffrwd Road.	
4.	Increase in traffic if development progressed would be unable to cope with the present highway network and create a potential hazardous location for by-passing residents walking their dogs and other pedestrians.	
5.	The Caegarw area would not be able to support the increaese in population - no adequate infrastructure exists.	
6.	Noise and light pollution would increase significantly to everyone's detriment.	
7.	The topography of the land has meant that the RCT Council has declared it unsuitable for development.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
The exclusion of this site will allow the wildlife to be preserved - allowing the habitats such as fox, badgers, hedgehogs and protected species e.g. slow worms, adders, grass snakes and the common lizard, not to mention the many owls and woodpeckers, buzzards and sparrow hawks and nut hatchers in addition to the more commonly seen birds i.e. robins, thrushes, blackbirds, wrens, finches, sparrows etc. The exclusion will allow the retention of ancient woodland and a valuable habitat for endangered and protected species.			

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4428.A6</b>			<input type="checkbox"/>	O		M		Yes	444	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:			
Policy:		Map:						Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The topography of this land is not suitable for development - poor, as classified by RCTCBC.  The site is classified as a SINC and assists in tackling the fight against global warming.  The site is inaccessible.  No adequate infrastructure exists to cope with any increase in traffic, drains sewers etc and pollution in a small area would greatly increase also the noise and lighth pollution likewise would increase significantly.  Many varieties of species types e.g. birdlife, animals, the common lizard and woodland - much being protected would be destroyed if development were to be allowed.  There is already lack of protection for pedestrians from Mountain Ash Hospital to halfway along Aberffrwd Road as there are no apvements - actually there is only sufficient room for a single car at on section and barely room for 2 vehicles in other places - very dangerous and hazardous to pedestrians and drivers alike.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of this site will allow the retention of ancient woodland - which is not a rarity in the country and a valuable habitat for protected and endangered species. It will allow wildlife to be preserved, allowing a variety of habitats e.g. the common lizard, adders, slow worms, grass snakes also barn and tawny owls, different varieties of woodpecker, buzzards, sparrow hawks, wrens, thrushes and nut hatches. Would this wonderful environment need to be destroyed - only negligence by shortsighted and selfish people.		

<b>4429.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1020/ASN101						Land at Maes y Dderwen				PEX Session:			
Policy:		Map:						Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? If these houses are built, it will have a big affect on our daily living and area. Also will have a huge impact of the town and surrounding area. On wildlife and the children.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4429.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? If these houses are built, it will have a big affect on our daily living and area. Also will have a huge impact of the town and surrounding area. On wildlife and the children.	

<b>4429.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrwd						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? If these houses are built, it will have a big affect on our daily living and area. Also will have a huge impact of the town and surrounding area. On wildlife and the children.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4430.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I strongly object to this site being included in the RCT LDP for the following reasons:  The Council has already acknowledged, in rejecting a previous planning proposal for this land, that it should be designated a Site of Importance for Nature Conservation (SINC)  The site contains native bluebells, a bat colony, an adder population and badgers - All protected species.  Noise and light pollution would be increased.  After decades of industrialisation, the valley is only just recovering environmentally.  Current residents quality of life would diminish.  The village infrastructure cannot support increased traffic congestion.  The effect on the landscape and biodiversity would be catastrophic.  The Council has already deemed the site as unsuitable due to its topography.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? C1/C2/C3 The site does not take regard of 1 'The Environment Strategy for Wales 2008-2011' document specifically, inclusion of this site contradicts:  Woodlands for Wales - outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36.  Biodiversity - Priority Area 1  Access and recreation - Priority Area 3  The historic environment - Priority Area 7  A large proportion of this document supports the rejection of this site.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4430.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102						Mountain Ash General Hospital			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I strongly object to this site being included in the RCT LDP for the following reasons:  The village infrastructure cannot support increased traffic and congestion.  After decades of extensive industrialisation the Cynon Valley is only just beginning to recover environmentally - green spaces are essential.  The hospital building houses a colony of bats - a protected species.  The grounds of the hospital, including the mixed woodland, contain vast areas populated by native bluebells - a protected species.  Increased demand on sewerage and drainage systems increase the likelihood of flooding - already an issue for houses on Trem-y-Dyffryn.  Noise and light pollution would be increased.  Current residents' quality of life would diminish  The topography of the land has already deemed it unsuitable for development.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? C1/C2/C3 - This area of the Cynon Valley doesn't need 300+ new houses - spend the money on renovating neglected current housing stock. It cannot have undergone environmental assessment as the protected species have not been recognised. 'The Environment Strategy for Wales 2008-2011' is clearly applicable in rejecting the inclusion of this site contradicts outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36 (Woodland for Wales) Biodiversity - Priority Area 1 Access and Recreation - Priority Area 3 Built Heritage - The Historic Environment - Priority Area 7 outcomes 1, 2, 3, 5, 6, 23, 24 and 26.  A large proportion of the document is relevant to site 102!!		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4430.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I strongly object to this site being included in the RCT LDP because:  This site is a SINC as recognised by RCT Council when it was previously rejected as a proposed site.  The site contains known colonies of bats, bluebells, adders, buzzards, badgers and as an ancient oak climax community, many other significant and protected species.  The topography of the land has meant it has already been deemed unsuitable for development by RCT Council.  Noise and light pollution would increase significantly to the detriment of the area.  The village infrastructure cannot support the associated increase in population that this development would bring.  This development, following the proposed destruction of this area would diminish the quality of life of current residents, tourists and adjacent habitats. This is an area already scarred by an industrial past from which it is only just starting to recover.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? C1/C2/C3 This site does not take regard of: 1. The Environment Strategy for Wales 2008-11' WAG document. Specifically, the inclusion of this site contradicts: - Woodland for Wales outcomes: 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36 - Biodiversity - Priority Area 1 - Access and Recreation - Priority Area 3 - The Historical Environment - Priority Area 7 A large proportion of this document demands the rejection of this site.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4431.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I am against proposals to include site AS(N)101 land at Maes-y-Dderwen in the Rhondda Cynon Taf Local Development Plan for the following reasons:  The Council has acknowledged and rejected a previous planning proposal for the site in 2008. It was noted at the time that the site should be designated a Site for Importance for Nature Conservation (SINC).  The site is home to a number of species of flora and fauna and includes amongst them bluebells, bats, adders, badgers, woodpeckers, buzzards, cuckoos (which have declined rapidly since 1994) and grass snakes amongst others. Te importance of the site can be attested by the fact that it is a designated protected ancient woodland sites (PAWS) which means that it has been a dominant feature of the landscape for at least 400 years.  The topography of the land as well as the suitability for any kind of development s poor. The current standards and quality of life are enhanced by the wildlife and forestry and are also beneficial insofar as the quality of life is concerned for older residents and younger children.  The infrastructure of the village means that it cannot effectively support more traffic which in turn creates greater CO2 emissions which lower air quality. Further still, a greater strain will be placed on resources and consequently create more waste, sewerage, drainage and thus reduce the overall quality of life in the area.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? The exclusion of this site from the LDP is important as it is home to a number of species of flora and fauna. Furthermore happiness in life is something that should be cherished and the retention of this site creates a positive impact on an individuals outlook. This are however needs to be acknowledged further as it provides a valuable service for the dwindling wildlife as a result of climate change 'The Environment Strategy for Wales 2008-2011' would reject the inclusion of this site on 'Woodlands for Wales (outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36), biodiversity - Priority Area 1, Access and Recreation - Priority Area 3 as well as impacting no the Historic Environment of the area close by (Priority Area 7). Local Authority biodiversity plans would also contradict its inclusion.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4431.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I am against proposals to include site AS(N)102 Mountain Ash General Hospital in the Rhondda Cynon Taf Local Development Plan for the following reasons:  The hospital site was rejected for housing previously because it classifies as a SINC.  The hospital and the grounds itself form an integral part of the towns built heritage and biodiversity. The hardships endured by the people of the Cynon Valley in the early 20th Century should be acknowledged as this hospital and land was paid for by them. A moral responsibility is important in this respect.  The biodiversity of the site contains mixed woodland and contain bluebell woods also which is relatively rare in comparison to other parts of Europe. The woodland is also important as it provides habitat for a number of species such as badgers, foxes, adders, grass snakes, bats (within hospital structure also) owls and cuckoos.  The impact on the environment of such a proposal is such that the village infrastructure will not be able to support more traffic especially if it feeds directly onto the S465 (Cardiff Road) every morning. The pollution from such traffic will be increased via CO2 emissions which will hve a nagative effect on air quality.  The increased levels of noise and light pollution as well as greater risk of flooding means it is unviable for candidacy	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP is important as this area is home to a number of species of flora and fauna. Furthermore, given other building areas within the Cynon Valley (Phurnacite Plant, Abercwmboi and Ffordd Tirwaun/Tirfounder Fields, Cwmbach) a saturation level is being reached. This area cannot have gone through any environmental assessment as there is very little acknowledgement of what exists. Further 'The Environment Strategy for Wales 2008-2011' would support the rejection of this site on C2/C3 - Consistency tests. Woodlands for Wales (7, 8, 16, 18, 19, 20, 21, 23, 27 ,29, 35 and 36) which notes that the inclusion would contradict these outcomes, biodiversity - Piority Area 1, Access and Recreation - Priority Area 3, Built Heritage - The Historic Environment - Priority Area 7 and outcomes 1, 2, 3, 5, 6, 23, 24 and 26.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4431.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to the proposal to include site AS(S)54 Land at Maes-y-Dderwen, Aberffrwd in the Rhondda Cynon Taf Local Development Plan for the following reasons:  - The Council has acknowledged - and rejected - a previous planning proposal for the site in 2008. It was noted at the time that the site should be designated a Site of Importance for Nature Conservation (SINC) and also because it infringed upon Parc Aberpennar which was given to the people of Mountain Ash for the use of recreation.  - The site is home to a number of species of flora and fauna and includes amongst them bluebells, bats, adders, badgers, woodpeckers, buzzards, cuckoos, foxes, jackdaws, magpies and so forth. The importance of the site can be attested to by the fact that it is a designated Protected Ancient Woodland Site (PAWS) which means that the woodland has been a prevalent feature for at least 400 years.  - The topography of the land as well as the sustainability for any kind of development is poor. The current standards and quality of life re enhanced by the flora and fauna as well as by he availability of facilities such as Parc Aberpennar for the children and the elderly especially.  - The infrastructure of the village means that it cannot efectively support more traffic which in turn will create more CO2 emissions thus lowering air quality and causing danger to pedestrians. Further still, a greater strain will be placed on resources and thus create more waste and sewage as well as increase the likelihood of flooding. Quality of life will diminish.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of this site from the LDP is important as it is name to a number of species of both flora dn fauna. Furthermore happiness in life is tantamount and as such the retention of this site as it currently exists is important for future generations. A moral responsibility is also required as there exists a number of people for whom the park and woodland mean a great deal especially for recreational use with the former elements incorporation within the proposal running counter to national guidance. 'The Environment Strategy for Wales 2008-11' would reject the inclusion of this site on 'Woodlands for Wales' (outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36). Biodiversity - Priority Area 1, Access and Recreation - Priority Area 3 and the Historic Environment (Priority Area 7) also. Local Authority biodiversity plans reject this.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4432.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I strongly object to this site being included in the RCT LDP because:  This site is a SINC as recognised by the Council when it previously rejected a planning proposal.  The site contains known colonies of bats, bluebells, adders, badgers and as an ancient oak climax community many other significant and protected species. E.g. buzzards.  Noise and light pollution would be increased significantly to the detriment of the area.  The village infrastructure cannot support the associated increase in population that this development would bring.  The development, following the destruction of this area, would diminish the quality of life of current residents, adjacent habitats and tourists. This is an area already scarred by an industrial past from which it is only just starting to recover.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? C2/C3 - The sites does not take regard of : The Environment Strategy for Wales 2008-2011 document, specifically, inclusion of this site contradicts: - Woodland for Wales - outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36. - Biodiversity - Priority Area 1 - Access and Recreation - Priority Area 3 - The historic Environment - Priority Area 7. A large proportion of this document demands the rejection of this site.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4432.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I stongly object to this site being included in the RCT LDP because:  This site was given to the people of Mountain Ash by Lord Aberdare and the Hospital built from contributions made by the community its use shuold be decided by the Community and provide benefit to the Community not detract from it.  The site contains known colonies of protected species such as bats and bluebells.  Noise and light pollution would increase significantly to the detriment of the area.  The village infrastructure cannot support and run off water would present a real danger to other residents, increase in road traffic in an area where many children walk to school.  This historic uilding should be conserved for the Community rather than destroyed for financial gain.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? C2/C3 - This LDP contradits the Environment Strategy for Wales 2008-2011 document, specifically: - Woodlands for Wales - 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36. - Biodiversity - Priority Area 1 - Access and Recreation - Priority Area 3 - Built heritage - the historic environment - Priority Area 7.  Questions must be asked as to why RCT feeld it appropriate to demolish a historic building paid for by the Community, rather than upgrading existing empty housing stock - financial gain seems to be the only motive.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4432.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I strongly object to this site being included in the RCT LDP because:-  - This site is a SINC as recognised by the Council when it previously rejected a planning proposal.  - The site contains known colonies of bats, bluebells, adders, buzzards, badgers and as an ancient oak climax community many other significant and protected species.  - Noise and light pollution would increase significantly to the detriment of the area.  - The village infrastructure cannot support the assoicated increase in population that this development would bring.  - The development, following the destruction of this area, would diminish the quality of life of current residents, tourists and adjacent habitats. This is an area already scarred by an industrial past from which it is only just starting to recover.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? C1/C2/C3 The site does not take regard of:  The Environment Strategy for Wals 2008-11 Document Specificalt, inclusion of this site contradicts:  - Woodland for Wales - outcomes - 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36 - Biodiversity - Priority Area 1 - Access and Recreation - Priority Area 7  A large proportion of this document demands the rejection of this site.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4433.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	Congestion of Traffic	
	Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.	
	The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.	
	Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.	
	The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.	
	Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.	
	Public Utilities	
	Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.	
	Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.	
	Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).	
	The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4433.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	Congestion of Traffic	Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further. The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.
	Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation.	The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.
	The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.	
	Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.	
	Public Utilities	Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.
	Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.	Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).
	The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4434.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:				
Policy:				Map:			Issue:								
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	<p>The site concerned is some 2.66 hectares which includes Aberpennar Park. I feel that if included in the new LDP this park would be lost for leisure usage to both current and future generations. This area has recently seen new development in the form of the recent Trem y Duffryn residential site, land which was formerly designated for leisure usage before Trem y Duffryn development was granted planning permission. To lose another prime leisure usage area would be of detriment to the people of Mountain Ash, and would somewhat go against policies included within the RCT CBC community plan, towards out living space, the health of our communities and health promotion of both young and old alike.</p> <p>This area is also within a Special Landscape Area, namely the Cynon Valley Northern Slopes (NSA 25.5). Any development within the proposed new site I feel, would have a major impact on the tranquillity, topography and valley landscape which is like the backdrop of this area, needless to say the possible impact it may have on flora, fauna and its various habitat's.</p> <p>It must be noted that this site is adjacent to and adjoins a proposed alteration to the settlement boundary, site AS(N) 102 Mountain Ash General Hospital (also within policy NSA 25.5), and if both sites are adopted into any new LDP, would have a combined size of some 6.11 hectares.</p>

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
<p>The exclusion of the site would improve the soundness of the LDP as it does not have regard to the RCT community plan. The Deposit Draft LDP has already identified the site as a special landscape area, and this proposed alternative site does not hold regard to strategies in surrounding and adjoining areas. I feel that the Deposit Draft LDP has identified sufficient strategic and non-strategic sites, over the lifespan of the new proposed LDP, for the residential growth of the Northern Strategy Area.</p>			

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4434.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the inclusion of this site due to the settlement boundary including an area of mature woodland, which is within a Special Landscape Area. The removal of this wooded area would obviously have a major impact on the flora, fauna and habitat's and species within it. The wooded area concerned also adjoins and is adjacent to the Dyffryn Woods and the Gorsedd Stones Circles, and I feel any development would have similar effects to those mentioned above on the Dyffryn Woods, especially as it is already bordered by a recent new development (Trem-y-Dyffryn). If this proposal is adopted the Dyffryn Woods would have residential developments on either side, meaning that the woods would totally lose any remoteness and tranquility it has left. It is an area that is particularly sensitive to change.

It must be noted that this site is adjacent to and adjoins a proposed new site AS(N) 101 Land at Maes y Dderwen (also within policy NSA 25.5), and if both sites are adopted into any new LDP, would have a combined size of 6.11 hectares.

If an alternative id sought then a possible solution would be to move the settlement boundary towards the current hospital buildings, with the mature woodland acting as a "buffer" between any development and the Dyfryn Woods. Policy NSA 12 or a smaller sizes development may then be better suited to the hospital site and is one which I would then support. It possibly may have a lesser impact on those points mentioned above and also any highway issues that may or may not be incurred.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site would improve the soundness of the LDP as it does not have regard to the RCT Community Plan in relation to open spaces and out living space. The Deposit Draft LDP has already identified the site as a special landscape area, and this proposed alternative site does not hold regard to strategies in surrounding and adjoining areas and its setting. I feel that the Deposit Draft LDP has identified sufficient strategic and non-strategic sites, over the lifespan of the new proposed LDP, for the residential growth of the Northern Strategy Area.

4435.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object strongly to the land at Maes-y-Dderwen being used for housing. The wooded area contains wonderful flora and fauna which would be destroyed. It would be catastrophic effect on the landscape and the noise and light pollution would be detrimental to the local residents. My garden with a view of the woodland has been a source of great pleasure to me during the 23 years I've lived here, all this will be destroyed.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4435.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object most strongly to the site of Mountain Ash General Hospital being used for Housing for the following reasons - There will be increased demands on sewerage and drainage. The increase in noise and light pollution would be detrimental to the wellbeing of the local residents. There are many species of protected wildlife in the surrounding area including a colony of bats. In memory of the miners who's contributions from their megre wages helped to build this hospital, this site should be used for the good of the Community.

<b>4435.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrwd						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object most strongly to the Park area being used for housing for the following reasons:

The area is much used by children in their leisure time and many people walk in this area for pleasure.

The surrounding area is habitat to many species of wildlife and flowers, all of which would be destroyed and it would have a catastrophic affect on the landscape and the now peaceful area.

<b>4436.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Why is it necessary to destroy Aberpennar Park and the surrounding woodland to build houses that the village cannot support there is no other park for the residents of Caegarw. Why has this one been run down and now to be built on. This should be a site of importance for nature conservation.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4436.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:				Map:		Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

This site is a beautiful part of Mountain Ash that should not be developed. The hospital was paid for by the people of the town and we should be deciding what goes there. There should and need not be more development of houses in this area. We do not have the facilities to support them for example we do not have the infrastructure in place.

<b>4437.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:						
Policy:				Map:		Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to housing on this site for the following reasons:

1. This area has been a park for the people of Mountain Ash for many years.
2. Green areas are being too readily destroyed to build houses to the detriment of the local population.
3. Use brownfield sites in preference to greenfield.
4. Road capacity, the valley can't cope with the present without adding this volume of cars.
5. Do the people of Mountain Ash need these houses or will incomes from Cardiff or Swansea buy them.
6. The loss of valuable woodland which is home to native bluebells, adders, slow worms and bats, some of which are protected species.
7. Global warming, many woods are being cut down to make corporations profit.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

he site should be designated a "Site of Importance for Nature Conservation" The park should be developed for the use of local people. The hospital should be changed into a large health centre again for the good of local people.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4438.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

**Congestion of Traffic**

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.

Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.

The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.

Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.

**Public Utilities**

Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.

Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.

Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).

The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4438.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

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Item	Question	Representation Text
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1 3 - 4 Support (Yes) or object (No) to incl of site?

**Congestion of Traffic**

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4439.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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Item	Question	Representation Text
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1 3 - 4 Support (Yes) or object (No) to incl of site?

**Congestion of Traffic**

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4439.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

**Congestion of Traffic**

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.

Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.

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Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.

**Public Utilities**

Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.

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The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4440.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
The land mentioned is partly a part which is much needed in the area. The entire area is full of historic trees, rare birds, animals and plants and should be managed as a nature reserve and certainly not built on.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
The suggestion of building houses directly beneath a coal tip frankly beggars belief!

<b>4440.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
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Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
This land is of special importance for wildlife and historic oak trees which were a special strain of oak which grow tall and straight and were planted to provide long straight boards for the then buildin of wooden military ships.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
The inclusion would have a disasterous effect on the area adding extra strain on an already struggling drainage system and natural watercourses which flood regularly.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4441.A1</b>			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	The existing housing is 98% homogenous i.e. stone built, late Victorian/early Edwardian vernacular architecture - worthy of designation as a 'conservation area'.	
	The road network in the village is already at capacity for movement and parking and there is no space for the roads to be widened. On the calculation that 300 houses will involve at least 4 traffic movement per day, 1200 vehicles movements would not be supportable in terms of infrastructure/roads, noise and light pollution, child safety and would result in significant damage to the quality of life for all residents	
	The impact on the woodland area which currently lies to the N/NE of the village has important amenity value/value as a habitat for protected species - all of which would be destroyed.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	P1: This proposal has not been developed in conjunction with a 'Community Involvement Scheme'		
	CE2: The proposal is not appropriate - existing vernacular dwellings in Mountain Ash should be updated for modern habitation (as at Penrhiwceiber) to preserve the historic built environment and architectural heritage of the Cynon Valley.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4441.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The hospital was paid for by local residents to be used by the community  The woods surrounding the hospital site area ecologically special and should be preserved for local amenity use/environmental protection as part of the re-use of the hospital for the local community and the native, protected species should continue to be preserved and encouraged.  Dyffryn Road is not of a size to accommodate increased road traffic - an expansion of the road would encroach on Dyffryn Woods and Stone Circle.  To build additional modern houses on this site would inevitably alter the nature and visual impact of the homogenous building style (all stone, all late victorian/early edwardian style) worth of becoming a "conservation area" to protect its future.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This site should not be included in the LDP for residential purposes under P1 as the community have not been involved in a consultation process on the matter.  CE2: The strategy is not realistic or appropriate as infill housing in a 98% homogenous, local vernacular area of aesthetic merit.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4442.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

**Congestion of Traffic**

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.

Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.

The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.

Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.

**Public Utilities**

Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.

Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.

Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).

The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4442.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	<p><b>Congestion of Traffic</b>                      Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.                      The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.</p> <p>Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation &amp; special landscape area that the proposed development would take away from the character of the village.</p> <p>The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.</p> <p>Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.</p> <p><b>Public Utilities</b>                      Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.</p> <p>Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.                      Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).</p> <p>The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.</p>	

<b>4443.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 939/ASN178						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4443.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:		Map:			Issue:									
Summary:														

4444.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:		Map:			Issue:									
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

We wish to object to this proposal. In support of our objections we make the following observations.

There is only one consideration in the interest of the RCT Authority. Get planning permission on the land to increase its value on the open market.

We do not believe that RCT can demonstrate a need for this development. RCT Borough Council has abdicated its responsibility to provide social housing by the transfer of all its housing stock to RCT Homes. Therefore it follows that the Authority does not need to build any more houses. This would seem to be supported by the fact that in January 2009 RCT Homes had 588 empty properties. (Not all in Caegarw we admit). There are still in excess of 500 empty dwellings held by RCT homes. Consider also the permissions already granted for the development of a huge housing complex at Tirfounder Fields in Cwmbach just two miles away.

We would challenge the right of RCT Borough Council to sell this land to any private developer. The land was "donated" to the people of the Cynon Valley. Each subsequent Local Authority have merely been custodians. Now is not the time to discuss how well they have discharged that obligation however.

What of the land? Your proposal would necessitate the destruction of mature woodland. This is an area of outstanding natural beauty. Many rare species of fauna and flora are to be found here. There is a precedent here in Caegarw when Newtown woods were destroyed for the construction of Troes-Coed. Even though we were told there would only be a clearing of some brushwood.

The Authority likes to boast of its expenditure in the land reclamation of the former Navigation Yard. Now they wish to destroy woodland? This is not in the interest of the local population. What price global warming?

There is an abundance of wildlife on this site. These will be moved and or destroyed. A thriving bat colony resides in the area. Surely these are a protected species?

In recent years there have been many attempts to obtain permission to extract coal from the tip that is on the mountainside above this site. Indeed the owners of that tip tried to say the tip was unstable and was threatening the area you propose to develop. How long before this application rears its ugly head again?

Consider the implication on the roads infrastructure in the area. Many streets in Caegarw have made "one way" as they were unable to cope with the volume of traffic. Especially when schools open and close.

A survey of conditions as traffic struggles to exit from, both Dyffryn and Troedyrhiw Roads, onto the A4059 will reveal that saturation point has already been reached.

The residents of the Cynon Valley, and they alone, must decide by democratic process fate and future of this area.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4444.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We wish to object to this proposal. In support of our objections we make the following observations.  There is only one consideration in the interest of the RCT Authority. Get planning permission on the land to increase its value on he open market.  We do not believe that RCT can demonstrate a need for this development. RCT Borough Council has abdicated its responsibility to provide social housing by the transfer of all its housing stock to RCT Homes. Therefore it follows that the Authority does not need to build any more houses. This would seem to be supported by the fact that in January 2009 RCT Homes had 588 empty properties. (Not all in Caegarw we admit). There are still in excess of 500 empty dwellings held by RCT homes. Consider also the permissions already granted for the development of a huge housing complex at Tirfounder Fields in Cwmbach just two miles away.  We would challenge the right of RCT Borough Council to sell this land to any private developer. The land was "donated" to the people of the Cynon Valley. Each subsequent Local Authority have merely been custodians. Now is not the time to discuss how well they have discharged that obligation however.  The hospital buildings must have merit in inclusion in "Building of historical interest" What is left of historical interest in Mountain Ash? Consider the loss of the Nixon's Hall, the swimming pool just two examples. There are many uses to which these buildings could be put. Perhaps a museum, a centre for outdoor activites etc. We area sure thee must be other residents of the valley with more fertile imaginations than us.  What of the land? Your proposal would necessitate the destruction of mature woodland. This is an area of outstanding natural beauty. Many rare species of fauna and flora are to be found here. There is a precedent here in Caegarw when Newtown woods were destroyed for the construction of Troes-Coed. Even though we were told there would only be a clearing of some brushwood.  The Authority likes to boast of its expenditure in the land reclamation of the former Navigation Yard. Now they wish to destroy woodland? This is not in the interest of the local population. What price global warming?  There is an abundance of wildlife on this site. These will be moved and or destroyed. A thiving bat colony resides in the area. Surely these are a protected species?  In recent years there have been many attempts to obtain permission to extract coal from the tip that is on the mountainside above this site. Indeed the owners of that tip tried to say the tip was unstable and was theatering the area you propose to develop. How long before this application rears its ugly head again?  Consider the implication on the roads infrastructure in the area. Many streets in Caegarw have made "one way" as they were unable to cope with the volume of traffic. Especially when schools open and close.  A survey of conditions as traffic struggles to exit from, both Dyffryn and Troedyrhiw Roads, onto the A4059 will reveal that saturation point has already been reached.  The residents of the Cynon Valley, and they alone, must decide by democratic process fate and future of the former Mountain Ash General Hospital.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4444.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrwd				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

We wish to object to this proposal and in support of our objection we make the following observations.

Surely this site was considered for development some years ago. It was objected to then and subsequently withdrawn? Has anything changed?

We do not believe that the developers can demonstrate a need for this development. Consider the permissions already granted for the development of a huge housing complex at Tirfounder Fields in Cwmbach just two miles away.

These proposals would necessitate the destruction of mature woodland. This is an area of outstanding atural beauty. Many rare species of fauna and flora are to be found here, Now they wish to destroy woodland? This is not in the interests of the local population. What price global warming?

There is an abundance of wildlife on this site. These will be moved and or destroyed. A thriving bat colony resides in the area. Surely these are a protected species?

In recent years there have been many attempts to obtain permission to extract coal from the tip that is on the mountainside above this site. Indeed the owners of that tip tried to say the tip was unstable and was threatening the area that it is proposed to develop. How long before this application rears its ugly head again?

Consider the implications on the roads infrastructure in the area. Many streets in Caegarw have been made "one way2 as they were unable to cope with the volume of traffic. Especially when schools open and close.

Asurvey of conditions as traffic struggles to exit from, both Duffryn and Troedyrhiw Roads, onto the A4059 will reveal that saturation point has already been reached.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4445.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Access roads cannot cope with the extra traffic that this site would generate!!  There have already been numerous accidents on Duffryn Road this year with traffic travelling at excessive speeds, additional traffic would only make this worse.  Sewerage, drainage and flooding issue, which already is an issue on the Trem y Duffryn site!!  Removal of a current community based area, bowling greens/park etc!!  Ecological and environmental impact by removing established woodland which contains protected species!  The Council has already acknowledged that site AS(N)101 should be designated a SINC - site of Importance for Nature Conservation.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
	P2		
	C1		
	CE2		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
<b>4445.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1	3 - 4 Support (Yes) or object (No) to incl of site? Access roads cannot cope with the extra traffic that this site would generate!!  There have already been numerous accidents on a Dyffryn Road this year with traffic travelling at excessive speeds, additional traffic would only make this worse.  Sewerage, drainage and flooding issues, which already is an issue on the Trem-y-Dyffryn site!!  Removal/destruction of a historically significant building, which contains an established bat colony.  Mountain Ash General Hospital was funded by public money surely this area should provide support for the community, the site should provide something for all of the people of Mountain Ash to enjoy. Community Centre, swimming pool, adult education centre... surely something that brings the people of the town together would be more suitable for this area!!  Ecological and environmental impact by removing established woodland which contains protected species!	

<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Soundness Tests</i>
2	5 Why Incl/Excl of site improves soundness? P2 C1 CE2		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4446.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

**Congestion of Traffic**

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.

Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.

The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.

Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.

**Public Utilities**

Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.

Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.

Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).

The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4446.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:				Map:			Issue:								
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	Congestion of Traffic	Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further. The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.
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	The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.	
	Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.	
	Public Utilities	Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.
	Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.	Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4447.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

We wish to object to this proposal. In support of our objections we make the following observations.

There is only one consideration in the interest of the RCT Authority. Get planning permission on the land to increase its value on the open market.

We do not believe that RCT can demonstrate a need for this development. RCT Borough Council has abdicated its responsibility to provide social housing by the transfer of all its housing stock to RCT Homes. Therefore it follows that the Authority does not need to build any more houses. This would seem to be supported by the fact that in January 2009 RCT Homes had 588 empty properties. (Not all in Caegarw we admit). There are still in excess of 500 empty dwellings held by RCT homes. Consider also the permissions already granted for the development of a huge housing complex at Tirfounder Fields in Cwmbach just two miles away.

We would challenge the right of RCT Borough Council to sell this land to any private developer. The land was "donated" to the people of the Cynon Valley. Each subsequent Local Authority have merely been custodians. Now is not the time to discuss how well they have discharged that obligation however.

What of the land? Your proposal would necessitate the destruction of mature woodland. This is an area of outstanding natural beauty. Many rare species of fauna and flora are to be found here. There is a precedent here in Caegarw when Newtown woods were destroyed for the construction of Troes-Coed. Even though we were told there would only be a clearing of some brushwood.

The Authority likes to boast of its expenditure in the land reclamation of the former Navigation Yard. Now they wish to destroy woodland? This is not in the interest of the local population. What price global warming?

There is an abundance of wildlife on this site. These will be moved and or destroyed. A thriving bat colony resides in the area. Surely these are a protected species?

In recent years there have been many attempts to obtain permission to extract coal from the tip that is on the mountainside above this site. Indeed the owners of that tip tried to say the tip was unstable and was threatening the area you propose to develop. How long before this application rears its ugly head again?

Consider the implication on the roads infrastructure in the area. Many streets in Caegarw have made "one way" as they were unable to cope with the volume of traffic. Especially when schools open and close.

A survey of conditions as traffic struggles to exit from, both Dyffryn and Troedyrhiw Roads, onto the A4059 will reveal that saturation point has already been reached.

The residents of the Cynon Valley, and they alone, must decide by democratic process fate and future of this area.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4447.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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The hospital buildings must have merit in inclusion in "Building of historical interest" What is left of historical interest in Mountain Ash? Consider the loss of the Nixon's Hall, the swimming pool just two examples. There are many uses to which these buildings could be put. Perhaps a museum, a centre for outdoor activities etc. We are sure there must be other residents of the valley with more fertile imaginations than us.

What of the land? Your proposal would necessitate the destruction of mature woodland. This is an area of outstanding natural beauty. Many rare species of fauna and flora are to be found here. There is a precedent here in Caegarw when Newtown woods were destroyed for the construction of Troes-Coed. Even though we were told there would only be a clearing of some brushwood.

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The residents of the Cynon Valley, and they alone, must decide by democratic process fate and future of the former Mountain Ash General Hospital.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4447.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054						Land at Maes y Dderwen, Aberffrd				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? We wish to object to this proposal and in support of our objection we make the following observations.  Surely this site was considered for development some years ago. It was objected to then and subsequently withdrawn? Has anything changed?  We do not believe that the developers can demonstrate a huge need for this development. Consider the permission already granted for the development of a huge housing complex at Tirfounder Fields in Cwmbach just two miles away.  These proposals would necessitate the destruction of mature woodland. This is an area of outstanding natural beauty. Many rare soecies of fauna and flora are to be found here, Now they wish to destroy woodland? This is not in the interest of the local population. What price global warming?  There is an abundance of wildlife on this site. These will be moved and or destroyed. A thriving bat colony resides in the area. Surely these are a protected species.  In recent years there have been many attempts to obtain permission to extract coal from the tip that is on the mountainside above this site. Indeed the owners of that tip tried to say the tip was unstable and was threatening the area that it is proposed to develop. How long before this application rears its ugly head again?  Consider the implications on the roads infrastructure in the area. Many street in caegarw have been made "one way" as they were unable to cope with the volume of traffic. Especially when the schools open and close.  A survey of conditions as traffic struggles to exit from, both Duffryn and Troedyrhiw Roads, onto the A4059 will reveal that saturaion point has already been reached.	

<b>4448.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101						Land at Maes y Dderwen				PEX Session:		
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The general infrastructure clearly does not support large scale residential development. The rush hour traffic is already impossible and will be worse with the new expanding hospital. The bottom of the hill at Trem y Dyffryn is prone to flooding and could not take the extra drainage and sewerage. The culvert from the proposed area runs through private residence at Trem-y-Dyffryn and cannot be improved. More homes will increase noise, traffic and light pollution. There will be too great an environmental impact. The mixed woodland. AS(N)101 has already been acknowledged as a Site of Importance for Nature Conservation and any building there would obviously have too great an environmental impact.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4448.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

The general infrastructure clearly does not support large scale residential development. Rush hour is important to get to the A4059 already. The bottom of the hill at Trem-y-Dyffryn is prone to flooding and could not take the extra sewerage and drainage. More houses will lead to extra noise and light pollution aside from traffic pollutants.

The hospital is a historically significant building and was paid for by money raised by Mountain Ash residents and companies. The area and building must be returned for public use. Culverts from the proposed site area run through private residence at Trem-y-Dyffryn leading to maintenance problems. There are protected species on the site and it would have effect on the designated SINC next to it.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4449.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	Congestion of Traffic	Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further. The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.
	Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation.	The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.
	The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.	
	Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.	
	Public Utilities	Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.
	Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.	Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).
	The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4449.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	Congestion of Traffic	Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further. The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.
	Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation.	The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.
	The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.	
	Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.	
	Public Utilities	Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4450.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	Congestion of Traffic	
	Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.	
	The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.	
	Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.	
	The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.	
	Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.	
	Public Utilities	
	Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.	
	Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.	
	Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).	
	The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4450.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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Item	Question	Representation Text
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1 3 - 4 Support (Yes) or object (No) to incl of site?

Congestion of Traffic

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.

Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.

The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.

Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.

Public Utilities

Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.

Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.

Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).

The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4451.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	Congestion of Traffic	
	Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.	
	The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.	
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	Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.	
	Public Utilities	
	Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.	
	Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.	
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	The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4451.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	<p>Congestion of Traffic</p> <p>Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.</p> <p>The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.</p> <p>Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation &amp; special landscape area that the proposed development would take away from the character of the village.</p> <p>The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.</p> <p>Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.</p> <p>Public Utilities</p> <p>Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.</p> <p>Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities. Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).</p> <p>The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.</p>	

<b>4452.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	<p>It is an old wood area with protected species and a beautiful place to walk through. Extra cars would not help the A4059 particularly with the new hospital and taking down the trees would channel water coming off the mountain elsewhere possibly disturbing the tips which are stable at the moment.</p>	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4452.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The hospital area is an area of natural beauty with protected pecies throughout the grounds. The main buiding could be used as a base for nature trails with adequate parking. Any more cars in Caegarw would make getting out of Caegarw much worse than it is already. Which can take 10-15 minutes in the morning to get on to the A4059.

<b>4453.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

It should be designated a site of importance for nature conservation.

Would affect my quality of life.

Environmental impact on wildlife and current residents.

Traffic congestion.

Strain on sewerage system.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

I feel this site should e kept as it is to avoid the previous issues stated. Also, the impact of the new hospital will be felt in the near future as regards some of the issues outlined opposite.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4453.A2</b>			<input type="checkbox"/>	C		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? To protect the bat colony.  To protect other environmental impacts on other wildlife/current residents.  Mountain Ash hospital has historical significance.  Would affect my quality of life.  Traffic congestion.  Strain on sewerage system.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The bats need habitat and should be protected.		

<b>4454.A1</b>		<input type="checkbox"/>	O	M		<input type="checkbox"/>								
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I object to housing on these sites for the following reasons:  These areas should not be destroyed because it is ancient woodland, containing native bluebells, wood anemone and other plants.  These areas are home to a variety of wildlife, some being protected including birds and a colony of bats which nest in the hospital buildings.  The hospital was paid for by local miners of Mountain Ash and is one of the few remaining buildings of heritage in the Town.  It would increase the risk of flooding and the already existing problem of sewage.  The increase of traffic - road congestion which is already a major problem, causing more danger for the children crossing Dyffryn Road, Trem-y-Dyffryn, to use the playing fields.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4454.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to housing on these sites for the following reasons:

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These areas are home to a variety of wildlife, some being protected including birds and a colony of bats which nest in the hospital buildings.

The hospital was paid for by local miners of Mountain Ash and is one of the few remaining buildings of heritage in the Town.

It would increase the risk of flooding and the already existing problem of sewage.

The increase of traffic - road congestion which is already a major problem, causing more danger for the children crossing Dyffryn Road, Trem-y-Dyffryn, to use the playing fields.

<b>4454.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrw						PEX Session:						
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to housing on these sites for the following reasons:

These areas should not be destroyed because it is ancient woodland, containing native bluebells, wood anemone and other plants.

These areas are home to a variety of wildlife, some being protected including birds and a colony of bats which nest in the hospital buildings.

The hospital was paid for by local miners of Mountain Ash and is one of the few remaining buildings of heritage in the Town.

It would increase the risk of flooding and the already existing problem of sewage.

The increase of traffic - road congestion which is already a major problem, causing more danger for the children crossing Duffryn Road, Trem-y-Dyffryn, to use the playing fields.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4455.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1020/ASN101						Land at Maes y Dderwen				PEX Session:		
Policy:		Map:						Issue:						
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

This area is not user friendly enough to take on the increased use of road and drainage from 300 houses. It would have a dramatic effect on the local habitat, that would be a crime. It is a historical building paid for by our ancestors. I cannot agree to knock down what they struggled to pay for and build! I expect the Council to protect and preserve this area not knowingly help to destroy it. I also feel the way this has been advertised as I live within 100 yards of the site and have many nearby posts which could have been used to attach notification.

4455.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 865/ASN102						Mountain Ash General Hospital				PEX Session:		
Policy:		Map:						Issue:						
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4456.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

**Congestion of Traffic**

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4456.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
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<b>4457.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1060/ASS077 Land rear of Tylcha Wen Terrace							PEX Session:					
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	The land edged in red on the enclosed copy of the proposed site belongs to the owners of 'Ytir' and myself at 'Ty Bryn' - without our knowledge. I do not want this area included within the residential settlement boundary. The land is a registered Agricultural Holding that I use for breeding and rearing livestock. The properties 'Ytir' and 'Ty Bryn' were built on a derelict former quarry site. They were approved and set out following discussions with the Planning Department to enhance the area and to 'round off' the residential development.	
	The remaining area owned by the proposer is a steep rising hillside with the include ranging from 1 in 6 to 1 in 2.	
	Further development beyond the existing boundary line would be difficult to access, construct and service. Be of no benefit to the greater community just an unnecessary, unsightly, intrusion into the countryside.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	A previous outline planning application (05/2157/13) for residential development on the elevated area was refused.		
	A subsequent appeal (app/L6940/A/06/1198798) to the planning inspectorate as dismissed.		
	I believe the comprehensive reasons in the dismissal are still relevant and the settlement boundary should remain as set out in the 1991 - 2006 LDP and the Draft 2006-2021 LDP.		

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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I have three grounds for objection to the plan:  First :- The development would adversely affect the valley environment. One of the benefits of living in the valleys is the ability that from most of the developed areas you only have to raise you eyes to see open countryside. This development would impact on the outlook right up to the skyline and should be resisted.  Second :- There is undeveloped and derelict land available on the valley floor which could be improved by development before this type of site should be considered.  Third :- The proposed site has no convenient access to main sewage disposal services, and I would not like to have the traditional alternative methods of sewage treatment discharging into the existing surface water system.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? This site should not be included as it would provide a precedent for other developments to the skyline. I do not believe that the proposer has considered the impact on the local plan with particular reference to the tests listed as P1, P2, C1, CE2 , CE3 AND CE4.  I do not have the knowledge to form a judgement on the other tests.		

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4459.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
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4459.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
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<b>4460.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1060/ASS077						Land rear of Tylcha Wen Terrace				PEX Session:		
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	The proposed amendment has a direct affect on land that I own. The current residential settlement boundary crosses my land at the rear of my house and I am perfectly happy with this arrangement. I DO NOT WANT the boundary extended to include any further portion of my land. I can see no benefit to include my land on this amendment as there are currently no plans, that I am aware of for its residential development. Previous planning applications on land included on the amendment have been refused and I concur with this decision as the land in question is extremely unsuitable for development.

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<b>4461.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
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<b>4461.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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4462.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
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<b>4463.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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<b>4464.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	Congestion of Traffic	
	Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.	
	The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.	
	Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.	
	The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.	
	Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.	
	Public Utilities	
	Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.	
	Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.	
	Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).	
	The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4464.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1034/ASS087	Land at Buarth y Capel					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	Congestion of Traffic Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further. The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.	
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<b>4465.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:							Site: 1115/ASS080	Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	I object to the inclusion of this land at the rear of Llantrisant Road as part of this site is marshland and unsuitable for building. There would be no access for emergency vehicles and access to the back land of our properties could be compromised. In this area there have also been problems with sewage pipes blocking and any more properties would compound this problem. Part of this site is allotments and has been for many years where would alternative land be provided for these as it seems all available land within the area has been included in the local development plan.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4466.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the plans to build houses on Llantrisant Road allotments as it's a load of pleasure to the garden holders. Im am sure you could find more ground to build houses on as this is good growing ground.

<b>4467.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the development plan for the land at the rear of Llantrisant Road, Tonyrefail. This land, as far as I can remember, and I'm 68, has always been used as a successful allotments providing many elderly, middle aged and even the younger elements of life, a place to unwind and enjoy the fruits of their hard work and dedication. I would like to know that if this land is taken up for development, then will an alternative site be made available, within walking distance (because many members can't drive)?

I live in Llantrisant Road and have many concerns about developments on the land.

1. Population of Tonyrefail. Tonyrefail is saturated with families from other areas at the moment. Why are these people shipped into our area? Why not build properties in other areas?
2. Increased noise levels
3. Access to and from the land and my garage.
4. Views from the rear of my property.

Tonyrefail hasn't got the facilities to cater for any more residents. It is totally saturated with people at the moment. Developing the land will only add to an ever increasing problem.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4468.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:		Issue:										
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	
1. This was built by miners and is part of our heritage,	
2. The land surrounding the hospital is home to protected species and woodland.	
3. The area cannot cope with more traffic, people, noise and pollution.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
The woodland is home to many protected species and flora, this development will destroy this.		

<b>4469.A1</b>	<input type="checkbox"/>	O	M		<input type="checkbox"/>									
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:		Issue:										
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	
1. The hospital was built by miners and should remain as part of our heritage and culture.	
2. The land surrounding the hospital is home to protected species and woodland.	
3. The area cannot cope with more noise, traffic, people and pollution.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
The woodlands are part of SINC where protected species live. The woodland must be protected.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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4470.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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Item	Question	Representation Text
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1 3 - 4 Support (Yes) or object (No) to incl of site?

Congestion of Traffic

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

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Public Utilities

Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.

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4470.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
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Item Question

Representation Text

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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4471.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
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<b>4471.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

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<b>4472.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
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Item	Question	Representation Text
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<b>4472.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
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*Item Question* **Representation Text**  
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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4473.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
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*Item Question* **Representation Text**

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**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4473.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
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**Public Utilities**

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4474.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

**Congestion of Traffic**

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

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<b>4474.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4475.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
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4475.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:				Map:				Issue:							
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Item	Question	Representation Text
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<b>4476.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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4476.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:				Map:				Issue:							
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<b>4477.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:			Issue:									
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*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 As I live 50 yards from proposed aite I strongly object because:  
 1. It would cause further congestion for access to and from where I live.  
 2. Flooding to the entrance of my site already a problem without adding drainage for a further 300 houses.  
 3. At the moment the area is quiet and wildlife in abundance, this would all come toan end , where else could the people of Mountain Ash see squirrels and spring flowers - Bluebells etc in environmental friendly walking distance.  
 4. The hospital was paid for by the local people of Mountain Ash. It is an historical building that should be preserved not lost forever like Lord Aberdare House!

<b>4477.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

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<b>4478.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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4478.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
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<b>4479.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
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4479.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
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<b>4480.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? How will building 300 dwellings benefit a poverty stricken town which was created by your own hands?? Will you be offering discount property options for locals?? Will you be compensating me for loss of garage?? You can't even sort out our lanes and put speed bumps in our street to save our childrens lives! You will grant this for dodgy back handshakes with rich out of town developers. Corrupt. Build then on the old Phurnacite Plant Site!!	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? R.C.T Really Corrupt Times.		

<b>4480.A2</b>	<input type="checkbox"/>	O	M	<input type="checkbox"/>										
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? As I live in the triangle and own a garage on the edge of the proposed site, this will mean I would lose a parking space the same as other residents in an already over crowded street. I also would lose the value of my purchase in the thousands. The area is already saturated with vehicles. The proposed site was donated to the town and the hospital was paid for by the miners of the area, so it should be our decision what happens. But as a corrupt Council only looking to make money anticipating that each dwelling would have a value in excess of £200K you stand to sell the land at a ridiculous price. The land should be used to create a park, museum, library not for more hideous dwellings. It will devalue my house and increase my Council Tax. The impact with noise and traffic just for the construction will be unjustified just for Council profit. You will obviously grant permission as your whole idea is to stuff residents but help outside developers. CORRUPT COUNCIL!!	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? R.C.T Really Corrupt Times.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4481.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

**Congestion of Traffic**

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.

Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.

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Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.

**Public Utilities**

Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.

Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.

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Rhondda Cynon Taf County Borough Council Local Development Plan

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4481.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:				Map:				Issue:							
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<b>4482.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
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Rhondda Cynon Taf County Borough Council Local Development Plan

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4482.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
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<b>4483.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
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1	3 - 4 Support (Yes) or object (No) to incl of site?	
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<b>4483.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:				Map:				Issue:							
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*Item Question* **Representation Text**  
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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4484.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
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<b>4484.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
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4485.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
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4485.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
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<b>4486.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1020/ASN101 Land at Maes y Dderwen						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?
1. The increase in traffic would make the already busy Dyffryn Road dangerous.
  2. The access is via a very steep hill and the potential for accidents increases.
  3. The site is quite likely to disturb the stability of the old colliery tip. The high percentage of coal contained would cause spontaneous combustion.
  4. Traffic movement from Caegarw during busy periods would be horrendous.

<b>4486.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?
1. The hospital building is a fine structure and should be put to alternative use.
  2. The increase of traffic would make an already busy Dyffryn Road a very dangerous place.
  3. The access to the site is via a steep hill and the potential for winter accidents increase.
  4. The site is in front of an old colliery waste tip of which the tability I known (The high percentage of coal in it would lead to spotaneous combustion).
  5. At busy periods it takes ages to get onto the new road, increased traffic would make it virtually impossible.

**REPRESENTATION DETAIL** by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4487.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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1	3 - 4 Support (Yes) or object (No) to incl of site?	
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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4487.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
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<b>4488.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
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<b>4488.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4489.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
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4489.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
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<b>4490.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
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<b>4490.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
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<b>4491.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
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Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
1.	Lack of information and means of communication inadequate	
2.	Opposed by large majority of local residents	
3.	Of no benefit to the neighbourhood only detrimental effect	
4.	Would have a negative effect on the environment and ecological impact destroying a nature conservation area.	
5.	Large increase on demand for all services and amenities.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The inclusion would be detrimental to the area because:		
	Traffic and congestion increased		
	Local primary and secondary education would be over capacitated.		
	Increase in noise pollution and flooding.		
	Drainage and sewerage would increase the already poor capacity of ecological and environmental impact on a beautiful nature site.		

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<b>4492.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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4492.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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<b>4493.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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Policy:				Map:				Issue:						
Summary:														

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Item	Question	Representation Text
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1 3 - 4 Support (Yes) or object (No) to incl of site?

**Congestion of Traffic**

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

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Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.

The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.

Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.

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Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4494.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1020/ASN101						Land at Maes y Dderwen			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

With regard to the proposal that up to 300 residential dwellings should be built on either of these sites. Having given due consideration to all the relevant factors bearing upon this matter, one can only conclude that this proposal is seriously flawed. One is mindful of the current shortfall which exists in the supply of new housing and two of the pressing economic stringencies in terms of employment, which governments at national and local level are striving to reverse. However the sites referred to, both contain and are part of a greater woodland area, the nature of which is irreplaceable and unsurpassed throughout the borough. Generations have enjoyed the beauty and tranquillity of this area over a very long period of time and despite the ravages of heavy industry in the past, the beautiful woodlands of Caegarw have survived. We the present beneficiaries of this priceless legacy must ensure that it is protected and will remain to enhance the lives of future generation. There are other sites within Cynon Valle, where such a development can be achieved and where a precious environment is not threatened with destruction. These must be explored.

<b>4494.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 865/ASN102						Mountain Ash General Hospital			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4494.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? With regard to the proposal that up to 300 residential dwellings should be built on either of these sites. Having given due consideration to all the relevant factors bering upon this matter, onw can only conclude that this proposal is seriouslt flawed. One l minful of the current shortfall which exists in the supply of new housing and two of the pressing economic stringencies in terms of employment, which governments at national and local level are striving to reverse. However the sites referred to, both contain and are part of a greater woodland area, the nature of which is irreplaceable and unsurpassed throughout the borough. Generations have enjoyed the beauty and tranquility of this area over a very long period of time depite the ravages of heavy industry in the past, the beautiful woodlands of Caegarw have survived.  We present beneficiaries of this priceless legacy must ensure that it is protected and will remain to enhance the lives of future generations. There are other sites within Cynon Valley, where such a development can be achieved and where a precious environment is not threatened with destruction. These must be explored.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? P1, P2, C1, C2, C3, C4, CE1, CE2.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4495.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	Congestion of Traffic	
	Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.	
	The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.	
	Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.	
	The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.	
	Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.	
	Public Utilities	
	Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.	
	Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.	
	Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).	
	The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4495.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

**Congestion of Traffic**

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
<b>4496.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 865/ASN102 Mountain Ash General Hospital						PEX Session:						
Policy:				Map:		Issue:								
Summary:														

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<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	We wuold formally life to state out objection to the building proposal of houses being constructed and developed in the Caegarw area of Mountain Ash, from the Old General Hospital along the mountain behind the cemetery.	
	This is an area of natural beauty, with areas of broad leaved trees that have been established for many many years. The construction would be a blot on the landscape. We also believe that there would be issues of access and egress.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4497.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4497.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4498.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4498.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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Item	Question	Representation Text
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
4499.A1			<input type="checkbox"/>	O		M		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 929/ASN107 Land at former allotment at Pantygraigwen Road						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

Under the original development plan the area above was designated as woodland. This area is home to a family of few foxes, a pair of jays, horses, a goat and is a resting place for herons. It forms a part of a green corridor from the Rhondda to Pontypridd Town Centre. To use it as affordable housing would be an act of vandalism, particularly as the Treforest Ward is currently a sea of signposts for houses to rent or sale. In addition there are major problems in the infrastructure needed to develop the land.

1. Sewerage and drainage networks in the area are overloaded already
2. The land is instable
3. Several applications to build houses in this area have been turned down because of traffic problems.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

Because of the reasons give in Q4 tests C1 and CE2 have not been satisfied.

4499.A2			<input type="checkbox"/>	O		M		<input type="checkbox"/>					
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Document: Site: 928/ASN108 Land at former Allotment site at Pantygraigwen Roa PEX Session:

Policy: Map: Issue:

Summary:

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

Under the original development plan this area was designated as woodland. This was appropriate and ecologically sound. The area is home to 4 foxes, a pair of jays, horses, goats and is a resting place for herons. It also contains a large number of mature trees, possibly including oak. It forms part of a green corridor stretching from Trehafod to Pontypridd Town Centre. To use this area for affordable housing would be an act of vandalism - particularly given the number of houses being offered rental, particularly in the Treforest Area.

In addition there are significant problems with providing an appropriate infrastructure for the area.

1. The sewage and drainage networks for the area are currently overstretched. The risk of problems from flasg flooding must be high.
2. The land is unstable because of the old Tymawr colliery tunnels.
3. Several applications for planning consent for houses in the area have been turned down because of traffic considerations.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

Because of the reasons given in Q4, tests C1 and CE2 have not been satisfied.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4500.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Document: Site: 973/ASN113 Ceulan Stud, Pontyclun PEX Session:  
 Policy: Map: Issue:  
 Summary:

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The proposal for a large residential site in this rural area does not appear to have regard to the land use policies and strategies relating to adjoining areas. This is a conversion of farm land near a SSSI area into residential designation. Access to the location is veryrestricted and will lead to a significant increase in traffic through the village of Miskin.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of this plan would improve the environmental soundness of the LDP in that it helps preserve a green belt area between RCT and the Vale of Glamorgan.		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4501.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 996/ASN122 Land at Mount Pleasant						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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Item	Question	Representation Text
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1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the inclusion on the following grounds:-

1. Flooding potential (See detail Appendix 1) (The stream running down from the mountain to the west of the farm track is contained between two quite substantial earth banks. The bottom of the stream is concreted with random concrete elevations to break the flow of the stream and entres an underground culvert at the bottom of the farm track via a grid. At times of very heavy rainfall and when the grid can, as occasion arises, be partly blocked by leaves of debris, the water level at that point can rise up to the top of the banks' From the grid the stream then runs underground down to and under cemetery road, close to the eastern border of my property. The house is 100 years old and the rainwater drainage from the east side of the house runs directly underground directly into this culvert. Any interruption to this flow would involve back-flow into my property, with flooding beneath the sprung flooring and more significantly, water entering the large celler areas under the old part of my property. This event would seriously damage my property and also significantly affect its sale value. The proposed road access to the development would have to encroach significantly, not only on the eastern bank supporting the concrete wall surrounding the school play area. That, plus any bridging or culverting work to the east of the site itself, would alter the present arrangements and being about the likelihood of flooding in the roadway)

2. Sewage (See detail Appendix 2 and Photocopy Sheets 1-4) (I would draw you attention to events that occurred last year regarding dewage contamination of the road from the lower gate of Porth County School to Cemetery Road. At that time there was raw sewage, faeces, toilet paper and tampons flowing down the road from an overflowing manhole cover for a period of many weeks. The enclosed emails confirm that this problem was finally settled. My calls to the appropriate Rhondda Cynon Taf Council Department revealed that they did not recognise an sewers on their map for that area at the rime ans also subsequently that parts of the road are not officially adopted. Damage occurred by my observation following excavation by the water board and at repair, the outlet pipe was small, probably 6 inches in diameter. A developer given a site of the demensions indicated would probably fit in the quivalent number of properties in a density similar to that on Bron Heulwen, i.e. between 24 and 30 properties. Having a sewage output from that number of properties being joined up to the existing facilities would inevitably lead to problems, and potential health problems to the school puils)

3. Public Safety (See detail - Appendix 3) (The road between my property and Porth County School is the only access for motorised vehicles to the school. Porth County has 1,200 pupils, the majority of whom arrive by buses or car come to this lane twice a day. There is also a significant number of children and young people in the roadway at break times at school. Increased traffic from such a developmetn would be a safetehazard to the pupils of the school, including the immense congestion that occurs at the beginning and end of school hours. Any potential residential development on this site should have only a footpath or cyclepath access down the present farm track to Cemetery Road and its bus stop (c.f.Pt4.2 of submission) with main vehicular access going east to the north of Mount Pleasant Road.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4502.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Reclassification may lead to the loss of the recreation round as a well used amenity within the village. There is nowhere in the village that this facility could be replaced at its current size. By reclassifying the recreation ground it would provide better access to the very unpopular proposed development on the Waun. The village would be overloaded with land classified as suitable for housing, the infrastructure cannot cope with the volume of land already classified for housing if this were all developed on. Councillor Robert Bevan at the Ynysybwll Regeneration Partnership meeting committed the Council to providing an exemplar development on the Lady Windsor colliery site, having delivered this the village will not need or be able to support further housing development. The proposed development of the colliery site resulted from extensive consultation with the PUBLIC of Ynysybwll, at no stage did the PUBLIC suggest that the Recreation Ground would be a suitable alternative site. The suggestion that the Recreation Ground be reclassified has been made by an outside party concerned with financial gain rather than gain to the village and its inhabitants lifestyle. Although this is a very NIMBY remark it is I who live in the village and not the proposer!	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? C1 - does not relate to proposed Lady Windsor site development. CE2 - has not considered alternative of Lady Windsor site development		

<b>4502.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Reclassification may lead to the loss of the recreation round as a well used amenity within the village. There is nowhere in the village that this facility could be replaced at its current size. By reclassifying the recreation ground it would provide better access to the very unpopular proposed development on the Waun. The village would be overloaded with land classified as suitable for housing, the infrastructure cannot cope with the volume of land already classified for housing if this were all developed on. Councillor Robert Bevan at the Ynysybwll Regeneration Partnership meeting committed the Council to providing an exemplar development on the Lady Windsor colliery site, having delivered this the village will not need or be able to support further housing development. The proposed development of the colliery site resulted from extensive consultation with the PUBLIC of Ynysybwll, at no stage did the PUBLIC suggest that the Recreation Ground would be a suitable alternative site. The suggestion that the Recreation Ground be reclassified has been made by an outside party concerned with financial gain rather than gain to the village and its inhabitant's lifestyle. Although this is a very NIMBY remark it is I who live in the village and not the proposer!	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? C1 - does not relate to proposed Lady Windsor site development. CE2 - has not considered alternative of Lady Windsor site development		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4503.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I object to the housing site because:-  
 There are no facilities for the children of Ynysybwl to play.  
 The extra volume of traffic would be too great for a small village.  
 Schools cannot accommodate extra children.  
 Wildlife will be destroyed.  
 Roads not wide enough for large vehicles on a daily basis

<b>4503.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I object to the housing site because:-  
 There are no facilities for the children of Ynysybwl to play.  
 The extra volume of traffic would be too great for a small village.  
 Schools cannot accommodate extra children.  
 Wildlife will be destroyed.  
 Roads not wide enough for large vehicles on a daily basis

<b>4504.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 If you take this land Ynysybwl is finished i.e. sports bowls cricket rugby football children's play area  
 I used to be a park attendant at this park and I know this sports ground is used quite a lot. There is lot sports played in Ynysybwl

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4504.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 If you take this land Ynysybwl is finished i.e. sports bowls cricket rugby football children's play area  
 I used to be a park attendant at this park and I know this sports ground is used quite a lot. There is lot sports played in Ynysybwl

<b>4505.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 (Why take this land) It belong to the people. For future generations of children. You have already taken our cinema, concert hall and given us nothing in return.

<b>4505.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 (Why take this land) It belong to the people. For future generations of children. You have already taken our cinema, concert hall and given us nothing in return.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4506.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 940/ASN123 Large site off Llanwonno Road /Lady Lewis Tip						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Although a brownfield site - Lady Lewis colliery spoil now completely regenerated with vegetation and wildlife and should no longer be considered brownfield.

<b>4507.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
I object to the building of houses on the only recreation grounds our children of Ynysybwl have. The last bit of green fields. Also traffic congestion would bring the village to a halt. No enough facility's in the village to support more people. Leave our village alone PLEASE

<b>4507.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
I object to the building of houses on the only recreation grounds our children of Ynysybwl have. The last bit of green fields. Also traffic congestion would bring the village to a halt. No enough facility's in the village to support more people. Leave our village alone PLEASE

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4508.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 940/ASN123 Large site off Llanwonno Road /Lady Lewis Tip										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item Question

Representation Text

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Mountainside is very steep and development couls cause landslip.  
 Impact on traffic.  
 Planning permission rejected for rear of Coronation Terrace, for very similar reasons.  
 Visual Impact.  
 If Porth and Ynyshir joined would cause ribbon development.  
 Lady Lewis colliery site is now completely regenerated with wildlife and vegetation and should not be disturbed.

4509.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1034/ASS087 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item Question

Representation Text

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I object to the recreational fields being included in the local development plan because they are the only leisure facility that the village has. Not only are they used by the children of the village they also have rugby and football pitches which are used by adults as well. There is also a bowling green which is home to the village bowls team, much has been made lately about young children being obese and less active but selling off their play areas for housing will only serve to compound these issues. Having lived in the village my whole life I find it unconceivable that any of the land shown in the development plan would be used for housing. The majority of the land highlighted is a wetland and as such should be protected for conservation reasons. Another obvious problem with building on the site would be the road network. The main road in the village is inaccessible most days with parking on both sides so to add another few hundred cars and lorries taking materials too and from the site would cause gridlock in the village. As it is most villagers think it will take someone being killed or an emergency vehicle unable to get through the main street before people address the problems with the roads into the village. A more obvious site for development would be the Old Lady Windsor colliery site. That at present is an blight on the village and the added bonus of this site is that a new road could be build into the village from Ynysybwll road so any extra traffic would have no impact on already overloaded main streets.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4509.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the recreational fields being included in the local development plan because they are the only leisure facility that the village has. Not only are they used by the children of the village they also have rugby and football pitches which are used by adults as well. There is also a bowling green which is home to the village bowls team, much has been made lately about young children being obese and less active but selling off their play areas for housing will only serve to compound these issues. Having lived in the village my whole life I find it unconceivable that any of the land shown in the development plan would be used for housing. The majority of the land highlighted is a wetland and as such should be protected for conservation reasons. Another obvious problem with building on the site would be the road network. The main road in the village is inaccessible most days with parking on both sides so to add another few hundred cars and lorries taking materials too and from the site would cause gridlock in the village. As it is most villagers think it will take someone being killed or an emergency vehicle unable to get through the main street before people address the problems with the roads into the village. A more obvious site for development would be the Old Lady Windsor colliery site. That at present is an blight on the village and the added bonus of this site is that a new road could be build into the village from Ynysybwl road so any extra traffic would have no impact on already overloaded main streets.

<b>4510.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 940/ASN123 Large site off Llanwonno Road /Lady Lewis Tip						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Former colliery site now mostly water logged, therefore much greater risk of subsidence and landslips.

<i>Item Question</i>	<i>Reply</i>	<b>Soundness Tests</b>
2 5 Why Incl/Excl of site improves soundness?	N/A - would create no great improvement to the immendiate and surrounding areas.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4511.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 940/ASN123						Large site off Llanwonno Road /Lady Lewis Tip				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Unsuitable topography - the land is very steep and stability may be a problem as the Halcrow report states that the area is of medium risk for landslip.

Would cause ribbon development, joining Porth and Ynyshir- loss of Green Wedge.

Traffic impact, emergency vehicle access increased congestion at junctions.

No need for more residential sites in LDP - many have not come to fruition e.g. Pleasant Heights Phase2, rear Coronation Terrace, Graig Ddu, Jestyn Street - etc. It would be a great shame to spoil the land which nature has taken over and would disturb the wildlife that is there.

<b>4512.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1034/ASS087						Land at Buarth y Capel				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object because

1. Access to the planned site is unsuitable for lorries and excavating equipment to manoeuvre in narrow streets.
2. The main road into Ynysybwl would be unable to cope with extra traffic another residential site would generate.
3. There would be destruction to a valuable ecological site which must not be allowed.
4. The flood plain would be disturbed causing extra flooding further down the village.
5. Disruption will happen to the lives of existing residents.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4512.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object because

1. Access to the planned site is unsuitable for lorries and excavating equipment to manoeuvre in narrow streets.
2. The main road into Ynysybwll would be unable to cope with extra traffic another residential site would generate.
3. There would be destruction to a valuable ecological site which must not be allowed.
4. The flood plain would be disturbed causing extra flooding further down the village.
5. Disruption will happen to the lives of existing residents.

<b>4513.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 940/ASN123 Large site off Llanwonno Road /Lady Lewis Tip						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Unsuitable topography - the land is very steep and stability may be a problem as the Halcrow reports state that the area is of medium risk for landslip.

Would cause ribbon development. Joining Porth and Ynysybir - loss of Green Wedge.

Lady Lewis inclusion dependant on another scheme to remove spoil via temporary road being viable and this seems to have many issues to overcome Coucil Officers feel public safety is not an issue - and that colliery spoil is best left alone and also not economicaly viable would also 'scar' mountainside.

No need for more residential sites in LDP - many have not come to fruition e.g. Pleasant Heights Phase 2, rear of Coronation Terrace, Graig - Ddu and Jestyn Street etc.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
<b>4514.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	The site covers a well known and used play and recreational facility widely used by young and old members of the local and surrounding communities. This amenity alone greatly enhances the sporting traditions of the village established from early days: one which should continue to be developed, rather than run down and replaced by housing development.	
	Regarding the extension in housing development, I consider the infrastructure of the village: roadway drainage together with access to the site rather than enhance the community, would be detrimental to both the well being and safety of local inhabitants. Traffic through the village is already at critical levels and completely inadequate for existing needs; recent road calming measures which would cover some of the access roadways would then make travel to the site hazardous for all.	
	The local colliery site already under development considerations has in itself raised major concerns for the village, and a further site development such as the one outlined in the above draft would considerably worsen any sensible long term plans for the Ynysybwl community.	

<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Soundness Tests</i>
2	5 Why Incl/Excl of site improves soundness?		
	Please note comments over:		
	Ref tackle below : P1, P2, C1, CE2, CE4		
	Reference could also be made to area C4 in consistency test.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4514.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site covers a well known and used play and recreational facility widely used by young and old members of the local and surrounding communities. This amenity alone greatly enhances the sporting traditions of the village established from early days: one which should continue to be developed, rather than run down and replaced by housing development.  Regarding the extension in housing development, I consider the infrastructure of the village: roadway drainage together with access to the site rather than enhance the community, would be detrimental to both the well being and safety of local inhabitants. Traffic through the village is already at critical levels and completely inadequate for existing needs; recent road calming measures which would cover some of the access roadways would then make travel to the site hazardous for all.  The local colliery site already under development considerations has in itself raised major concerns for the village, and a further site development such as the one outlined in the above draft would considerably worsen any sensible long term plans for the Ynysybwll community.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? Please note comments over: ref tackle below: P1, P2, C1, CE2, CE4  Reference could also be made to area C4 in consistency test.		

<b>4515.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 940/ASN123 Large site off Llanwonno Road /Lady Lewis Tip						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? 1. Unsuitable topography: see Halcrow report. 2. Unsuitable development. 3. Traffic Impact. 4. Loss of 'Green Wedge' between Porth and Ynysybir. 5. Surplus of alternative residential development sites within existing boundary.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4516.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to these plans going ahead because:

1. The increase in traffic entering Ynysybwl ward cause further problems to this village if this residential site is built.
2. It will cause disruption throughout the whole area because of the narrow streets.
3. The wildlife will be destroyed.
4. Access to the site for heavy equipment will cause disruption to the residents lives.
5. No where for the children of the village to play.

<b>4516.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to these plans going ahead because:

1. The increase in traffic entering Ynysybwl ward cause further problems to this village if this residential site is built.
2. It will cause disruption throughout the whole area because of the narrow streets.
3. The wildlife will be destroyed.
4. Access to the site for heavy equipment will cause disruption to the residents lives.
5. No where for the children of the village to play.

<b>4517.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 940/ASN123 Large site off Llanwonno Road /Lady Lewis Tip						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Unsuitable topography the land is very steep and stability may be a problem as the Helcrow report states that the area is of 'medium risk' for landslip.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4518.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 940/ASN123						Large site off Llanwonno Road /Lady Lewis Tip					PEX Session:	
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Unsuitable topography - the land is very steep and stability may be a problem as the Halcrow report states that the area is a 'medium risk' for landslip.

<b>4519.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1034/ASS087						Land at Buarth y Capel					PEX Session:	
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I object to the housing site because:-
1. You will be removing only playing fields we have as a village.
  2. Disruption to residents with the large volume of industrial traffic.
  3. Extra traffic coming into a small village - which roads struggle to cope with now.
  4. Schooling not big enough for extra housing.
  5. Wildlife will be destroyed e.g. frogs, newts, butterflies, hedgehogs etc.

<b>4519.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 939/ASN178						Land at Buarth y Capel					PEX Session:	
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I object to the housing site because:-
1. You will be removing only playing fields we have as a village.
  2. Disruption to residents with the large volume of industrial traffic.
  3. Extra traffic coming into a small village - which roads struggle to cope with now.
  4. Schooling not big enough for extra housing.
  5. Wildlife will be destroyed e.g. frogs, newts, butterflies, hedgehogs etc.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4520.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 940/ASN123 Large site off Llanwonno Road /Lady Lewis Tip						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Unsuitable topography - the land is very steep and stability may be a problem as the Halcrow report states that the area is of 'medium risk' for landslip.

<b>4521.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 940/ASN123 Large site off Llanwonno Road /Lady Lewis Tip						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
No need for more residential sites in LDP - many have not come to fruition e.g. Pleasant Heights Phase 2, rear of Coronation Terrace, Graig-Ddu, Jestyn Street etc.

<b>4522.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 940/ASN123 Large site off Llanwonno Road /Lady Lewis Tip						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Anyone visiting the site the rear of 1-20 Coronation Terrace would not want anymroe violation of a once beautiful area. The land in question has been planted with many tresst through the hard work of individuals and no help from the authorities. Any building on this area would simply be a crime.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4523.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I object to house building because services such as water and drainage will overload an already outdated system.  
 Limited access to site.  
 Increase in traffic which is already a major problem in Ynysybw, especially Augustus Street which would be an access road to site and Robert Street which is the access road to Ynysybw.  
 Part of the proposed development is inhabited by protected wildlife.

<b>4523.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 939/ASN178						Land at Buarth y Capel			PEX Session:				
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 I object to house building because services such as water and drainage will overload an already outdated system.  
 Limited access to site.  
 Increase in traffic which is already a major problem in Ynysybw, especially Augustus Street which would be an access road to site and Robert Street which is the access road to Ynysybw.  
 Part of the proposed development is inhabited by protected wildlife.

<b>4524.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 940/ASN123						Large site off Llanwonno Road /Lady Lewis Tip			PEX Session:				
Policy:		Map:						Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Unsuitable topography the land is very steep and stability may be a problem. As the Halcrow report states that the area is of medium risk for landslip.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4525.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to houses being built on the recreation ground because it is the only green area in Ynysybwl used by people of all ages - children's playground, football and rugby fields, cricket pitch and bowling green.

Part of the proposed development in inhabited by protected wildlife.

<b>4525.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 939/ASN178						Land at Buarth y Capel			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to houses being built on the recreation ground because it is the only green area in Ynysybwl used by people of all ages - children's playground, football and rugby fields, cricket pitch and bowling green.

Part of the proposed development in inhabited by protected wildlife.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4526.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 849/ASN135 Ynysmaerdy to Talbot Green Relief Road										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The proposed alternative route passes through farm land which I own and will cause major difficulties and obstacles in accessing and providing facilities to maintain this green belt area. The previous 'LDP' which has been in being for many years, gave Lanelay Mountain Road as one of three options to provide a bypass to Talbit Greeb and subsequent developments in Lanelay would have been fully aware of this option. Subsequently, the fire service has obtained planning permission which includes a roadway from the 'L'oreal' roundabout to link with the Mountain Road to Ynysmaerdy and Coed Ely.

It is my contention that the attached map shows a more viable route which would require the existing mountain road to be upgraded and also using the old railway track, where feasible, to either Ynysmaerdy or even through to Coed Ely.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

I am aware of the need to revise the traffic problems through Talbot Green. This improved roadway will provide facilities for a relatively small proportion of that flow, any greater increase will cause ever more contention at both the 'L'oreal' and 'Matalan' roundabouts. The following do not appear to meet the requirements to facilitate any easing to local traffic problems. P1+P2, C1, C2+C4, CE1, CE2+CE4.

<b>4527.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1034/ASS087 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Ynysybwl & Coed-y-Cwm Community Council

Totally object to the following alternative site numbers:

AS (S) 87 and AS (S) 178

On the grounds that if the above sites were put into the local development plan for 2006-2021 it would mean the loss of a green site, together with the loss of the recreation ground, and all the sporting facilities in the village, i.e: the rugby pitch, football ground, bowling green, tennis courts, children's playground, and also the allotment site.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

As I am not sure which of the table below this complaint falls under, I have been advised that it is not compulsory to complete this section of the representation form by Rhondda, Cynon, Taff County Borough Council.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4527.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Ynysybwl & Coed-y-Cwm Community Council

Totally object to the following alternative site numbers:

AS (S) 87 and AS (S) 178

On the grounds that if the above sites were put into the local development plan for 2006-2021 it would mean the loss of a green site, together with the loss of the recreation ground, and all the sporting facilities in the village, i.e: the rugby pitch, football ground, bowling green, tennis courts, children's playground, and also the allotment site.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

As I am not sure which of the table below this complaint falls under, I have been advised it is not compulsory to complete this section of the representation form by Rhondda, Cynon, Taff County Borough Council.

<b>4528.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

1) Traffic - A visit to Ynysybwl would highlight the difficulties already existing. Previous application for development refused on these grounds.

2) Sewage - The upheaval caused by either enlarging existing pipes or their renewal. The surface water already has caused flooding in businesses located in the main road. An increase in this area would have serious consequences.

3) Leisure - Already the leisure facilities for children and adults is minimal less of existing ones would have a devastating affect on community. B) Where would alternative facilities be placed. C) Obesity and inactivity is a serious problem prompting the B.M.A. to advise L. Authority to maintain leisure centres.

4) Gardens -Privately owned - given produce to owners.

5) Environment - a) development of land which contains the Great Crested Newt - a protected spaces - and a variety of orchids. It is one of the remaining wetlands in S. Wales  
b) Original permission for development refused by the then Mountain Ash Councillors who had specific knowledge of the area and the difficulties posed in development.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4528.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 939/ASN178 Land at Buarth y Capel								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	1) Traffic - A visit to Ynysybwll would highlight the difficulties already existing. Previous application for development refused on these grounds.	
	2) Sewage - The upheaval caused by either enlarging existing pipes or their renewal. The surface water already has caused flooding in businesses located in the main road. An increase in this area would have serious consequences.	
	3) Leisure - Already the leisure facilities for children and adults is minimal less of existing ones would have a devastating affect on community. B) Where would alternative facilities be placed. C) Obesity and inactivity is a serious problem prompting the B.M.A. to advise L. Authority to maintain leisure centres.	
	4) Gardens -Privately owned - given produce to owners.	
	5) Environment - a) development of land which contains the Great Crested Newt - a protected spaces - and a variety of orchids. It is one of the remaining wetlands in S. Wales	
	b) Original permission for development refused by the then Mountain Ash Councillors who had specific knowledge of the area and the difficulties posed in development.	

<b>4529.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1034/ASS087 Land at Buarth y Capel								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	I understand its proposed to build 500 to 600 houses. Which I object too. Most households have more than one car some as many as four, where are you planning on getting these cars out of estates, most probably via Augustus Street. May I remind you this street was never intended as a main road but over year it has become a main road, some cars coming down it at rather fast speeds. If a child stepped out onto road between parked cars it would not stand a chance, let alone the elderly and disabled, I see recently High Street and a few others have been given speed requirements of 20mph and 30 down and sleeping policemen why hasn't Augustus street been given them as its more used than those streets, I also remember this person tried years ago to do this and was refused, what has happened now that is different to that result. I think taking children's areas disgusting we don't have much now. What about the old pit site!!	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
	C4 it has no regard for people already living here in Ynysybwll by taking children's play areas, rugby pitch, bowls green.		
	What plans does this man have to replace these non I should imagine, we don't have much in Bwl for youngsters we'll have nothing if this goes ahead much to the shame of Rhondda Cynon Taff Councillors, where is the loyalties to the people. They hope to vote them in.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4529.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 939/ASN178 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

I understand its proposed to build 500 to 600 houses. Which I object too. Most households have more than one car some as many as four, where are you planning on getting these cars out of estates, most probably via Augustus Street. May I remind you this street was never intended as a main road but over year it has become a main road, some cars coming down it at rather fast speeds. If a child stepped out onto road between parked cars it would not stand a chance, let alone the elderly and disabled, I see recently High Street and a few others have been given speed requirements of 20mph and 30 down and sleeping policemen why hasn't Augustus street been given them as its more used than those streets, I also remember this person tried years ago to do this and was refused, what has happened now that is different to that result. I think taking children's areas disgusting we don't have much now. What about the old pit site!!

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

C4 it has no regard for people already living here in Ynysybwl by taking children's play areas, rugby pitch, bowls green.

What plans does this man have to replace these non I should imagine, we don't have much in Bwl for youngsters we'll have nothing if this goes ahead much to the shame of Rhondda Cynon Taff Councillors, where is the loyalties to the people. They hope to vote them in.

4530.A1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 895/ASN173 Land at Tyle Garw										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

There have already been a number of developments in the Tylagarw area which have increased traffic which is all filtered through the railway crossing at the bottom of Coedcae Lane. This and the increased volumes of traffic coming through the lane from Llanharry causes numerous delays.

Another major development will cause chaos at busy times.

Another concern is that the land in question forms a natural habitat for a number of protected species.

Item Question

Reply

Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

Unfortunately I am not qualified to answer this section.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
<b>4531.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1	3 - 4 Support (Yes) or object (No) to incl of site? As a Regeneration Partnership based in the Hear of the community we strongly disagree with any development for the recreation ground now or in the future.  The land in question is owned by CISWO (Coal Industry Social Welfare Organisation) and was given to the community for the community's use.  It is the only 'Green Field Area' in the village which hosts all our sporting facilities and the children's park. From our sporting facilities we have been very successful, producing many a rugby international, or sporting hero.  Traffic - Our village has one road in, one road out and already has congestion problems. Ynysybwll's main street Robert Street could take no more.  Schools - Could our local schools cope with more children  Water - Drainage problems, due to the lands elevation it would causes other areas to flood if this development went ahead.  Lastly we are a regeneration partnership and strongly urge you to listen to the community of Ynysybwll.	

<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Soundness Tests</i>
2	5 Why Incl/Excl of site improves soundness? The exclusion of the alternative site would improve the soundness of the LDP as it would give us the community of Ynysybwll our recreation ground back. Where it belongs.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4531.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? As a Regeneration Partnership based in the Hear of the community we strongly disagree with any development for the recreation ground now or in the future.  The land in question is owned by CISWO (Coal Industry Social Welfare Organisation) and was given to the community for the community's use.  It is the only 'Green Field Area' in the village which hosts all our sporting facilities and the children's park. From our sporting facilities we have been very successful, producing many a rugby international, or sporting hero.  Traffic - Our village has one road in, one road out and already has congestion problems. Ynysybwll's main street Robert Street could take no more.  Schools - Could our local schools cope with more children  Water - Drainage problems, due to the lands elevation it would causes other areas to flood if this development went ahead.  Lastly we are a regeneration partnership and strongly urge you to listen to the community of Ynysybwll.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the alternative site would improve the soundness of the LDP as it would give us the community of Ynysybwll our recreation ground back. Where it belongs.		

<b>4532.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? 1. My objections are that traffic problems that already exist on current roads is already at saturation point, and roads in Ynysybwll will not support any more developments, particularly at the north end of Ynysybwll.  2. Drainage from the elevated sites will also lead to more problems (flooding to lower areas)  3. The impact of development on the only community green field namely rugby field and park in Ynysybwll.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4532.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

1. My objections are that traffic problems that already exist on current roads is already at saturation point, and roads in Ynysybwll will not support any more developments, particularly at the north end of Ynysybwll.
2. Drainage from the elevated sites will also lead to more problems (flooding to lower areas)
3. The impact of development on the only community green field namely rugby field and park in Ynysybwll.

<b>4533.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

This is the only leisure facility that Ynysybwll has. There are numerous rugby teams, football. The recreation ground, is used for many other facilities.

The children's area is well used and it away from the Traffic. This area belongs to the people of Ynysybwll bought and paid for by the workmen of Lady Windsor. The Council has no right to even think of selling for redevelopment.

<b>4533.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

This is the only leisure facility that Ynysybwll has. There are numerous rugby teams, football. The recreation ground, is used for many other facilities.

The children's area is well used and it away from the Traffic. This area belongs to the people of Ynysybwll bought and paid for by the workmen of Lady Windsor. The Council has no right to even think of selling for redevelopment.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4534.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to this site being used for housing, because it is recreational ground, therefore it should remain just that! We have few of these facilities in the village, and I feel its important to hold on to these.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

Keeping the site as it is, will be good for the community - health and welfare. I take my grand children there, they love it.

<b>4534.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to this site being used for housing, because it is recreational ground, therefore it should remain just that! We have few of these facilities in the village, and I feel its important to hold on to these.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

Keeping the site as it is, will be good for the community - health and welfare. I take my grand children there, they love it.

<b>4535.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The importance of the recreation ground to the village is enormous. The only facility we have for all the sports activities carried out rugby, football, bowls and the number of social functions etc. Fetes carried out. The council are mad to even suggest developing our playing fields when the area belongs to the people of Ynysybwl from the people (workmen) of Lady Windsor!!

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4535.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The importance of the recreation ground to the village is enormous. The only facility we have for all the sports activities carried out rugby, football, bowls and the number of social functions etc. Fetes carried out. The council are mad to even suggest developing our playing fields when the area belongs to the people of Ynysybwl from the people (workmen) of Lady Windsor!!

<b>4536.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The importance of the recreation ground to the village is enormous. The only facility we have for all the sports activities carried out rugby, football, bowls and the number of social functions etc. Fetes carried out. The council are mad to even suggest developing our playing fields when the area belongs to the people of Ynysybwl from the people (workmen) of Lady Windsor!!

<b>4536.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The importance of the recreation ground to the village is enormous. The only facility we have for all the sports activities carried out rugby, football, bowls and the number of social functions etc. Fetes carried out. The council are mad to even suggest developing our playing fields when the area belongs to the people of Ynysybwl from the people (workmen) of Lady Windsor!!

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4537.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	Traffic - The village is already suffering from an excess of traffic exacerbated by the ONE ROAD in ONE ROAD out and the lack of parking facilities everywhere in the village.	
	Water - Existing flooding problems will be increased - excess drain off of surface water many drains already unable to cope during heavy rainfall.	
	Sewage - Due to a possible increase a new system will be needed causing great upheaval particularly in the Augustus St area.	
	Ecology - This area is one of outstanding beauty and the home of the protected Great Crested Newt and rare orchids.	
	Recreation - As a form H.T I am concerned that the health and happiness of children and young people will be greatly affected if this development is allowed.	

<b>4537.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 939/ASN178						Land at Buarth y Capel			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	Traffic - The village is already suffering from an excess of traffic exacerbated by the ONE ROAD in ONE ROAD out and the lack of parking facilities everywhere in the village.	
	Water - Existing flooding problems will be increased - excess drain off of surface water many drains already unable to cope during heavy rainfall.	
	Sewage - Due to a possible increase a new system will be needed causing great upheaval particularly in the Augustus St area.	
	Ecology - This area is one of outstanding beauty and the home of the protected Great Crested Newt and rare orchids.	
	Recreation - As a form H.T I am concerned that the health and happiness of children and young people will be greatly affected if this development is allowed.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4538.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The children and sports organisations of Ynysybwl need these facilities to fulfil the various activities i.e. rugby, football, social events fetes etc.

This is the venue we have to conduct our sporting functions, the Council should be ashamed of their selves for even suggesting it for redevelopment. They belong to the people of Ynysybwl bought and paid for by the miners of Lady Windsor Colliery.

The traffic would be an extra burden to the already chaotic situation of the village.

<b>4538.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 939/ASN178						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

The children and sports organisations of Ynysybwl need these facilities to fulfil the various activities i.e. rugby, football, social events fetes etc.

This is the venue we have to conduct our sporting functions, the Council should be ashamed of their selves for even suggesting it for redevelopment. They belong to the people of Ynysybwl bought and paid for by the miners of Lady Windsor Colliery.

The traffic would be an extra burden to the already chaotic situation of the village.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4539.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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- 1 3 - 4 Support (Yes) or object (No) to incl of site?
1. Traffic in Ynysybwl is already congested, buses have difficulty getting through Robert Street, with cars parked either side of the street, also up Augustus Street. We need a new road system, in and out Ynysybwl to accommodate any new development in the village?
  2. Facilities for youngsters are to the minimum? If you took our recreation ground and sports field, there would be nothing here to occupy them, and we would end up with problems.
  3. The medical facilities are not equipped to accommodate a further influx of people, as our surgery's are full now.
- There is only one food store in the village and one green grocers, and the schools cannot cope with more children, as Trerobert School is over 100 yrs old, and will need replacing in the near future.
4. Drainage is antiquated and need replacing as flooding occurs frequently in the village and on roads leading into the village.

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*Item Question* **Soundness Tests**

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- 2 5 Why Incl/Excl of site improves soundness?
- Before boundaries are moved you should have consulted the people who live in the area, not take it upon yourselves to give the go ahead. Hold a public meeting, so we can put our views forward, its called democracy, which people in power forget about?

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4539.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 939/ASN178 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	1. Traffic in Ynysybwl is already congested, buses have difficulty getting through Robert Street, with cars parked either side of the street, also up Augustus Street. We need a new road system, in and out Ynysybwl to accommodate any new development in the village?	
	2. Facilities for youngsters are to the minimum? If you took our recreation ground and sports field, there would be nothing here to occupy them, and we would end up with problems.	
	3. The medical facilities are not equipped to accommodate a further influx of people, as our surgery's are full now.	
	There is only one food store in the village and one green grocers, and the schools cannot cope with more children, as Trerobert School is over 100 yrs old, and will need replacing in the near future.	
	4. Drainage is antiquated and need replacing as flooding occurs frequently in the village and on roads leading into the village.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
	Before boundaries are moved you should have consulted the people who live in the area, not take it upon yourselves to give the go ahead. Hold a public meeting, so we can put our views forward, its called democracy, which people in power forget about?		

<b>4540.A1</b>		<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 939/ASN178 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	The use of these sites were set out long ago, for the use of the village, somewhere to walk, train and play and they should remain that way.	
	The accent these days is for people to get out more, exercise, walk and keep fit, and we need these places for us, now and for future generations.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
	Take away these facilities, and you take away the heart of the village. We are being penalised enough as it is, with our groundsmen being made redundant.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4540.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1034/ASS087	Land at Buarth y Capel					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 The use of these sites were set out long ago, for the use of the village, somewhere to walk, train, and play , and they should remain that way.  
 The accent these days is for people to get out more, exercise, walk and keep fit, and we need these places, for us now, and for future generations.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 Take away these facilities, and you take away the heart of the village. We are being penalised enough as it is, with our groundsmen being made redundant.

<b>4541.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:							Site: 1034/ASS087	Land at Buarth y Capel					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Lots of money has been spent on the playing fields to bring them up to standard. The roads are really bad now, I don't think they will be able to cope with extra traffic. I take my grandchildren over to the recreation ground frequently as it is the only facility in the village.

<b>4541.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:							Site: 939/ASN178	Land at Buarth y Capel					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4542.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Increased Traffic - EXISTING ROADS ALREADY UNSUITABLE - Ponty - increased queues Taff St lights - more diversions via White Bridge rat-run more near crashers on Berw Road Hill to Rly bridge.  Ynysybwll - Traffic through Ynysybwll already down to single lane in much of Robert Street. Much congestion especially near Co-Operative store. Many near accidents especially coming out of side road net to Coop. 4 way junction Robertstown Pub dangerous; Even worse near Coop on Lottery days - go there at 5.30pm and see!  Access roads to site - High St and Augustus Street, already single track roads due to legal parking and Augustus St/Roberts St is a bus route with 4 per hour. Those problems will be made worse when the Lady Windsor Colliery site development takes place especially with commercial lorries to/from that site. All above affects progress of emergency vehicles.  Schools - are places available for an influx of children.  Leisure Facilities - Ynysybwll is almost devoid of leisure facilities especially for young/youths.  Shopping - Only one food store in Ynysybwll. Site of development is on top of hill so even more traffic to Coop.  Public Transport - Poor in evenings/ Sundays, non-existent on Bank Holidays.  Medical Facilities - A&E is a long way away in Llantrisant and need to negotiate village to get there.  Flooding - Site is on a gradient atop a hill, concreting over land leads to faster run off - drainage is in a stream that has already caused flood damage. B4273 road to Ponty suffers from flooding.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? CE2 - Imposes unacceptable strain on existing infrastructure and drainage is already at its limit.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4542.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 939/ASN178 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Increased Traffic - EXISTING ROADS ALREADY UNSUITABLE - Ponty - increased queues Taff St lights - more diversions via White Bridge rat-run more near crashers on Berw Road Hill to Rly bridge.  Ynysybwl - Traffic through Ynysybwl already down to single lane in much of Robert Street. Much congestion especially near Co-Operative store. Many near accidents especially coming out of side road net to Coop. 4 way junction Robertstown Pub dangerous; Even worse near Coop on Lottery days - go there at 5.30pm and see!  Access roads to site - High St and Augustus Street, already single track roads due to legal parking and Augustus St/Roberts St is a bus route with 4 per hour. Those problems will be made worse when the Lady Windsor Colliery site development takes place especially with commercial lorries to/from that site. All above affects progress of emergency vehicles.  Schools - are places available for an influx of children.  Leisure Facilities - Ynysybwl is almost devoid of leisure facilities especially for young/youths.  Shopping - Only one food store in Ynysybwl. Site of development is on top of hill so even more traffic to Coop.  Public Transport - Poor in evenings/ Sundays, non-existent on Bank Holidays.  Medical Facilities - A&E is a long way away in Llantrisant and need to negotiate village to get there.  Flooding - Site is on a gradient atop a hill, concreting over land leads to faster run off - drainage is in a stream that has already caused flood damage. B4273 road to Ponty suffers from flooding.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? CE2 - Imposes unacceptable strain on existing infrastructure and drainage which is already at its limit.		

<b>4543.A1</b>		<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 1034/ASS087 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site was donated by mineworkers for use by villagers. It is the main recreation facility in the village and my grandchildren use it frequently. Lots of public money has been spent on the playing fields to bring them up to standard. The roads are bad now, I don't think they will be able to take any extra traffic.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4543.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site was donated by mineworkers for use by villagers. It is the main recreation facility in the village and my grandchildren use it frequently. Lots of public money has been spent on the playing fields to bring them up to standard. The roads are bad now, I don't think they will be able to take any extra traffic.	

<b>4544.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? My objections to any new site:  1. Access into Ynysyawl itself i.e. Robert S. 2. Taking away the recreation facilities away with nothing to replace it. The village is without anything. 3. Not enough school places. 4. Drains/ Sewers 4. No shopping facilities and to leave the village is very expensive. 5. DEVELOP THE LADY WINDSOR COLLIERY SITE FIRST - give the villagers something/ anything instead of taking it away.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4544.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

My objections to any new site:

1. Access into Ynysybwll itself i.e. Robert S.
2. Taking away the recreation facilities away with nothing to replace it. The village is without anything.
3. Not enough school places.
4. Drains/ Sewers
4. No shopping facilities and to leave the village is very expensive.
5. DEVELOP THE LADY WINDSOR COLLIERY SITE FIRST - give the villagers something/ anything instead of taking it away.

<b>4545.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the extension of the residential settlement boundary because of the following reasons outlined below:

- 1, Loss of Llantrisant Road Allotments - to allow the demise of such a site would be criminal. In this day and age when the Government are encouraging such schemes/sites it would be outrageous for houses to be built there in the future. The allotments plays a big factor in a number of local lives. It is important to them! It gives them a sense of leisure, freedom and also they are doing their bit for the environment. I believe the allotment has been here for 100 years. Why take it away?
- 2, Traffic - Llantrisant Road already has a high volume of traffic and it has recently be recognised by the construction of traffic calming measures. Further houses would increase the dangers on the road and for the local school children at Trefyrhug.
- 3, Access and Drainage - In recent years a planning application was refused for some of the land behind Llantrisant Road. Access and Drainage were particular ingredients for the planning being refused. What has changed now? Nothing! There is no improvement from when the last planning application was refused. Please allow this land to stay as part of the community.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4546.A1</b>			<input type="checkbox"/>	O	W	M		Yes	35	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 There is a very high density of houses in the area.  
 All services are under strain in Tonyrefail, NHS, School, Police, Fire Services.  
 Sewage as been, for many years, struggling to handle local needs.  
 Bad access and extra traffic would cause further problems.  
 It goes against Government and RTC policy for providing allotments.  
 Local wild life which is struggling would be affected, with a protected butterfly in the adjacent field being affected by the proximity of this site.

*Item Question*

*Reply*

**Soundness Tests**

- 2 5 Why Incl/Excl of site improves soundness?  
 This goes against government and RTC policy on allotments for health reasons.  
 There seems to be a mad desire to completely cover Tonyrefail with houses, which does not apply to other areas, without upgrading any of the essential services.

<b>4546.A2</b>			<input type="checkbox"/>	O	W	M		Yes	35	<input type="checkbox"/>				
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 A) There is already a high density of housing, also proposed housing in the area.  
 B) There is already a strain on the local services, NHS, Fire service, Police, Schools. The sewage system is barely coping with present levels also there would be extra traffic and bad access to the site.  
 C) The allotment as been in existance for nearly 100 years and this plan goes against Government and RTC Policy.  
 D) There are also ecological considerations that have not been considered. There is a colony of reptiles within the allotment and in the adjacent field a site of special scientific interest, with a very rare butterfly present.

*Item Question*

*Reply*

**Soundness Tests**

- 2 5 Why Incl/Excl of site improves soundness?  
 This goes against government policy on allotments. Also RTC Policy which is to supply more allotments not build houses on them. It is not compatible with neighbouring authorities when you compare the proposed density of housing proposed for the area, with no upgrading of essential services.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4547.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Loss of allotments, important for leisure and environment, to much traffic already unsuitable access.

<b>4548.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
The allotments are a valued part of Tonyrefail. They have been in use for over 100 years. They have a waiting list, people use these allotments and they become part of their families enjoyment. It would be unsafe, in my opinion, to use this area for housing as the access roads are totally unsuitable.

<b>4549.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Loss of allotments important for leisure and environment. Highway to much traffic already unsuitable access.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4550.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1115/ASS080	Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Loss of allotments important for leisure and environment. To much traffic already, unsuitable access, drainage etc.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
P2, C1, CE1

<b>4551.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:							Site: 1115/ASS080	Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
For the past 30 years this green belt has been used as an allotment. This area has been kept immaculate by the gardeners who have plots there. Over the years the allotment has brought joy, pride and enjoyment for so many people. It would be heart-breaking to take it away.  
  
There are other plots of land locally which could be taken into consideration for planning. The eyesore of land opposite the 'Red Cow' for instance or the Churchyard surrounding 'St John's Church' which is disgraceful.

<b>4552.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:							Site: 1115/ASS080	Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Because of the loss of allotments which is important for leisure and the environment. There will be too much traffic around Maple Ct where we are residents. Access is unsuitable at the moment without any more traffic in the vicinity without worries about drainage etc.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4553.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Loss of allotment which is important for leisure and enviroment.  
 To much traffic already and no suitable access.  
 Worried about drainage problems.

<b>4554.A1</b>			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Allotments are important for leisure and enviroment.  
 Increase traffic also no suitable access will make it more dangerous for the children who attend Tref-Y-Rhyg school who goes to school via the land by allotments.  
 Also worried about drainage problems.

<b>4555.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Loss of allotment important for leisure. Too much traffic already. No suitable access. Worries about drainage problems ect. My son goes to Tref-Y-Rhyg and with the extra traffic it will be more dangerous my mother takes him and she walks up the lane by the allotments if that goes she'll have to walk down the main road.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4556.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Loss of allotments which is very important for Leisure and the enviroment. There will also be a lot more traffic/ which there is enough of on the roads already and its not very safe by the school. There will be unsuitable access to the houses being so close to other houses and the school. My child attends Tref-Y-Rhyg primary school and this route is the safest way for my child and others living around this area to get to school without walking beside a main road.

There is also the problem of drainage which we have trouble with at the moment with more house the drainage wont cope. (Think of the enviroment and our children)

<b>4557.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Loss of allotment important for leisure and enviroment.

Highway, to much traffic already.

Unsuitable access

Drainage problems etc.

My grandchildren goes via - that way to Tref-y-Rhyg school with the increase of traffic it would make their journey to school more hazardous than it is now because werever the access goes it will effect them.

<b>4558.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Loss of allotments important for leisure and enviroment.

Highway, to much traffic already and no suitable access for it.

Worries about drainage ect.

**REPRESENTATION DETAIL** by: Representation No

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<b>4559.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Loss of allotment - important for enviroment and leisure.  
 Traffic worries we have to much already also unsuitable access.  
 Drainage problems (lots of this already).  
 My grandson goes to Tref-Y-Rhyg school and the extra traffic will make it more dangerous and it bad enough now. I take him everyday.

<b>4560.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Loss of allotments important for leisure and environment.  
 Highway, to much traffic already  
 Unsuitable access  
 Worries about drainage etc.

<b>4561.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Loss of allotment. Improtant for leisure and enviroment.  
 Traffic worries we have to much already and no suitable access.  
 Drainage problems ECT.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4562.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Loss of allotment, important for leisure  
To much traffic  
No suitable access  
Worried about drainage problems.

<b>4563.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Loss of allotment important for leisure and enviroment. To much traffic already and there is no suitable access.  
Worried about drainage problems. Also extra traffic is more dangerous for my children going to Tref-Y-Rhyg school.

<b>4564.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 902/ASN083						Land to the north of The Patch					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Site of historic interest, tumulus in adjacent field, which is also the site of a bronze age beaker man. No road access/infrastructure. If included within the settlement boundary could cause over-development of the area.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4564.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Because of the loss of allotments which is important for leisure and the enviroment. There will be to much traffic around Maple Court.

<b>4565.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Loss of allotments important for leisure and environment. Highway, to much traffic already, unsuitable access. Worries about drainage etc.

<b>4566.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Loss of allotments, important for leisure and enviromen,  
Highway, to much traffic already  
Unsuitable access  
Worries about drainage etc.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4567.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Loss of allotments important for leisure and environment.  
 Highway, too much traffic already  
 Unsuitable access  
 Worries about drainage etc.

<b>4568.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?
- 1) The allotments are a valued source of enjoyment and bring pleasure to many people as well as the gardeners. They are extremely well kept and cared for. If removed there would be problems with the access road needed to serve the development. Traffic calming areas have recently been laid down in the surrounding roads, this shows that the area is unsuitable for construction vehicles. A primary school is also in close proximity, there would be serious concerns regarding the childrens' safe journey to and from school.
  - 2) The allotments are situated next to a site of special scientific interest, any development may impinge on that site.
  - 3) The loss of the allotments would affect the wonderful community spirit that exists at present.
  - 4) Many issues regarding drainage, services etc need to be carefully considered as there is an area of high density housing next to the allotments. I strongly believe that an area of green is vital in keeping a balance in an area of such high density housing. It keeps people sane! Please let us keep these beautiful allotments.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4569.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

This plan would mean the loss of allotments which are of importance for the community with regard to leisure and environment.

There is unsuitable access from a dangerous highway. This area has recently had traffic calming measures introduced (new speed limit and speed bumps).

Increased traffic levels are a cause of concern and this amendment would only add to further congestion.

The allotments contain a very large septic tank to act as an overflow for the Capel Estate. Any further development would add unacceptable pressure to the sewerage system.

<b>4570.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

This plan would mean the loss of allotments, which are very important to the community.

There is no suitable access to the area, increased traffic to this area would be a danger to an area which school children pass daily.

<b>4571.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Because of the loss of allotments, which is important for leisure and the enviroment.

There will be too much traffic around Maple Court where we are residents. Access is unsuitable at the moment without any more traffic in the vicinity without worries about drainage etc.

**REPRESENTATION DETAIL** by: Representation No

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<b>4572.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
I strongly object to the local planning development at Llantrisant Road, I have worked hard for over 30 years at this allotment and it would deprive me of my right to so do in the future,

<b>4573.A1</b>			<input type="checkbox"/>	O	W	M		Yes	77	<input type="checkbox"/>				
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Proposed development of the above site would mean the loss of the allotments. Many of the gardeners there have had their plots for many years and should be allowed to continue this passtime in peace, providing both pleasure and a contribution to the environment.  
  
This area has highway issues, the Authority has already had to provide Traffic Calming methods round the local school and beyond. Any additional would certainly increase the risk, particularly to children.  
  
Any access to this site would have to be from the minor roads from Capel Hill or to Pantybrad, roads already inadequate for existing traffic.  
  
I consider Tonyrefail over developed for existing facilities, but if unavoidable, development should be carried out to the West and South where improved infrastructure is already in place.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
It is a land use plan which does not have regard to the highway issues of the area.  
  
It does not have regard to the current use, providing leisure activities and a contribution to a greener environment.  
  
It does not have regard to previous drainage problems in the area.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4574.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	1) The proposed development of the above site would mean a loss of the allotments, of which many of the Gardeners there have had their plots for many years as some of their family before them and should be allowed to continue this passtime in peace providing both pleasure and contribution to the environment.	
	2) This area has highways issues, the authority has already had to provide traffic calming around the local school and beyond. Any additional would certainly increase the risk particularly to the children and older people of the area.	
	3) Access to this site would have to be from the minor roads from Capel Hill or through Pantybrad. Roads already inadequate for existing traffic.	
	4) I do consider Tonyrefail over developed for existing facilities, but if unavoidable, development should be carried out to the South and West where improved infrastructure is already in place.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	It does not have regard to the current use providing Leisure Activities and a contribution to a greener environment. It does not have regard to previous drainage problems in the area. And it is a land use plan which does not have regard to highway issues of the area it does not have regard to the loss of wildlife in the area.		

<b>4575.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:		
Policy:				Map:				Issue:							
Summary:															

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	Loss of allotments important for leisure and environment. Highway to much traffic in a community already. With unsuitable access. Drainage is horendous already with extra housing it will be diabolical enviromental landscape will be lost.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4576.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?
- Loss of allotments
- Wildlife e.g. House sparrows nesting places.
- Traffic and access.

<b>4577.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road				PEX Session:		
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

- 1 3 - 4 Support (Yes) or object (No) to incl of site?
- Loss of allotment, important for leisure and environment.
- Highway. Too much traffic already
- Unsuitable Access
- Worries about drainage etc.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4578.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I do not agree with the proposed site as there are a number of allotments there as to which the people use on a regular basis. Many of these said people have had their allotments for a number of years, this not only gives them something to do but keeps them active and healthy it is not only a good thing for them but a good thing fore the environment.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?

It has no regard to traffic issues of the area.

It has no regard to the present usage i.e. allotments.

<b>4579.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Loss of allotments important for leisure and enviroment. Highway to much traffic already. Unsuitable access. Worries about drainage.

<b>4580.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1115/ASS080						Land to the rear of 8 - 54 Llantrisant Road					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Loss of allotments for the enviroment, highway has to much traffic already, unsuitable access.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4581.A1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1074/ASS086						Large area of land to the west of Ynyshir					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

We would like to object to any planning of residential homes behind Cae Siriol. We have lived in Cae Siriol since 1980 and have had no problem arising from the mountain behind us, However in 2004 our neighbours were flooded, due to ground work carried out with mechanical diggers. Sand bags was given to divert the flood waters. R.C.T. land reclamation and engineering staff still experience problems during heavy rainfall. If houses are built behind as we worry about our property. A similar development took place at Pleasant Heights an area South of us. Resident of Tuberville Road were flooded. The fact that the development carried out under Building regulations, serves to amplify our concern.

WE CATEGORICALLY OPPOSE TO ANY PLANS TO DEVELOP THE MOUNTAINSIDE BEHIND US.

4582.A1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1074/ASS086						Large area of land to the west of Ynyshir					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to development going on behind my home, as I live alone and do not know what damage it can do to my home.

4583.A1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1074/ASS086						Large area of land to the west of Ynyshir					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

Ynyshir is a very small village, I believe allowing development on this land will severely strain the infrastructure needed to sustain such growth. The roads approaching the proposed site are single track and already experience congestion. Only recently a fire engine has had difficulty negotiating access through upper gynor to cae siriol, resulting in a 20 min delay arriving. Im sure you will agree this would have dire consequences in the case of a house fire. Access for maintenance vehicles is also restrictive. An influx of more vehicles will negatively impact on our environment and daily living and make the area less safe for our children.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4583.A2</b>			<input type="checkbox"/>	O	W	M		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1074/ASS086						Large area of land to the west of Ynyshir					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

In recent years my property has been subjected to large amounts of water draining down off the mountain. The property was built in 1974 and for many years we had no problems. After work was undertaken on the farmland at the top of the mountain we have experienced flooding through our gardens during heavy rainfall. The council has been involved in unsuccessful attempts to resolve these issues and the problem persists. My concern is that further development on the proposed site will add to the existing problems and will put my property itself at risk. I believe that changing the status of the proposed land and allowing it to be considered for development will put my property at high risk of damage from flooding.

<b>4584.A1</b>			<input type="checkbox"/>	O	W	M		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1074/ASS086						Large area of land to the west of Ynyshir					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

There are very few areas of natural beauty throughout the valleys. I believe the preservation of this site in its current status will enable ynyshir to enjoy the natural wildlife and the environment. My enjoyment of my property will be negatively impacted by development of the proposed site.

<b>4585.A1</b>			<input type="checkbox"/>	O	W	M		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1074/ASS086						Large area of land to the west of Ynyshir					PEX Session:	
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

We would like to object to the proposals to amend the residential settlement boundary as detailed AS(S)86.

We have resided in Case Siriol since 1974 and had experienced no problems arising from the mountain behind us, however in 2004 due to ground work carried out with mechanical diggers, the drainage was disturbed and our property subjected to flooding during heavy rainfalls, sandbagging was necessary to divert the floodwaters and despite the involvement of R.C.T. land reclamation and engineering staff still experience problems. If this area becomes available for building development we fear our future here.

A similar development took place at Pleasant Heights an area south of us and the residents of Tuberville Road were subjected to flooding of their properties as a result, the fact that that development was carried out under building regulations services to amplify our concerns.

We are categorically opposed to any plans to develop the mountainside behind our home and would welcome the opportunity to put our views to any adjudication panel that will investigate our concerns and objection.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4586.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1074/ASS086 Large area of land to the west of Ynyshir										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I believe in progress and new development which is carried out in a responsible and caring way. At the moment I am still experiencing problems with water, silt and rubble which flows down in front of my home off the mountain that the surface water drain should take. I also have to take the responsibility for cleaning the drain which is situated in my property, which has caused flooding situations in the past. I have had your so called drainage experts to look at these problems which still has not been resolved. My fear is that new development will increase the capacity of the surface water drain which flows through my property which could cause flooding.

<b>4587.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1074/ASS086 Large area of land to the west of Ynyshir										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I would like to object to the proposals to amend the residential settlement boundaries as detailed AS(S)86

I have lived in Cae-Siriol since 1979 and have experienced no problems with the mountain behind me, however, the last five years ground works have taken place on the mountain and consequently flood water has entered the back of my property during heavy rainfall. I am very concerned that residential development behind my property will make matters worse. R.C.T. Council are fully aware of the issues and history with this land.

<b>4588.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1074/ASS086 Large area of land to the west of Ynyshir										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I live in the last house in Cae Siriol. Since built in 1981 over the last few years I've seen a difference in the flow of water through the top garden, especially when ground works have been carried out on the mountain. I strongly object to any future proposals for development on this ground as I believe it would be to my detriment. I also believe access would be a very big problem especially to the existing houses.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4589.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1074/ASS086 Large area of land to the west of Ynyshir								PEX Session:				
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

My name is Ewan and I live in 1 Cae Siriol. I don't want others to build behind my house because of the wildlife and plants they would destroy. I like to see rabbits and frogs and foxes when I walk my dog. I can play safely on the mountain with my friends. It would spoil the area for myself and others if you build there.

Evan D Thorne - Aged 9

<b>4590.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1074/ASS086 Large area of land to the west of Ynyshir								PEX Session:				
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I would like to object to the boundary mentioned being changed. I have lived happily in Cae Siriol since 2001 with no problems whatsoever. However in 2004 ground work carried out at the top of the mountain altered the natural drainage of the land and Cae Siriol was flooded during heavy rain. We had previously lived in Tuberville Road and one of the reasons for moving was because the same thing had happened when they built behind our house there. We strongly oppose any building work taking place behind our houses.

<b>4591.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1034/ASS087 Land at Buarth y Capel								PEX Session:				
Policy:		Map:				Issue:								
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I think it is morally wrong to tare recreational facilities away from the people of the village.

We hear on a daily basis of the erosion of village life and community spirit, and I think this would only excelebrate the decline. The "REC" has been on cohesive force for good for many years. Accomodating various sports as well as carnivals, fun days, firework displays and fates.

Progress and development is supposed to benefit the community. This proposal does nothing but harm.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4592.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? The area shown on the map includes what is know locally as 'The Rec' (on the map indicated as The Ynysybwll Bowls Club objects to the Representation that sets out to identify this land for residential use for the following reasons:  This is the only large area of open land available to residents of the village capable of holding community events.  It contains, among other sports facilities, a lawn bowling green that has been in continual use from around 1925. Identification of this land for residential use would block any plans and aspirations the Bowls Club may have to raise funds in order to develop and improve the facility for present and future bowlers.  RCT County Borough Council does not have plans to replicate the facility elsewhere in the village. With such an uncertain future created, this club and other sporting clubs could find great difficulty developing, perhaps continuing and even starting up.  At a time when all national organisations concerned with a healthy population are placing great importance on facilities for exercise for young and old, to remove this area of recreational land would be to deny the people of Ynysybwll opportunities available to communities elsewhere.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? Replacing the land that, at present is, used exclusively for outdoor sporting and community use by a built-up environment would create an imbalance between living and recreational spaces to the long term detriment of the people of Ynysybwll.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4593.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

1. The traffic situation in Ynysybwl at the present time is at best highly frustrating, but for the most it is dangerous. This situation which started in Robert St. has spread throughout the village. Any increase in traffic through increased housing will aggravate the situation to an unresolvable level.

2. The land sighted in the plan is held by the Council on behalf of the residents. The land having been initially given as a recreation area for the miners and then the villagers. Redesignation of this area would be a breach of trust by the Council. This area should be made a green belt area.

3. The area is one of natural beauty, bordering a wet land area, it plays a large part in bringing assorted wild life back to the area.

Ynysybwl has little enough without its way of life and facilities eroded for the financial gain of others.

<b>4594.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I have previously addressed the council at the Council Chambers in Clydach Vale on this matter, and the Council supported our objection. At that time, part of the objection. At that time, part of the objection was due to the increase in traffic through Ynysybwl. If anything the traffic situation is now both atrocious and dangerous due to the parking on both sides of Robert Street. At peak times of the day emergency service vehicles would not obtain access. If planning permission were to be given this could potentially increase the number of cars by 500 plus.

As there are no social amenities in this forgotten ward of the borough, everyone is forced into making car journeys to shops, cinemas, leisure centres, banks, restaurants etc. The only solution would be to build a bypass to cope with the traffic.

I cannot understand how it is possible to consider including the recreation ground as part of the planning development. I believe it is not the Council's land to give away or sell. Also as the only area for sport in Ynysybwl it will affect people of all ages. With no other facilities the community will be doomed and almost certainly there would be an increase in crime.

The proposed development area is one of outstanding beauty with a heritage of wildlife which would be affected by building.

As previously I remain committed in my opposition to the building of any further housing in Ynysybwl.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4595.A1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the site because it is a rare wetland site which should be preserved. The roads of Ynysybwl could not cope with the increase in traffic. Robert Street comes to a standstill at various times of the day. It is an accident waiting to happen. Problems for emergency vehicles when road is blocked due to double parking etc.

Apart from the Rugby ground and cricket grounds Ynysybwl has no other facilities.

4596.A1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the above alternative site as the area would take away a green area of which there is a lack of . There is also lack of amenities in area already poorly served. No sports area centre, play schemes, youth centre, these held at centre not here and unavailable due to high cost of transport and distance. Infrastructure would not cope with traffic congestion Robert Street etc.

<i>Item Question</i>	<i>Reply</i>	<b>Soundness Tests</b>
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2 5 Why Incl/Excl of site improves soundness?

Would not improve the village. There is a lack of green areas, sports services etc. Infrastructure would not cope e.g Robert St. No areas for sports and high cost of transport and poor service would make it impossible for access to the ones not here.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4597.A1</b>			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1048/ASS093 Otters Brook Farm, Ivor Park						PEX Session:						
Policy:		Map:		Issue:										
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
<p>I would wish to object to the changing of the status of this site AS(S)93 as I believe that it would be the first step in possible development of the site in the future.</p> <p>I am against any such development because I believe it would have an adverse effect on the residents of both Talygarn Drive and Ivor Park. At present, we all enjoy the peace and quite we experience, allowing young children to play safely.</p> <p>Ivor Park is a private road, part of which I am responsible for maintaining. The prospect of heavy vehicles using it fills me with dread and anger. The road is in my opinion too narrow to accommodate parked cars and passing vehicles. This in conjunction with the number of cars a new development brings with is, begs the question - why should I have to bear the brunt of that road upkeep. All things considered, I must support exclusion, as my quality of life is important to me.</p>		

<b>4598.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1048/ASS093 Otters Brook Farm, Ivor Park						PEX Session:						
Policy:		Map:		Issue:										
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
<p>I have concerns over the development for the above site, namely: -</p> <p>- Ivor park is a peaceful road and the development would in my opinion result in a number of construction vehicles disruption the place and potentially causing damage to a private road.</p> <p>- Also, I am worried amount the amount of dust that would be made by these construction vehicles.</p>		

<b>4599.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1034/ASS087 Land at Buarth y Capel						PEX Session:						
Policy:		Map:		Issue:										
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
<p>I strongly object to even the thought of the sale of this piece of land, bought by the miners of yesteryear, for the continuing use and pleasure of future generation of our local community. It is OURS and must always remain so.</p>		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4599.A2</b>			<input type="checkbox"/>	O	W	M		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 939/ASN178 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

I strongly object to even the thought of the sale of this piece of land, bought by the miners of yesteryear, for the continuing use and pleasure of future generations of our local community. It is OURS and must always remain so.

<b>4600.A1</b>			<input type="checkbox"/>	O	W	M		<input type="checkbox"/>						
Document:		Site: 1034/ASS087 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object because there a no facilities for the children of Ynysybwl to play. Schools cannot accommodate extra children. The main road into Ynysybwl would not be able to cope with extra traffic. The flood plain would be disturbed causing extra flooding further down the village. Access to the planned site is unsuitable for lorries and excavating equipment to manoeuvre in narrow streets. Wildlife will be destroyed.

<b>4600.A2</b>			<input type="checkbox"/>	O	W	M		<input type="checkbox"/>						
Document:		Site: 939/ASN178 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item Question

Representation Text

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object because there a no facilities for the children of Ynysybwl to play. Schools cannot accommodate extra children. The main road into Ynysybwl would not be able to cope with extra traffic. The flood plain would be disturbed causing extra flooding further down the village. Access to the planned site is unsuitable for lorries and excavating equipment to manoeuvre in narrow streets. Wildlife will be destroyed.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4601.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1034/ASS087	Land at Buarth y Capel					PEX Session:	
Policy:							Map:						Issue:	
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Object to ground dedicated to our children/ O.A.P. pleasure being used as a building site.  
 The use of lorries etc using our roads which are already a danger trap and both side parking.  
 Increase danger to local flooding  
 Danger to our children travelling to local schools.

<b>4601.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 939/ASN178	Land at Buarth y Capel					PEX Session:	
Policy:							Map:						Issue:	
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Object to ground dedicated to our children/ O.A.P. pleasure being used as a building site.  
 The use of lorries etc using our roads which are already a danger trap and both side parking.  
 Increase danger to local flooding  
 Danger to our children travelling to local schools.

<b>4602.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1034/ASS087	Land at Buarth y Capel					PEX Session:	
Policy:							Map:						Issue:	
Summary:														

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 Because of the importance to keep recreation and sporting facilities. Because of the definite good that it serves the young and old.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4602.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 939/ASN178 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?	Because of the importance to keep recreation and sporting facilities. Because of the definite good that it serves the young and old.	

<b>4603.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1034/ASS087 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Reply	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?		
	1. That it is the only recreational area in the valley and is very well used.		
	2. If inclusion would reduce the quality of life for numerous residents of the area.		
	3. That further development on this area would not be appropriate by the infrastructure.		
	a) The current traffic situation is difficult particularly for emergency vehicles and buses.		
	B) The drainage system is close to collapse and additional strain placed on it will have repercussions throughout the village.		
	C) There would be insufficient water process to service the additional development to the detriment of existing householders.		
	4. That are alternative Brown field sites is available and awaiting development with the village boundaries.		
	5. A considerable sum of tax payers money has been spent on the area to develop it as a recreational area which would have been wasted.		
	6. Land abutting this area has already been built on despite being earmarked for the cemetery extension give the current problem of the location of the new cemetery.		

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	P2 - The land in question was donated by the Miners for the good of the village as a memorial from the miners.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4603.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 939/ASN178 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? 1. That it is the only recreational area in the valley and is very well used. 2. If inclusion would reduce the quality of life for numerous residents of the area. 3. That further development on this area would not be appropriate by the infrastructure. a) The current traffic situation is difficult particularly for emergency vehicles and buses. B) The drainage system is close to collapse and additional strain placed on it will have repercussions throughout the village. C) There would be insufficient water process to service the additional development to the detriment of existing householders. 4. That are alternative Brown field sites is available and awaiting development with the village boundaries. 5. A considerable sum of tax payers money has been spent on the area to develop it as a recreational area which would have been wasted. 6. Land abutting this area has already been built on despite being earmarked for the cemetery extension give the current problem of the location of the new cemetery.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? P2 - The land in question was donated by the Miners for the good of the village as a memorial from the Miners.		

<b>4604.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1034/ASS087 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? No comments were submitted to this question.	

<b>4604.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 939/ASN178 Land at Buarth y Capel										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? No comments were made to this question	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4605.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1034/ASS087	Land at Buarth y Capel					PEX Session:	
Policy:							Map:						Issue:	
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Any person with a modicum of intelligence will realise that Ynysybwll does not have the infra structure namely roads and water regulation to accommodate this plan. Also there is no indication as to the alternative arrangements regarding these leisure facilities. On a given Saturday the facility is used by 140 plus people. Surely in these times of recession with people unemployed and health concerns regarding obesity the last thing you would envisage would be the loss of leisure facilities.

Perhaps it would have been more appropriate to have released this on April 1st and we could all have had a laugh!

<b>4605.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:							Site: 939/ASN178	Land at Buarth y Capel					PEX Session:	
Policy:							Map:						Issue:	
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

Any person with a modicum of intelligence will realise that Ynysybwll does not have the infra structure namely roads and water regulation to accommodate this plan. Also there is no indication as to the alternative arrangements regarding these leisure facilities. On a given Saturday the facility is used by 140 plus people. Surely in these times of recession with people unemployed and health concerns regarding obesity the last thing you would envisage would be the loss of leisure facilities.

Perhaps it would have been more appropriate to have released this on April 1st and we could all have had a laugh!

<b>4606.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:							Site: 1034/ASS087	Land at Buarth y Capel					PEX Session:	
Policy:							Map:						Issue:	
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to this housing site because it will remove from the village all forms of recreational facilities for everyone, especially the younger element.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4606.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 939/ASN178	Land at Buarth y Capel					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

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<i>Item Question</i>	<b>Representation Text</b>
1 3 - 4 Support (Yes) or object (No) to incl of site?	
I object to this housing site because it will remove from the village all forms of recreational facilities for everyone, especially the younger element.	

<b>4607.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:							Site: 1034/ASS087	Land at Buarth y Capel					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

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<i>Item Question</i>	<b>Representation Text</b>
1 3 - 4 Support (Yes) or object (No) to incl of site?	
I object to the inclusion of the site because of insufficient infra-structure to support further development re roads and education also the land is needed for recreational purposes.	

<b>4607.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:							Site: 939/ASN178	Land at Buarth y Capel					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

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<i>Item Question</i>	<b>Representation Text</b>
1 3 - 4 Support (Yes) or object (No) to incl of site?	
I object to the inclusion of the site because of insufficient infra-structure to support further development re roads and education also the land is needed for recreational purposes.	

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4608.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:			
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to this site being considered for development for the following reasons:  a) This site provides essential facilities for children and young people of the village, and there is no other alternative facilities in one village. Without this there will be nothing to engage young people in productive activities. b) Development of the site for more housing will lead to traffic congestion on a massive scale. Which the existing roads cannot cope with. c) There is a covenant on the land and it cannot be built on, so why are the council even considering this matter?	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? Why can't the council make this form/process more understandable to the ordinary person who is concerned about these matters - this is surely incompatible with the requirement for public consultation which should underpin the soundness of the LDP.		

<b>4608.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 939/ASN178						Land at Buarth y Capel			PEX Session:			
Policy:		Map:			Issue:									
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? I object to this site being considered for development for the following reasons:  a) This site provides essential facilities for children and young people of the village, and there is no other alternative facilities in one village. Without this there will be nothing to engage young people in productive activities. b) Development of the site for more housing will lead to traffic congestion on a massive scale. Which the existing roads cannot cope with. c) There is a covenant on the land and it cannot be built on, so why are the council even considering this matter?	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? Why can't the council make this form/process more understandable to the ordinary person who is concerned about these matters - this is surely incompatible with the requirement for public consultation which should underpin the soundness of the LDP		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4609.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:		Map:						Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	
1. Infra structure will no support the extra traffic that would be generated if housing development took place on the mended site.	
2. Surely it's blatantly obvious that all the recreational facilities the village possesses would disappear! More houses - less//no recreational facilities what kind of a community would we have!	
3. Other more suitable areas are available for residential development but the infra structure problems would still remain.	

<b>4609.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 939/ASN178						Land at Buarth y Capel			PEX Session:				
Policy:		Map:						Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?	
1. Infra structure will no support the extra traffic that would be generated if housing development took place on the mended site.	
2. Surely it's blatantly obvious that all the recreational facilities the village possesses would disappear! More houses - less//no recreational facilities what kind of a community would we have!	
3. Other more suitable areas are available for residential development but the infra structure problems would still remain.	

<b>4610.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 1034/ASS087						Land at Buarth y Capel			PEX Session:				
Policy:		Map:						Issue:							
Summary:															

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?		
My main reason to object, I cannot see how the village can sustain more people, i.e. drainage - sewerage, traffic problems, especially our main road from lower Robert St, to the square. I object to using the recreation ground for development, as this is widely used by the community, bowls, rugby, cricket, junior rugby. Where will these take place? Ynysybwl has so little recreation facilities, the recreation ground must be kept. It is also used for charity events. There is no other place to hold these.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4610.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 939/ASN178 Land at Buarth y Capel								PEX Session:				
Policy:		Map:				Issue:								
Summary:														

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
<p>My main reason to object, I cannot see how the village can sustain more people, i.e. drainage - sewerage, traffic problems, especially our main road from lower Robert St, to the square. I object to using the recreation ground for development, as this is widely used by the community, bowls, rugby, cricket, junior rugby. Where will these take place? Ynysybwl has so little recreation facilities, the recreation ground must be kept. It is also used for charity events. There is no other place to hold these.</p>			

<b>4611.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 970/ASN050 Land of Heol y Parc								PEX Session:				
Policy:		Map:				Issue:								
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
<p>I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.</p> <p>This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.</p> <p>The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?</p> <p>AS(N) 50 Land off Heol-y-Parc, Representor: 3423 D1 D2 DTZ                  Site 151/147 Heol-y-Parc North                  Exclude the site from SINC 137. Allocate for residential development.                  Site: 821/SSA 22.7 Efail Isaf &amp; Llantwit Fardre. The site should be deleted from the green wedge.</p>		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4611.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 886/ASN052 Ffrwd Phillip Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(N) 52

Ffrwd Philip Farm to residential (50 houses) and boundary change and exclusion from SLA

Representor 1643 D1 D2 D3 Mary Williams

Exclusion of the land edges from the SLA. That the land should be included within the settlement boundary. Allocation of unconstrained land at Ffrwd Philip Farm, Efail Isaf for residential development.

This 1.75 ha site has the capacity to yield around 50 new houses towards the overall housing target.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4611.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1101/ASS029 Ffrwd Philip Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(N) 52

Ffrwd Philip Farm to residential (50 houses) and boundary change and exclusion from SLA

Representor 1643 D1 D2 D3 Mary Williams

Exclusion of the land edges from the SLA. That the land should be included within the settlement boundary. Allocation of unconstrained land at Ffrwd Philip Farm, Efail Isaf for residential development.

This 1.75 ha site has the capacity to yield around 50 new houses towards the overall housing target.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4611.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 961/ASN051 Land adjacent to the Willows and Heol Dowlais								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(N) 51

Land adjacent to the Willows and Heol Dowlais

Representor 2033 D1 D2 D3 D4 D5 D6 D7 D8 D9

Site: 597/606 Meadow View. Adj site: 595/604 The Willows adj site: 830/SSA 23.8

Efail Isaf, Garth & Nantgarw Western Slopes

This site should be allocated for residential development. A settlement boundary should be included around the sites. The sites should be deleted from the Special Landscape Area Designation. The sites should be deleted from the Green Wedge designation.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4611.A5</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 960/ASN053						Land adjacent to Meadow View, North				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(N) 53

Land adjacent Meadow View and Boundary Change.

Representor 2033 D1 D2 D3 D4 D5 D6 D7 D8 D9

Site: 597/606 Meadow View. Adj site: 595/604 The Willows adj site: 830/SSA 23.8

Efail Isaf, Garth & Nantgarw Western Slopes

This site should be allocated for residential development. A settlement boundary should be included around the sites. The sites should be deleted from the Special Landscape Area Designation. The sites should be deleted from the Green Wedge designation.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4611.A6</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1108/ASS032						Garthlyn, Heol Ffrwd Philip			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(S) 32  
Garthlyn, Heol Ffrwd Philip include within residential settlement boundary.  
Representor 3091 D1 Carolyn Frater-Thomas.  
For property and garden (i.e. Garthlyn) to be brought within the settlement boundary.

<b>4611.A7</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>					
Document:		Site: 1109/ASS094						Land at Celyn Farm			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(S) 94  
Land at Celyn Farm. Exclude from residential settlement boundary. 10 representors, 9 for exclusion, 1 against.  
3018 D1 3059 D1 3149 D1  
Land owners stated that no houses will be built in the field. 3161 D1 The public footpath runs through the site 3182 D1 3187 D1.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4611.A8</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1001/ASN048						Land at Garth Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(N)48  
 Land at Garth Farm  
 Representor 3229 D1 D2  
 Land at Garth Isaf Farm, Efail Isaf  
 Site's inclusion in settlement boundary for residential development. Exclusion from SLA.  
 At approximately 7.5 ha the site could accommodate approximately 200 houses.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4611.A9</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1111/ASS030						Land at Garth Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(N)30

Land at Garth Farm and Boundary Change

Representor 3229 D1 D2

Land at Garth Isaf Farm, Efail Isaf

Site's inclusion in settlement boundary for residential development. Exclusion from SLA.

At approximately 7.5 ha the site could accommodate approximately 200 houses.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4611.A10</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 904/ASN049						Land south of Heol Iscoed			PEX Session:				
Policy:				Map:			Issue:								
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(N) 49 Land South of Heol Iscoed mixed use development  
Representor 3270 D1 D2 Peter Eprile

Objection to Policy SSA 23.8 on grounds the Special Landscape Area designation should not extend to the southern edge of Efail Isaf and this site. Allocation of candidate site 334 for housing, including affordable housing, doctor's surgery and pharmacy.

<b>4611.A11</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1097/ASS031						Land south of Heol Iscoed			PEX Session:				
Policy:				Map:			Issue:								
Summary:															

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(S) 31 Land South of Heol Iscoed Boundary Change  
Representor 3270 D1 D2 Peter Eprile

Objection to Policy SSA 23.8 on grounds the Special Landscape Area designation should not extend to the southern edge of Efail Isaf and this site. Allocation of candidate site 334 for housing, including affordable housing, doctor's surgery and pharmacy.

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4612.A1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:  Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)  The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of way. Access issues on foot and by car/other vehicles.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2 'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'. P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 It does not have regard to National Policy on Green Wedge Land C3 It does not have regard to the Wales Spatial Plan		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4612.A2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:  Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)  The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of way. Access issues on foot and by car/other vehicles.	

Item	Question	Reply	Soundness Tests
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Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4612.A3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:  Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)  The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.  Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.  Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.  Damage to Rights of way. Access issues on foot and by car/other vehicles.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2 'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'. P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 It does not have regard to National Policy on Green Wedge Land C3 It does not have regard to the Wales Spatial Plan		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4613.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1100/ASS022	Crichton Farm					PEX Session:	
Policy:							Map:		Issue:					
Summary:														

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*Item Question* **Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
I appose to the proposal. Both myself and children are asthmatic and consider the dust to be unhealthy for our well being.

<b>4613.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 846/ASN040	Land at Crichton Farm					PEX Session:	
Policy:							Map:		Issue:					
Summary:														

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*Item Question* **Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
I appose to the proposal. Both myself and children are asthmatic and consider the dust to be unhealthy for our well being.

<b>4614.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1100/ASS022	Crichton Farm					PEX Session:	
Policy:							Map:		Issue:					
Summary:														

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*Item Question* **Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
I appose to the proposal. Both myself and children are asthmatic and consider the dust to be unhealthy for our well being.

<b>4614.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 846/ASN040	Land at Crichton Farm					PEX Session:	
Policy:							Map:		Issue:					
Summary:														

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*Item Question* **Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
I appose to the proposal. Both myself and children are asthmatic and consider the dust to be unhealthy for our well being.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4616.A1</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Geo-Environmetnal consideration  Contamination  Pollution  Natural Combustion	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4616.A2</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Geo-Environmental consideration  Contamination  Pollution  Natural Combustion	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4616.A3</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Geo-Environmental Consideration Contamination Pollution Natural Combustion	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

<b>4616.A4</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Traffic Movement Increased traffic flow on existing roads. Inadequate capacity of local road and rail network to provide transport to place of work and recreation. Need to increase capacity of regional infrastructure to support increased population.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4616.A5</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 856/ASN041	Land at Crichton Farm					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Traffic Movement  
 Increased traffic flow on existing roads. Inadequate capacity of local road and rail network to provide transport to place of work and recreation. Need to increase capacity of regional infrastructure to support increased population.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 See CE1 Below:  
 CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

<b>4616.A6</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:							Site: 846/ASN040	Land at Crichton Farm					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
 Traffic Movement  
 Increased traffic flow on existing roads. Inadequate capacity of local road and rail network to provide transport to place of work and recreation. Need to increase capacity of regional infrastructure to support increased population.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
 See CE1 Below:  
 CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

**REPRESENTATION DETAIL** by: Representation No

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<b>4616.A7</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 1100/ASS022	Crichton Farm					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? adequacy of power supply in region, off site upgrade to gas, water, electricity etc. Impact on existing development.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

<b>4616.A8</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:							Site: 856/ASN041	Land at Crichton Farm					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Adequacy of power supply in region, off site upgrades to gas, water, electricity etc. Impact on existing development.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

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<b>4616.A9</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Adequacy of power supply in region, off site upgrades to gas, water, electricity etc. Impact on existing development.

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

<b>4616.A10</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Urban Development  
Impact on schools, housing, outlook, social provisions

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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<b>4616.A11</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Urban Development  
Impact on schools, housing, outlook, social provisions

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

<b>4616.A12</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Impact on local and regional ecology

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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<b>4616.A13</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Impact on local and regional ecology	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:		
CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

<b>4616.A14</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Impact on local and regional ecology	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:		
CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

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<b>4616.A15</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? Sustainability Energy targets "Zero Carbon" Tree removal and damage Air quality	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

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<b>4616.A16</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Sustainability Energy Targets "Zero Carbon" Tree removal and damage Air quality	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

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<b>4616.A17</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Sustainability Energy Targets "Zero Carbon" Tree removal and damage Air quality	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

<b>4616.A18</b>	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Lots of "green" space for social development	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

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<b>4616.A19</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Lots of "green" space for social development	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

<b>4616.A20</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:						
Policy:		Map:			Issue:									
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Lots of "Green" space for social development	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

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<b>4616.A21</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Construction activity Dust & noise polution	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

<b>4616.A22</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:						
Policy:		Map:						Issue:						
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Construction Activity Dust & Noise polution	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

**REPRESENTATION DETAIL** by: Representation No

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<b>4616.A23</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 846/ASN040 Land at Crichton Farm								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Construction Activity  
Dust & Noise pollution

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

<b>4616.A24</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1100/ASS022 Crichton Farm								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

*Item Question*

**Representation Text**

1 3 - 4 Support (Yes) or object (No) to incl of site?  
Geotechnical considerations  
Unknown ground conditions

*Item Question*

*Reply*

**Soundness Tests**

2 5 Why Incl/Excl of site improves soundness?  
See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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<b>4616.A25</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:							Site: 856/ASN041	Land at Crichton Farm					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Geotechnical considerations Unknown ground conditions	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

<b>4616.A26</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:							Site: 846/ASN040	Land at Crichton Farm					PEX Session:	
Policy:				Map:					Issue:					
Summary:														

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Geotechnical considerations Unknown ground conditions	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

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<b>4616.A27</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Drainage  Increase from water discharge from site. Increased discharge causing overload on existing drainage system.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

<b>4616.A28</b>	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:		Map:						Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? Drainage  Increase from water discharge from site.  Increased discharge causing overload on existing drainage systems.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? See CE1 Below:  CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

**REPRESENTATION DETAIL** by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
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<b>4616.A29</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 846/ASN040 Land at Crichton Farm										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Drainage Increase from water discharge from site. Increased discharge causing overload on existing drainage systems.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? See CE1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

<b>4616.A30</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>					
Document:		Site: 1100/ASS022 Crichton Farm										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Drainage Increased run off from storm water Impact on existing drainage systems causing back up and flooding.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? See CE1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

**REPRESENTATION DETAIL** by: Representation No

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<b>4616.A31</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Drainage Increased run off from storm water. Impact on existing drainage systems causing back up and flooding.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? See CE1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

<b>4616.A32</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:		Map:				Issue:									
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? Drainage Increased run off from storm water Impact on existing drainage systems causing back up and flooding.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? See CE1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.		

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<b>4617.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040						Land at Crichton Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? We object to the inclusion of the above site for inclusion in the LDP because of the following reasons:  The appearance of Cwmbach especially from the Cwmbach Canal road, the Ynys sports field and from Ynyscynon Street, Pinecroft, Craig Y Llyn will be changed into an Urban Sprawl and will damage the unique character of the village from a traditional village with some modern development into a modern development with some traditional housing. This will damage the appearance of Cwmbach as historically a mining and then industrial area into a suburban commuter belt for the cities. We also take issue with alterations of drainage patterns.  We also object because of destruction of habitat/agricultural land and particularly the destruction of trees, including those with preservation orders,  The issue which affects us also is the increase in levels of nuisance noise and traffic; general adverse affects from overcrowding of the village. Parking is a big issue at the local schools at pick up time at Llangorse and Bridge roads and is a safety issue in Ynyscynon Street more homes equals more cars in the vicinity. School buses already find it difficult to navigate around parked cars at peak school pick up time. Residents feel that, the recent development of Redrow estate and other private builds is sufficient for the village at this time and that any further building will threaten safety.  The loss of identity and ethos of Cwmbach is threatened by the village becoming too big with loss of a centre and feel strong community which we are already. We are a well established multicultural community and we all value our sense of belonging, this adds to our feeling of safety when our children go to the shops, school and play. More development will damage the feeling of belonging and general ethos of the village and its social/community and welfare. Cwmbach has a centered community where playgroups, OAP halls, football club, brownies, Conerstone and the famous male Voice Choir, shops, takeaways, schools and the churches and church halls are central to the fabric of the community.	

Item	Question	Reply	Soundness Tests
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Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
2	5			Why Incl/Excl of site improves soundness?										
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4617.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041						Land at Crichton Farm			PEX Session:				
Policy:				Map:				Issue:							
Summary:															

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<b>4617.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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Item	Question	Reply	Soundness Tests

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<b>4618.A1</b>			<input type="checkbox"/>	O		M		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:						
Policy:		Map:				Issue:								
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
<p>I strongly object to any development of the green belt area between Pinecroft Av., Cwmbach and Abernant golf course. A natural haven for wildlife which encroaches into my garden is a joy to watch and listen to. A great place to walk the dog and escape the pressures of modern life. To remove the tip would mean unbelievable noise and air pollution and the demise of the area. There are large areas of Llwydcoed and Abernant already being turned into housing development and no new jobs in the area. Hirwaun Ind Est is an empty wilderness - no work, no mortgage.</p>		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4618.A2</b>	0		<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

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<b>4618.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

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<b>4618.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>						
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

*Item Question*

**Representation Text**

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
4619.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:	
	Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)	
	The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.	
	Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.	
	Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.	
	Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.	
	Damage to Rights of way. Access issues on foot and by car/other vehicles.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2		
	'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.		
	P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.		
	C2 It does not have regard to National Policy on Green Wedge Land		
	C3 It does not have regard to the Wales Spatial Plan		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4619.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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	C2 It does not have regard to National Policy on Green Wedge Land		
	C3 It does not have regard to the Wales Spatial Plan		

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4619.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
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4620.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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4620.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

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4620.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
4621.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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4621.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
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4621.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
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4622.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4622.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
<b>4623.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:				Site: 846/ASN040				Land at Crichton Farm				PEX Session:	
Policy:				Map:				Issue:					
Summary:													

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4623.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4623.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4623.A4</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	No
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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
4624.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

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4624.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
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Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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<b>4624.A4</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to the inclusion of the site AS(S)22, AS(N)40, AS(N)41 for the development re: removal of coal tips and change of green pastures for future housing development.

My objections are: -

1. Damage to health. We (Cwmbach and surrounding areas) eventually ended the life of the Furnacite which affected the health of some of the population. My brother and husband were victims of the pollution and both suffered from Leukaemia and later both died. I myself have a heart condition and fear dust etc could cause chest complaints which could be fatal results for me with a weak heart.
2. Drainage and flooding. Will definitely result from distributing the land. I have a example of this:- My bungalow backs onto the green pasture behind my property. Several years ago the Council decided to flatten out the land. The result being they filled in the ditches at the back of No 9 - 8 - 7 Glaslyn Drive. Heavy rain later meant we had rivers (literally) running down our gardens past our kitchens and out into the front gardens. We complained to the Council, who after inspection tended the said pasture and behind our properties raised a hill (about 6') to prevent flooding. No problems afterwards. The plan to build a roadway across the pasture land (assuming it flat) will result again in flooding. In fact No 10 later had a fountain erupt in their front garden. (their garden not backing on to the field).
3. The traffic is chaos at the moment is awesome down Llangorse Road. Why do we have to have all the dust and muck to demonstrate that we need another way out of Pant Farm?
4. What about the wildlife there? The birds and wild animals will definitely suffer as will the green life. Remember the trees affected by the Phurnacite? Now the trees, after the Phurnactice removal, are in full bloom again.
5. I am definitely objective about this crazy scheme. We are paying very high pole tax here ( I am band E) sup positively in Residential area not a coal tip area.

**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4624.A5</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 846/ASN040						Land at Crichton Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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*Item Question* **Representation Text**

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1 3 - 4 Support (Yes) or object (No) to incl of site?

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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
<b>4624.A6</b>			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 856/ASN041						Land at Crichton Farm			PEX Session:			
Policy:				Map:				Issue:						
Summary:														

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Item	Question	Representation Text
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4626.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:	
	Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)	
	The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life' and 'Promote resource efficient settlement patterns to minimise rural land take up' and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.	
	Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development –'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.	
	Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.	
	Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.	
	Damage to Rights of way. Access issues on foot and by car/other vehicles.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2		
	'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.		
	P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.		
	C2 It does not have regard to National Policy on Green Wedge Land		
	C3 It does not have regard to the Wales Spatial Plan		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
4626.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
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Item	Question	Reply	Soundness Tests
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4626.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4626.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question

Representation Text

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Item Question

Reply

Soundness Tests

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4627.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
<b>4627.A2</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

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<b>4627.A3</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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Filtered to show: (All representations)

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4628.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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4628.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
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4628.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
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4629.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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4629.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

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<b>4630.A1</b>			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1064/ASS098 North of Cross Inn Road						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site? I support the exclusion of this area as there are access problems relating to the site as detailed when planning permission was declined on two previous occasions.	

Item Question	Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness? The table below is unclear/too technical.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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4631.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:					
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Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
4631.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

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Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

<i>Rep'n No</i>	<i>Accssn No</i>	<i>Date Lodged</i>	<i>Late?</i>	<i>Source Type</i>	<i>Mode</i>	<i>Status</i>	<i>Modified</i>	<i>TREAT Petition of</i>	<i>EVIDENCE in parts</i>	<i>NO FRTHR EVID. Add'l SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
<b>4632.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:	Site: 846/ASN040 Land at Crichton Farm							PEX Session:						
Policy:	Map:							Issue:						
Summary:	-----													

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
4633.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
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Rhondda Cynon Taf County Borough Council Local Development Plan

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4633.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
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<b>4634.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:				Site: 846/ASN040				Land at Crichton Farm				PEX Session:	
Policy:				Map:				Issue:					
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Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4635.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:							
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**REPRESENTATION DETAIL** by: Representation No

**Rhondda Cynon Taf County Borough Council Local Development Plan**

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. SA/SEA Repr	Officer	Recommendation	Response
<b>4636.A1</b>			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:				Site: 846/ASN040				Land at Crichton Farm				PEX Session:	
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4636.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
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4636.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4638.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 846/ASN040 Land at Crichton Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

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4638.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 856/ASN041 Land at Crichton Farm						PEX Session:					
Policy:				Map:				Issue:					
Summary:													

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4638.A3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1100/ASS022 Crichton Farm						PEX Session:							
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