

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2905.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2905.D2	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>							
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2909.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2911.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
Summary:															

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2912.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2912.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2913.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

2914.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2915.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2915.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2915.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

2916.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2916.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2918.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:				Issue: Minerals									
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2918.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2918.D3	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
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REPRESENTATION DETAIL by: Representation No

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2919.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26							Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2919.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26							Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2919.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2920.D1	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2920.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
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2920.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
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2921.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2921.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2921.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2922.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2922.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Tick box Replies

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2922.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2923.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2923.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 15		Map:		Issue: Minerals											
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2923.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2924.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Item Question	Representation Text
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4 5	Changes sought The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2924.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 15		Map:		Issue: Minerals											
Summary:															

Item Question	Representation Text
2 3 Representation text	
The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.	
4 5 Changes sought	
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Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	Yes	

2924.D3	<input type="checkbox"/>	O	W	M		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 26		Map:		Issue: Minerals											
Summary:															

Item Question	Representation Text
2 3 Representation text	
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Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2925.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:						Issue: Minerals							
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2925.D2	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 15		Map:						Issue: Minerals							
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2925.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:				Issue: Minerals									
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2926.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:				Issue: Minerals									
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2926.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 15		Map:		Issue: Minerals											
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2926.D3	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 26		Map:		Issue: Minerals											
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
2926.D4			<input type="checkbox"/>	O	W	M		Yes	279	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd				Delete Site		PEX Session:		
Policy: AW 14				Map:						Issue: Minerals				
Summary:														

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to the designation of land surrounding Glyncoch for the extraction of minerals.	
2 3	Representation text	
	The expansion of Craig yr Hesg Quarry will lead to further noise, explosion and associated vibration damage, duct and general disruption to the residents of Glyncoch. Air quality will be affected as well as the structural integrity of the Primary School and nearby housing. The infrastructure is inadequate for the transportation of minerals by HGV lorries. It is already overburdened by existing quarrying. The designated area for mineral extraction is just outside the community (154 metres from the nearest house/ 160 metres from the school) and contradicts the 200m Buffer Zone Policy.	
4 5	Changes sought	
	To remove the designated area for mineral extraction from the site which is adjacent to Glyncoch and allows Craig yr Hesg to expand.	
9 7	Why no previous Representation	
	Our representation was not made in January because the plans were not released. Our representation is being made in the Public Consultation period (05.02.09 -26.03.09)	
21 11	Why attend Examination?	
	Please see attached letter which sets out the considerations of the community.	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The proposals developed by the Glyncoch Community Partnership and GAFA Group align with both community needs and the constitutional duty of the National Assembly of Wales to promote sustainable development which takes into account environmental, social and economic considerations. The LDP is flawed by excluding Cefn Primary School within its boundaries for residential and community amenity. Furthermore the site for extraction is 154m from the nearest house which contradicts the 200m Buffer Zone policy.		

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>		
<i>Item Question</i>										<i>Reply</i>		Tick box Replies					
3	4	Seek changes? Any changes to be made to the Plan?										Yes					
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No					

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2926.D5			<input type="checkbox"/>	O	W	M		Yes	279	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 15		Map:				Issue: Minerals									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to the designation of land surrounding Glyncoch for the extraction of minerals.	
2 3	Representation text	
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Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
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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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>		
<i>Item Question</i>										<i>Reply</i>		Tick box Replies					
3	4	Seek changes? Any changes to be made to the Plan?										Yes					
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No					

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2926.D6			<input type="checkbox"/>	O	W	M		Yes	279	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.108				Site:						Settlement Boun		PEX Session:			
Policy: SSA 13				Map:						Issue: Settlement Boundary					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to the designation of land surrounding Glyncoch for the extraction of minerals.	
2 3	Representation text	
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Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
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19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
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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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>		
<i>Item Question</i>										<i>Reply</i>		Tick box Replies					
3	4	Seek changes? Any changes to be made to the Plan?										Yes					
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No					

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2926.D7			<input type="checkbox"/>	O	W	M		Yes	279	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd				Delete Site		PEX Session:			
Policy: SSA 26				Map:				Issue: Minerals							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to the designation of land surrounding Glyncoch for the extraction of minerals.	
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Item	Question	Reply	Soundness Tests
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11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
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19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
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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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
<i>Item Question</i>										<i>Reply</i>			Tick box Replies		
3	4	Seek changes? Any changes to be made to the Plan?													Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													No

2927.D1 O W M

Document: Deposit Draft, p.060 Site: 705//SSA 26 Graig-yr-Hesg Quarry, Pontypridd Delete Site PEX Session:

Policy: AW 14 Map: Issue: Minerals

Summary:

<i>Item Question</i>										Representation Text					
2	3	Representation text													
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<i>Item Question</i>										<i>Reply</i>			Tick box Replies		
3	4	Seek changes? Any changes to be made to the Plan?													Yes

2927.D2 O W M

Document: Deposit Draft, p.062 Site: 705//SSA 26 Graig-yr-Hesg Quarry, Pontypridd Delete Site PEX Session:

Policy: AW 15 Map: Issue: Minerals

Summary:

<i>Item Question</i>										Representation Text					
2	3	Representation text													
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<i>Item Question</i>										<i>Reply</i>			Tick box Replies		
3	4	Seek changes? Any changes to be made to the Plan?													Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2927.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
Summary:															

Item Question	Representation Text
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2928.D1	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:						Issue: Minerals							
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2928.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2928.D3	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2929.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2929.D2	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 15				Map:		Issue: Minerals									
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Item Question	Reply	Tick box Replies
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REPRESENTATION DETAIL by: Representation No

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2929.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2930.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.060								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
Policy: AW 14								Map:	Issue: Minerals						
Summary:															

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Item Question	Reply	Tick box Replies
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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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2930.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2930.D3	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2931.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	Yes	

2931.D2	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2931.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2932.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2932.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2932.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

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2933.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	Yes	

2933.D2	<input type="checkbox"/>	O	W	M		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
4 5	Changes sought The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2934.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:				Issue: Minerals									
Summary:															

Item Question	Representation Text
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2934.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
Policy: AW 15								Map:	Issue: Minerals						
Summary:															

Item Question

Representation Text

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Item Question

Reply

Tick box Replies

3 4 Seek changes? Any changes to be made to the Plan? Yes

2934.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
Policy: SSA 26								Map:	Issue: Minerals						
Summary:															

Item Question

Representation Text

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Item Question

Reply

Tick box Replies

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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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2935.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
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2935.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2935.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2936.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:						Issue: Minerals							
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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2936.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

2936.D3	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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2937.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
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2937.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2937.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.116								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:			
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2938.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:			
Policy: AW 14								Map:	Issue: Minerals							
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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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2938.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 15		Map:		Issue: Minerals											
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2938.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 26		Map:		Issue: Minerals											
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2939.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
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2939.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2939.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2940.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:						Issue: Minerals							
Summary:															

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4 5	Changes sought The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2940.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 15		Map:						Issue: Minerals							
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2940.D3	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2941.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2941.D2	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>							
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 15				Map:		Issue: Minerals									
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

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2941.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2943.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:						Issue: Minerals							
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2943.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
Policy: AW 15								Map:	Issue: Minerals						
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2943.D3	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
Policy: SSA 26								Map:	Issue: Minerals						
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2944.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14		Map:		Issue: Minerals											
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Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	Yes	

2944.D2	<input type="checkbox"/>	O	W	M		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2944.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2945.D1	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:						Issue: Minerals							
Summary:															

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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2945.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 15		Map:						Issue: Minerals							
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

2945.D3	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2946.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
Summary:															

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2946.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2946.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2947.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:						Issue: Minerals							
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2947.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2947.D3	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2948.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:						Issue: Minerals							
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2948.D2	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 15		Map:						Issue: Minerals							
Summary:															

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2948.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2949.D1	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2949.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2950.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
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2950.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Rhondda Cynon Taf County Borough Council Local Development Plan

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2950.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2951.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:						Issue: Minerals							
Summary:															

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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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2951.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2951.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2952.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

2952.D2	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2952.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
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2953.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.060								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
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2953.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2954.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060									Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:			
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Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
2954.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.062									Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:			
Policy: AW 15									Map:	Issue: Minerals							
Summary:																	

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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2954.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2955.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2955.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2955.D3	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2956.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
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2956.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2956.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2957.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2957.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2958.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
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2958.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2958.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

2959.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Document: Deposit Draft, p.062									Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:			
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2959.D3			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
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2960.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2960.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2960.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2961.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2961.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

2961.D3	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2962.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2965.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.062									Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:			
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2967.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2967.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 15		Map:						Issue: Minerals							
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2967.D3	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2968.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2968.D2	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 15				Map:		Issue: Minerals									
Summary:															

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2968.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
Policy: SSA 26								Map:	Issue: Minerals						
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

2969.D1	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
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2969.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2969.D3	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2970.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2970.D2	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 15		Map:						Issue: Minerals							
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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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
2970.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.116								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:			
Policy: SSA 26								Map:	Issue: Minerals							
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2971.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:			
Policy: AW 14								Map:	Issue: Minerals							
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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2971.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 15		Map:		Issue: Minerals											
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2971.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 26		Map:		Issue: Minerals											
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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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2972.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14		Map:		Issue: Minerals											
Summary:															

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2972.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2972.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2973.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:						Issue: Minerals							
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2973.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2973.D3	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 26		Map:		Issue: Minerals											
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2974.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14		Map:		Issue: Minerals											
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2974.D2	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 15		Map:		Issue: Minerals											
Summary:															

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2974.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

2975.D1	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:						Issue: Minerals							
Summary:															

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2975.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2976.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2976.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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2976.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.116								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:			
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Document: Deposit Draft, p.060								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:			
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2977.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2978.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060		Site: 705//SSA 26							Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2978.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26							Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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2978.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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3 4	Seek changes? Any changes to be made to the Plan?	Yes

2979.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
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Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
2980.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106				Site: 686//SSA 10.8		Tylcha Wen Terrace, Tonyrefail		Delete Site		PEX Session:				
Policy: SSA 10		Map:		Issue: Housing Allocation										
Summary:														

Item	Question	Representation Text
1	2 Issue Summary	Objection to SSA 10.8 - Land to the rear of Tylcha Wen Terrace, Tonyrefail.
2	3 Representation text	<p>Having read that part of the documents referring to housing allocation north side of Tylcah Wen Terr I note the comment regarding significant slopes with a substantial retaining wall adjoining the main road. The document then refers to easier slopes up the top as that was a sufficient reason to allocate the land for housing - ignoring the impact on the skyline at the top and also ignoring the significant slopes to layout road and plot access to satisfactory gradients and house levels that must have quite an impact on housing costs.</p> <p>Whilst access levels are stated to be easier and meet road level - they are only so at the gates access serving one vehicle (SIC) going to stables at the rear of NO. 68 -Tylcha Wen Terr. I am not impressed that a proper road access with vision splays to 30/40mph standards can be achieved. Particularly due to levels and the almost semi-circle of high trees that the former Taffy Ely Council were going to make a T.P.O on. Exclude the residential allocation north of Tylcha Wen (and the rear) SS10.8 4-8 hectares due to he significant slopes with the resultant difficulties of road and plot access across the slopes.</p> <p>How are the sewerage (SIC) facilities going to be achieved?</p> <p>There is no sewer in the main road. The nearest outlet is to the rear of the Ely Valley Miners Welfare Club and sports facilities.</p> <p>Recent works have been carried out at Coed Ely South end to install new works and pumping facilities to cope with existing old and new housing already in existence.</p> <p>I doubt if the system can deal with a lot more housing.</p> <p>I am aware of water supply problems down some parts of housing below Tylcha Wen. The lack of mains pressure on uphill gradients will be insignificant to the severe gradients on land north to the rear of Tylcha Wen.</p> <p>Ther (SIC) have been attempts in the past to build dwellings just north of the access gate beyond no. 76, that were refused on planning grounds - these decisions being upheld on appeal-</p>
4	5 Changes sought	I cannot see any changed planning circumstances to now allocate 165 houses and I see no evidence in local Plan Appraisals that Tonyrefail is so desperately in need of housing to justify allocating this severe sloping 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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2981.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14		Map:		Issue: Minerals											
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
4 5	Changes sought The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2981.D2	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>								
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 15		Map:		Issue: Minerals											
Summary:															

Item Question	Representation Text
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2981.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:				Issue: Minerals									
Summary:															

Item Question	Representation Text
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2982.D1	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 14		Map:				Issue: Minerals									
Summary:															

Item Question	Representation Text
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2982.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 15		Map:						Issue: Minerals							
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2982.D3	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
Summary:															

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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2983.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd				Delete Site		PEX Session:				
Policy: AW 14				Map:		Issue: Minerals										
Summary:																

Item	Question	Representation Text
2 3	Representation text	
The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.		
4 5	Changes sought	
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Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

2983.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd				Delete Site		PEX Session:				
Policy: AW 15				Map:		Issue: Minerals										
Summary:																

Item	Question	Representation Text
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Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

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2983.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
Policy: SSA 26								Map:	Issue: Minerals						
Summary:															

Item Question	Representation Text
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2984.D1	<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060								Site: 705//SSA 26	Graig-yr-Hesg Quarry, Pontypridd			Delete Site	PEX Session:		
Policy: AW 14								Map:	Issue: Minerals						
Summary:															

Item Question	Representation Text
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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2984.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 15		Map:						Issue: Minerals							
Summary:															

Item Question	Representation Text
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

2984.D3	<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:						Issue: Minerals							
Summary:															

Item Question	Representation Text
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Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2985.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116						Site:			PEX Session:						
Policy: SSA 27				Map:			Issue: Affordable Housing								
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Planned provision for Gypsy and Traveller Accommodation	
2 3	Representation text Para 6.190 and 9.191 This paragraph does not give any numeric indication of Gypsy and Traveller pitch needs nor does it indicate the time period relating to needs. The Deposit Plan runs until 2021 and plans should be made for this period with indications of the sorts of sites needed - for example small private family sites versus public provision. The evidence base on which the policy rests (the Draft Gypsy and Travellers study) does not seem to be available on the council website. Without sight of this it is impossible to judge whether the planned use of an existing caravan park meets identified needs. We understand from references in the local housing study that there are about 31-33 families in the borough and that existing provision is private. The caravan site mentioned was established years ago by the council to make provision for both Gypsies and the settled community. There are no indications of how many pitches will be provided or of tenure type. The Circular 30-2007 indicates that councils should include criteria based policies in order to meet future or unexpected demand. The criteria listed in 6.191 seem only to refer to the land at Beddau Caravan Park. In addition the criterion related to amenity of existing residential areas means that almost any application could be turned down on the grounds of amenity and is unreasonable.	
4 5	Changes sought The plan should lay out identified need and timescales for provision for pitches for Gypsies and Travellers. The criteria mentioned above should be amended to read - '...development proposals should pay due regard to amenity of existing residential area...' A separate criteria based policy should be included as required in para 25 of 30-2007 which relates to the whole of the borough.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Will be consistent with national policy and refer appropriately to evidence base.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2986.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.082				Site: 429/433 Rhigos Road						New Site		PEX Session:			
Policy: NSA 14				Map:				Issue: Employment							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Allocation of CS 433 (including CS 30), plus housing allocation NSA 9.15, for employment and energy centre.	
2 3	Representation text Inclusion of CS 433 (land at Rhigos Road) for a purpose OTHER THAN residential. Together with the adjacent old hospital site, it could be used as an active long-term employment site, contributing to the local economy by encouraging tourism. Part of the site could be used to create a roundabout at the hairpin bend. This would enhance the public safety of visitors and employees using cars to reach the site. The old hospital site could become an Energy Centre with educational facilities similar to Techniquest / Science Museum and plenty of demonstration more up-to-date but similar to Machynllech's Centre for Alternative Technology. This site CS 433 could be used as an entry point via a roundabout created at the hairpin bend could be used for car parking for a reedbed demonstration to conserve water, as 7 to 10 year coppicing to show plant and animal succession after coppicing to provide wood for carbon neutral power station using renewable sources. More information on representation form for NSA 9. Settlement boundary assessment for CS 433 and CS 30 are included, plus photograph and map.	
4 5	Changes sought Site CS 433, land at Rhigos Road, to be residential OR OTHER.	
9 7	Why no previous Representation I did not live here then! Until October 2008, the land was used for allotments and Riding For The Disabled, and no-one had any inkling that this would change.	
21 11	Why attend Examination? Dialogue is the only way to ensure that the representation is correctly interpreted / understood, and to convey the enthusiasm for the project, and to answer any queries.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan [blank]		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2986.D2			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 665//NSA 9.15		Old Hospital Site, Treherbert				New Site		PEX Session:			
Policy: NSA 9				Map:						Issue: Housing Allocation					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Inclusion of Site No. 15, (Old Hospital Site and School Playground, Treherbert) for a purpose OTHER than residential. It could be used as an active employment site, contributing to the local economy of Treherbert by encouraging tourism. Its matus,landscape Grounds and biodiversity could be retained. Also the playground could be retained for recreation for visitors and locals like.	
2 3	Representation text Please see attached sheet and photograph, O.S. map and contoured site map. 2 pages of handwritten submission. Candidate site registerer map Stage 1 Assessment (4 pages) Stage 2 Assessment (6 pages) Stage 3 Assessment (1 page)	
4 5	Changes sought Old hospital site and school playground to be Residential OR OTHER (NSA9.15)	
9 7	Why no previous Representation I did not live here then!	
21 11	Why attend Examination? Dialogue is the ONLY way to ensure that one's voice is head by the Inspector. I am passionate about helping Treherbert establish itself as a tourism centre, for only then will there be any hope of improvement for a communities first area. The Old Hospital site developed as a n Energy centre would be the springboard for drawing in visitors from the A465 Heads of the Valley road. Once here, the visitors could see for themselves the potential for walking, cycling, mountain biking, horse riding, science education. Historical education, geographical education, nature study etc. etc. etc.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Residential Development on this site would offer NONE of the following 5 clauses Use as an energy centre would offer ALL of the following 5 clauses. 1 .Long term active employment. 2. Contribute to the economy of Treherbert by encouraging tourism. 3. Protect the existing arboretum created and paid for by our grandparents around their very own cottage hospital on a prestigious site with a magnificent view. 4. Protect and enhance the biodiversity of the area. 5. Protect the open space of the playing fields as a picnic / recreation site for visitors and locals.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

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>Petition of</i>	<i>TREAT</i> <i>in parts</i>	<i>EVIDENCE</i> <i>Add'l</i>	<i>NO FRTHR EVID.</i> <i>SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit														No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2987.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 305/304		Greenway adj				New Site		PEX Session:			
Policy: NSA 9				Map:						Issue: Housing Allocation					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Proposed allocation of land adjacent to 'Greenway', Blaencwm	
2 3	Representation text	
	I would like to appeal regarding the assessment made on a candidate site. I do not believe the suitability has been correctly designated. Representations made in writing do not appear to have been taken into consideration.	
	The site would be ideal for residential development. There is a shortage of quality housing in Wales. The development of this site would help address that.	
	There are properties within the immediate vicinity, a new property would compliment the area, and be in keeping with the houses nearby.	
	The site has previously housed a building, and is also utilised by the nearby riding school for parking on open days. It is not therefore of significant scientific importance.	
	The site is in close proximity to existing services and there would not be any adverse impact from potentially conflicting adjoining land uses.	
	The site is not in the countryside or unrelated to an existing settlement.	
	The previous land owner had wanted to put a number of properties on this land. The new owner would only be interested in putting one dwelling on the site suitable as a family home.	
4 5	Changes sought	
	I would like site 304 to be included as suitable for housing	
6 6	Candidate Site Ref No	
	304	
9 7	Why no previous Representation	
	Notification given regarding change of ownership of the land, submissions made regarding only one property would be included on the site	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The assessment has not taken into account the residential homes located adjacent to the site, or the written reps made regarding only one development (please see sheet)		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit														Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons														Yes

2988.D1 O W M

Document: Deposit Draft, p.060 Site: 705//SSA 26 Graig-yr-Hesg Quarry, Pontypridd Delete Site PEX Session:

Policy: AW 14 Map: Issue: Minerals

Summary:

Item	Question	Representation Text
2	3	Representation text
<p>The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.</p>		
4	5	Changes sought
<p>The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.</p>		

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes

2988.D2 O W M

Document: Deposit Draft, p.062 Site: 705//SSA 26 Graig-yr-Hesg Quarry, Pontypridd Delete Site PEX Session:

Policy: AW 15 Map: Issue: Minerals

Summary:

Item	Question	Representation Text
2	3	Representation text
<p>The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.</p>		
4	5	Changes sought
<p>The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.</p>		

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2988.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 26		Map:		Issue: Minerals											
Summary:															

Item	Question	Representation Text	Reply	Tick box Replies
2 3	Representation text	The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.		
4 5	Changes sought	The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.		
3 4	Seek changes? Any changes to be made to the Plan?		Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2989.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 322/323		43-60 Incline Row				New Site		PEX Session:			
Policy: NSA 9				Map:						Issue: Housing Allocation					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Allocation of land at 43-60 Incline Row, Godreaman for housing development	
2 3	Representation text The site has been declined on a number of issues. With regards to flooding there has not been a flood on the land for over 100 years and houses had previously sat on the site had again never been flodded. With regards to the slope this could be dealt with easily by a building contractor and again houses had sat on the site for a considerable amount of time with no detrimental effect from the slope. Our site has also been declined due to access. Our plans for the site was to obtain planning permission for a maximum of 7 houses which would not have a massive impact on access/traffic due to the low number of affordable houses we are seeking permission for.	
4 5	Changes sought To include my site into the site that has already been included which is only feet away from our land.	
6 6	Candidate Site Ref No 323	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA Repr Council	Officer	Recommendation	Response
2990.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106		Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:						
Policy: SSA 10		Map:		Issue: Housing Allocation										
Summary:														

Item	Question	Representation Text
1 2	Issue Summary	
	I object to the housing allocation policy in the plan as above. Affordable housing of 40 units is full of points of concern, infrastructure, schooling, traffic noise and pollution.	
2 3	Representation text	
	Objections to the above housing allocation policy are:	
	There will be irorerersable (sic) change to the outlook of the area which appears contrary to RCT own policy as stated in their own lititure (sic). Increase traffic / concern with major road alterations. Disturbance to owea (sic) of waste coal tips could have adverse effect on tip stability.	
	Question 1, 2, 3, 5, 9 object to the above site known as the Gelliwion Triangle for housing of any number.	
	1. It will change the outlook of the area from a semi-rural to an additional urban district. There is a general acceptance by Parliament in the UK as well as the Government of Wales, that open space is a requirment (sic) to be given priority. R.C.T in its own brochure also gives this a role.	
	2. The housing will automatically raise levels of increased traffic on totally inadequate roads. Who will have to pay for such an infrastructure - Council tax payers?	
	3. The tip has its origins from the Maritime Collery (sic) and its coke works. This site was created while little or no awarness of what the materials being tipped contained. Very little expertise that is available today was in the 1930's 40, 50 & 60 while the tip was being used and added to.	
	4/5. Affordable housing indicates RCT is looking at families with children. Where will the children go to school, Measycloed Primary is already full? Where will the children play? On the one side of Gelliwion Triangle is an industrial estate, as like the other is a large allotment site a very well appreciated facility.	
	In closing, the question arises of what about the already housing sites some new, some old houses that remain empty, some trough (sic) the credit crunch, in both Pontypridd and the borough of R.C.T	
	Finally, residents in Pontypridd see a priority neglected by RCT to the town centre of Pontypridd. Who would wish to live in Poontypridd on a suspect colliery slag tip with no real town centre with its associated benefits?	
4 5	Changes sought	
	I wish to see the sight left undisturbed, it is an old collery (sic) waste tip and is surly (sic) unsuitable	
9 7	Why no previous Representation	
	On hearing of the Dev' Plan from local councilors (sic) I contacted council to voice concern both verbally and a written letter, I then contacted RCT who put me on their mailing list. The response is that you contacted me by letter.	
21 11	Why attend Examination?	
	To ensure that someone who is opposed to policy plan is able to express concerns. As resident of Gellidag Rd with junction of (sic) Llanfair Rd, will be affected at all stages of construction and after completion.	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
<i>Item Question</i>										<i>Reply</i>		Tick box Replies				
3	4	Seek changes? Any changes to be made to the Plan?										Yes				
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										Yes				

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2990.D2			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033		Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:							
Policy: CS 4		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	I object to the housing allocation policy in the plan as above. Affordable housing of 40 units is full of points of concern, infrastructure, schooling, traffic noise and pollution.	
2 3	Representation text	
	Objections to the above housing allocation policy are:	
	There will be irorerersable (sic) change to the outlook of the area which appears contrary to RCT own policy as stated in their own lititure (sic). Increase traffic / concern with major road alterations. Disturbance to owea (sic) of waste coal tips could have adverse effect on tip stability.	
	Question 1, 2, 3, 5, 9 object to the above site known as the Gelliwion Triangle for housing of any number.	
	1. It will change the outlook of the area from a semi-rural to an additional urban district. There is a general acceptance by Parliament in the UK as well as the Government of Wales, that open space is a requirment (sic) to be given priority. R.C.T in its own brochure also gives this a role.	
	2. The housing will automatically raise levels of increased traffic on totally inadequate roads. Who will have to pay for such an infrastructure - Council tax payers?	
	3. The tip has its origins from the Maritime Colliery (sic) and its coke works. This site was created while little or no awarness of what the materials being tipped contained. Very little expertise that is available today was in the 1930's 40, 50 & 60 while the tip was being used and added to.	
	4/5. Affordable housing indicates RCT is looking at families with children. Where will the children go to school, Measycloed Primary is already full? Where will the children play? On the one side of Gelliwion Triangle is an industrial estate, as like the other is a large allotment site a very well appreciated facility.	
	In closing, the question arises of what about the already housing sites some new, some old houses that remain empty, some trough (sic) the credit crunch, in both Pontypridd and the borough of R.C.T	
	Finally, residents in Pontypridd see a priority neglected by RCT to the town centre of Pontypridd. Who would wish to live in Poontypridd on a suspect colliery slag tip with no real town centre with its associated benefits?	
4 5	Changes sought	
	I wish to see the sight left undisturbed, it is an old colliery waste tip and is surly (sic) unsuitable	
9 7	Why no previous Representation	
	On hearing of the Dev' Plan from local councilors (sic) I contacted council to voice concern both verbally and a written letter, I then contacted RCT who put me on their mailing list. The response is that you contacted me by letter.	
21 11	Why attend Examination?	
	To ensure that someone who is opposed to policy plan is able to express concerns. As resident of Gellideg Rd with junction of Llanfair Rd, will be affected at all stages of construction and after completion	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
<i>Item Question</i>										<i>Reply</i>			Tick box Replies		
3	4	Seek changes? Any changes to be made to the Plan?										Yes			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										Yes			

2991.D1 O W M

Document: Deposit Draft, p.106 Site: 685//SSA 10.7 Gwern Heulog, Coed Ely Delete Site PEX Session:

Policy: SSA 10 Map: Issue: Housing Allocation

Summary:

<i>Item Question</i>		Representation Text
1	2	Issue Summary I object to SSA 10.7
2	3	Representation text The access is now very dangerous at times & is sometimes gridlocked with traffic; no more traffic should be placed on this junction.
4	5	Changes sought Delete SSA 10.7
9	7	Why no previous Representation I did not know about this.
21	11	Why attend Examination? no

<i>Item Question</i>		<i>Reply</i>	Soundness Tests
17	8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It is unrealistic to allow more traffic to use this junction.	

<i>Item Question</i>		<i>Reply</i>	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2992.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.069		Site: 2//NSA 5 0STR Fernhill Colliery, Blaenrhondda						PEX Session:							
Policy: NSA 5		Map:		Issue: Strategic Sites											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Secondary access from Brook St	
2 3	Representation text The volume of traffic and parking facilities (or lack of) in Brook St, makes this a non- starter. All access to the site must be from and on to the A4061.	
4 5	Changes sought As above (q3)	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan By ensuring that all traffic enters and exits from A4061 it will ensure that there is no increase in traffic levels through Brook St.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2993.D1			<input type="checkbox"/>	O	I	M		Yes	40	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to any proposed extensions or adjacent developments to the Gwern Heulog/The Meadows site.	
2 3	Representation text The development is already oversubscribed to in terms of access and drainage with the local primary school struggling to contain the current demand for places. I have canvassed the majority of the 99 properties on said development and apart from those with a conflict of interest (related to or renting from the developer) ALL are against any further development.	
4 5	Changes sought Plan SSA 10.7 scrapped.	
9 7	Why no previous Representation Was not adequately publicised locally so I was therefore unaware of said issue.	
21 11	Why attend Examination? Having canvassed the majority of people to be affected by said proposal - I feel obliged to represent them personally.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Don't want it changed, want it scrapped as decision to include it on the local development draft plan was not formed from a credible evidence base.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2993.D2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Objection to SSA 10.7	
2 3	Representation text I cannot understand how this proposal has resurfaced after we fought so hard to quell such a proposition only last year. There are clearly serious issues with the said site namely environmental impact, drainage concerns and ability of local primary school (Cwmlai) to cope with additional children. The only road entrance onto Gwern Heilog and The Meadows is already oversubscribed to in terms of traffic usage and could not cope with a further 150 house demand placed upon it. I moved down the valley to Coedely from Ferndale over 2 years ago as a result of hard work in my chosen career and with a desire to give my daughter the best possible start in life. Moving from a 3 bedroom terraced house into a large detached 4 bedroom property on a 'quiet cul-de-sac of select 3,4 and 5 bedroom proerties'. This description was what attracted me to The Meadows, however it counted for little when a covert planning amendment was approved to replace 5 detached properties with 10 two bedroom terraced affordable houses some 30 yards from my front door. This is a clear indicator of what could happen should this development gain momentum My fear is that with the housing market in its current run down state, should this development be approved and be tendered out, the builders, who ever they were would be forced into building smaller, more affordable housing further devaluating this proportionately sized development and at worst case turning the skyline compromising site into the 'new Penrhys!' I use the Penrhys analogy based on information gained recently regarding percentage of newly built properties which could be used as social 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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2995.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Objection to SSA 10.7	
2 3	Representation text Junction to site access (sic) is already a problem and more traffic would only add to the problem. Please ref to Appendix A Attached.	
4 5	Changes sought Withdrawal of Candidate Site	
9 7	Why no previous Representation When sold my property Feb 2007 I was told there would not be any more house's builed (sic) And was not aware of L.D.P until January 2009.	
21 11	Why attend Examination? The nature of my objections need to be verbally.	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The evidence base for SSA 10.7 inconsistency with independant (sic) assessments.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2996.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to SSA 10.7	
2 3	Representation text The junction is dangerous and the further loss of greenfields for house building should be stopped, and build on Brownfield land, i.e. the pits.	
4 5	Changes sought Delete SSA 10.7	
9 7	Why no previous Representation I did not know about it.	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The access at the junction is dangerous, further traffic would make it very dangerous, my concerns are for the children who just shoot out cycling.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2997.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079			Site:			New Site			PEX Session:						
Policy: NSA 12			Map:			Issue: Settlement Boundary									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Include brown field site within settlement boundary	
2 3	Representation text The site is suitable for development. Had contact with EA and flooding can be overcome. Highway have no problem with access, plus would improve the look of the land from surrounding area (see statement attached).	
4 5	Changes sought See Q2 Above	
9 7	Why no previous Representation Not aware of the need to do so or the opportunity.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Its appropriate (sic) to allow development to this land as the evidence is acceptable (sic) and wont flood.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2997.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.091						Site:			PEX Session:						
Policy: NSA 26				Map:			Issue: Environment								
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Brown field site identified as "Cynon Valley River Park" (NSA 26) status.	
2 3	Representation text Propose to develop land. Brownfield site got no conservation value and not suitable for iuccuding (sic) River Park. (see staetment (sic) attachd (sic))	
4 5	Changes sought NSA 26 boundary re-drawn to exclude pocket of land highlighted on attached plan.	
9 7	Why no previous Representation Not aware of need or opportunity to do so	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Moving brown field from River Park makes River Park more reasnable (sic).		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2997.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.088				Site:										PEX Session:	
Policy: NSA 23				Map:										Issue: Transportation	
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Cycle track runs through brown field site	
2 3	Representation text Propose/Request cycle track be re-routed away from land identified in attached plan to allow development of land for residential housing.	
4 5	Changes sought Cycle track re-routed around site.	
9 7	Why no previous Representation Not aware of need/opportunity to do so	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The plan would be improved if cycle path runsthrough river park not brownfield site		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2998.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079			Site:			PEX Session:									
Policy: NSA 12			Map:			Issue: Settlement Boundary									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Policy related to restricted development adjacent to settlement boundary surrounding Cwmbach (Aberdare)	
2 3	Representation text Although it can be seen that the area of Aberdare has undergone considerable expansion within the past few years, Cwmbach has had a lesser expansion. The planned development restriction adjacent to the settlement boundary line seems to cover multiple residential dwelling development and is aimed at commercial developer i.e. less than 10 properties. The plan does not seem to cater for the single private self build residential dwelling development. Therefore I would like the plan amended to consider a single private residential developments adjacent to the NSA 12 boundary surrounding Cwmbach (see Map M1).	
4 5	Changes sought Relaxation of the settlement boundary proposal surrounding Cwmbach to include development adjacent to the settlement boundary as outlined in NSA 12, with the possible inclusion of single residential self build properties (see Map M1)	
9 7	Why no previous Representation Was not aware of the Local Development Plan until recently.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The new housing allocations highlighted within NSA 9 seems to be centred on "medium to large" commercialised residential developments between 15 to 190 properties on land either owned to or available to commercial property developers. Recent market conditions have affected the building industry considerably, resulting in commercial developers "sitting" on land and moth balling projects waiting for the market to recover. The inclusion of land adjacent to the residential boundary line as highlighted in NSA12 is an effective method of controlling commercialised residential development, opening the market to individual single residential projects, such as self build. During 2008 there were in excess of 20,000 self build properties in the UK, encouraging private single self build residential properties helps cushion the effect of a reduced activity within the general building market providing a revenue for the local community and involving builders and building suppliers in the area, however by instigating a policy that includes Cwmbach (Aberdare) from this type of development only adds to the increasing pressure and strain that the town of Aberdare is currently under. Thus increasing the robustness and flexibility of the LDP to cope with market changes.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2998.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077							Site:		New Site			PEX Session:				
Policy: NSA 9				Map:			Issue: Housing Allocation									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Addition to the housing allocation list	
2 3	Representation text Allow for the inclusion of site adjacent to Cefnpennar Road Cwmbach within the housing allocation policy for up to two properties. The site is an agricultural field of approximately one acre. The site fulfils the conditions set out in AW2 with the exception of the settlement boundary line (see Map M3).	
4 5	Changes sought Include site adjacent to Cefnpennar Road Cwmbach within the housing allocation policy, so that overall figures show 1597 dwellings on 23 sites	
9 7	Why no previous Representation Was not aware of the Local Development Plan until recently	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The new housing allocations highlighted within NSA9 seems to be centred on "medium to large" commercialised residential developments between 15 to 190 properties on land either owned to or available to commercial property developers. Recent market conditions have affected the building industry considerably, resulting in commercial developers "sitting" on land and moth balling projects waiting for the market to recover. The inclusion of the field adjacent to the residential boundary line as highlighted in NSA12 would be used for private self build project. During 2008 there were in excess of 20,000 self build properties in the UK, encouraging private single self build residential properties helps cushion the effect of a reduced activity within the general building market providing a revenue for the local community and involving builders and building suppliers in the area. Thus increasing the robustness and flexibility of the LDP to cope with market changes.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2998.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079						Site:				Settlement Boun		PEX Session:			
Policy: NSA 12				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Adjustment of settlement boundary line surrounding Cwmbach (Aberdare)	
2 3	Representation text Inclusion of a field adjacent to Cefnpennar Road Cwmbach, within the settlement boundary of Cwmbach, The site is an agricultural field of approximately one acre; the site fulfils the conditions set out in AW2 with the exception of the settlement boundary line (see Map M2).	
4 5	Changes sought Adjustment of settlement boundary line surrounding Cwmbach (Aberdare) to include agricultural field adjacent to Cefnpennar Road, Cwmbach (see Map M2).	
9 7	Why no previous Representation Was not aware of the Local Development Plan until recently.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The new housing allocations highlighted within NSA9 seems to be centred on "medium to large" commercialised residential developments between 15 to 190 properties on land either owned to or available to commercial property developers. Recent market conditions have affected the building industry considerably, resulting in commercial developers "sitting" on land and moth balling projects waiting for the market to recover. The inclusion of the field adjacent to the residential boundary line as highlighted in NSA12 would be used for private self build project. During 2008 there were in excess of 20,000 self build properties in the UK, encouraging private single self build residential properties helps cushion the effect of a reduced activity within the general building market providing a revenue for the local community and involving builders and building suppliers in the area. Thus increasing the robustness and flecibility of the LDP to cope with market changes.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2999.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148				Site: 691//SSA 10.13		West of Llechau, Llanharry		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3000.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 696//SSA 10.18 Gelliwion Reclamation, Pontypridd			Delete Site		PEX Session:	
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	I object to the above referred 'Candidate Site' included in your Housing Allocation within the RCT Local Development Plan - 2021.	
2 3	Representation text	
	This site remains a real green amenity, very much appreciated in the locality. This 'sheep field' and its hedgerows support an abundant wildlife and is local to woodpeckers, buzzards, goldfinch, hares, owls etc. The Government, Town and District Planners have identified the need for creating or retaining a semi-rural aspect as 'breathing space' amongst an otherwise general urbanisation. Now is the time for RCT to endorse that need, ensuring its SINC status ...All this would be lost with a housing estate. Furthermore, an already problematic traffic situation at the junction of Lanwern Rd. would be hugely amplified.	
4 5	Changes sought	
	I would like to see this candidate site removed from RCT Housing Proposals and retained for Environmental and Nature Conservation.	
9 7	Why no previous Representation	
	I was never aware that this took place! Was this ever advertised in the immediate area and were the general public cordially invited to attend and make any input or Representation?	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	It would appear, more democratic		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3001.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Delete Site		PEX Session:					
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text We strongly feel there is absolutely no need for another relief road wasting public money.	
4 5	Changes sought Alternative route or none at all !	
9 7	Why no previous Representation We had no idea of any relief road coming past our property which has only been built for 3 years.	
21 11	Why attend Examination? (blank)	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan (blank)		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3002.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060, para.5.83,5.84		Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:								
Policy: AW 14		Map:		Issue: Minerals												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to designation of area of land surrounding Glyncoch for extraction of minerals.	
2 3	Representation text	
	The expansion of Craig yr Hesg quarry will lead to further noise and disruption to the residents of Glyncoch, exacerbate air quality and threaten the structure and integrity of the primary school as well as nearby housing. The designated area for mineral extraction is just 138.75 meters (sic) from the nearest house, 160 meters (sic) from the local primary school and just 123 meters (sic) from the primary school's outdoor classroom. A large number of local residents have expressed health and safety concerns. The current fencing surrounding the quarry is faulty and with easy access for children, this would be of greater concern, should the quarry be expanded. There is also inadequate infrastructure for the transportation of minerals. The current quarrying levels have a negative impact on the quality of life of local residents. An expansion of the quarrying activity would be intolerable.	
4 5	Changes sought	
	To remove the designated area for mineral extraction from the site, which is adjacent to Glyncoch, allowing the quarry to expand further. For the site to be designated instead, as a community amenity, enabling residents to access the countryside through links with the nearby designated nature reserve, as well as to develop an outdoor activities and natural environmental learning zone. Alternative proposals developed by local people will facilitate economic, social and environmental regeneration and the genuinely holistic, sustainable development of the Glyncoch community as well as RCT CBC.	
8 7	Previous Representation No	
	Our representation is being made during the current public consultation period (5th February - 26 March 09)	
21 11	Why attend Examination?	
	There is not sufficient space within this form to do justice to our objections.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
20	9			Why changes satisfy Soundness												Give details why the changes you propose will ensure that the Plan
<p>Our proposals are much more consistent with the Wales Spatial Plan's commitment to supporting the economic development of communities without compromising environmental and social considerations.</p> <p>'Our future depends on the validity of our communities as attractive places to live and work. We need to reduce inequalities between communities whilst retaining their character and distinctive ness' (WAG: Wales Spatial Plan (2008) pp29 (Word version).</p> <p>'The quality of our natural environment has an intrinsic value as a life support system, but also promotes wellbeing for living and working and contributes to our economic objectives. Safeguarding and protecting our natural and historic assets, and enhancing resilience to address the challenges of climate change, will enable us to attract people to our communities and provide the wellbeing and quality of life to encourage them to stay and preserve the foundations for the future' (WAG: Wales Spatial Plan (2008) pp38 (Word version).</p> <p>The plan does not consider the Glyncoch Partnership's proposals which are focused upon enhancing the designated area of land for access to the Graigwen Nature reserve, as well as a host of projects to enhance the health and wellbeing of residents, support out door learning as well as community resilience to climate change.</p> <p>It is also important to point out that the settlement boundary surrounding Glyncoch does not include Cefn Primary School, whereas it does include other schools in Rhondda Cynon Taff.</p>																

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3002.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062		Site: 705//SSA 26							Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 15				Map:				Issue: Minerals								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to designation of area of land surrounding Glyncoch for extraction of minerals.	
2 3	Representation text	
	The expansion of Craig yr Hesg quarry will lead to further noise and disruption to the residents of Glyncoch, exacerbate air quality and threaten the structure and integrity of the primary school as well as nearby housing. The designated area for mineral extraction is just 138.75 meters (sic) from the nearest house, 160 meters (sic) from the local primary school and just 123 meters (sic) from the primary school's outdoor classroom. A large number of local residents have expressed health and safety concerns. The current fencing surrounding the quarry is faulty and with easy access for children, this would be of greater concern, should the quarry be expanded. There is also inadequate infrastructure for the transportation of minerals. The current quarrying levels have a negative impact on the quality of life of local residents. An expansion of the quarrying activity would be intolerable.	
4 5	Changes sought	
	To remove the designated area for mineral extraction from the site, which is adjacent to Glyncoch, allowing the quarry to expand further. For the site to be designated instead, as a community amenity, enabling residents to access the countryside through links with the nearby designated nature reserve, as well as to develop an outdoor activities and natural environmental learning zone. Alternative proposals developed by local people will facilitate economic, social and environmental regeneration and the genuinely holistic, sustainable development of the Glyncoch community as well as RCT CBC.	
8 7	Previous Representation No	
	Our representation is being made during the current public consultation period (5th February - 26 March 09)	
21 11	Why attend Examination?	
	There is not sufficient space within this form to do justice to our objections.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?		

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
20	9			Why changes satisfy Soundness												Give details why the changes you propose will ensure that the Plan Our proposals are much more consistent with the Wales Spatial Plan's commitment to supporting the economic development of communities without compromising environmental and social considerations. 'Our future depends on the validity of our communities as attractive places to live and work. We need to reduce inequalities between communities whilst retaining their character and distinctive ness' (WAG: Wales Spatial Plan (2008) pp29 (Word version). 'The quality of our natural environment has an intrinsic value as a life support system, but also promotes wellbeing for living and working and contributes to our economic objectives. Safeguarding and protecting our natural and historic assets, and enhancing resilience to address the challenges of climate change, will enable us to attract people to our communities and provide the wellbeing and quality of life to encourage them to stay and preserve the foundations for the future' (WAG: Wales Spatial Plan (2008) pp38 (Word version). The plan does not consider the Glyncoch Partnership's proposals which are focused upon enhancing the designated area of land for access to the Graigwen Nature reserve, as well as a host of projects to enhance the health and wellbeing of residents, support out door learning as well as community resilience to climate change. It is also important to point out that the settlement boundary surrounding Glyncoch does not include Cefn Primary School, whereas it does include other schools in Rhondda Cynon Taff.

<i>Item</i>	<i>Question</i>	<i>Reply</i>	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3002.D3			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.108							Site:		Settlement Boun PEX Session:								
Policy: SSA 13				Map:			Issue: Settlement Boundary										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to designation of area of land surrounding Glyncoch for extraction of minerals.	
2 3	Representation text	
	The expansion of Craig yr Hesg quarry will lead to further noise and disruption to the residents of Glyncoch, exacerbate air quality and threaten the structure and integrity of the primary school as well as nearby housing. The designated area for mineral extraction is just 138.75 meters (sic) from the nearest house, 160 meters (sic) from the local primary school and just 123 meters (sic) from the primary school's outdoor classroom. A large number of local residents have expressed health and safety concerns. The current fencing surrounding the quarry is faulty and with easy access for children, this would be of greater concern, should the quarry be expanded. There is also inadequate infrastructure for the transportation of minerals. The current quarrying levels have a negative impact on the quality of life of local residents. An expansion of the quarrying activity would be intolerable.	
4 5	Changes sought	
	To remove the designated area for mineral extraction from the site, which is adjacent to Glyncoch, allowing the quarry to expand further. For the site to be designated instead, as a community amenity, enabling residents to access the countryside through links with the nearby designated nature reserve, as well as to develop an outdoor activities and natural environmental learning zone. Alternative proposals developed by local people will facilitate economic, social and environmental regeneration and the genuinely holistic, sustainable development of the Glyncoch community as well as RCT CBC.	
8 7	Previous Representation No	
	Our representation is being made during the current public consultation period (5th February - 26 March 09)	
21 11	Why attend Examination?	
	There is not sufficient space within this form to do justice to our objections.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?		

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
20	9			Why changes satisfy Soundness												Give details why the changes you propose will ensure that the Plan
<p>Our proposals are much more consistent with the Wales Spatial Plan's commitment to supporting the economic development of communities without compromising environmental and social considerations.</p> <p>'Our future depends on the validity of our communities as attractive places to live and work. We need to reduce inequalities between communities whilst retaining their character and distinctive ness' (WAG: Wales Spatial Plan (2008) pp29 (Word version).</p> <p>'The quality of our natural environment has an intrinsic value as a life support system, but also promotes wellbeing for living and working and contributes to our economic objectives. Safeguarding and protecting our natural and historic assets, and enhancing resilience to address the challenges of climate change, will enable us to attract people to our communities and provide the wellbeing and quality of life to encourage them to stay and preserve the foundations for the future' (WAG: Wales Spatial Plan (2008) pp38 (Word version).</p> <p>The plan does not consider the Glyncoch Partnership's proposals which are focused upon enhancing the designated area of land for access to the Graigwen Nature reserve, as well as a host of projects to enhance the health and wellbeing of residents, support out door learning as well as community resilience to climate change.</p> <p>It is also important to point out that the settlement boundary surrounding Glyncoch does not include Cefn Primary School, whereas it does include other schools in Rhondda Cynon Taff.</p>																

<i>Item</i>	<i>Question</i>	<i>Reply</i>	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3002.D4			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 26				Map:		Issue: Minerals									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to designation of area of land surrounding Glyncoch for extraction of minerals.	
2 3	Representation text	
	The expansion of Craig yr Hesg quarry will lead to further noise and disruption to the residents of Glyncoch, exacerbate air quality and threaten the structure and integrity of the primary school as well as nearby housing. The designated area for mineral extraction is just 138.75 meters (sic) from the nearest house, 160 meters (sic) from the local primary school and just 123 meters (sic) from the primary school's outdoor classroom. A large number of local residents have expressed health and safety concerns. The current fencing surrounding the quarry is faulty and with easy access for children, this would be of greater concern, should the quarry be expanded. There is also inadequate infrastructure for the transportation of minerals. The current quarrying levels have a negative impact on the quality of life of local residents. An expansion of the quarrying activity would be intolerable.	
4 5	Changes sought	
	To remove the designated area for mineral extraction from the site, which is adjacent to Glyncoch, allowing the quarry to expand further. For the site to be designated instead, as a community amenity, enabling residents to access the countryside through links with the nearby designated nature reserve, as well as to develop an outdoor activities and natural environmental learning zone. Alternative proposals developed by local people will facilitate economic, social and environmental regeneration and the genuinely holistic, sustainable development of the Glyncoch community as well as RCT CBC.	
8 7	Previous Representation No	
	Our representation is being made during the current public consultation period (5th February - 26 March 09)	
21 11	Why attend Examination?	
	There is not sufficient space within this form to do justice to our objections.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?		

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan													
Our proposals are much more consistent with the Wales Spatial Plan's commitment to supporting the economic development of communities without compromising environmental and social considerations.															
'Our future depends on the validity of our communities as attractive places to live and work. We need to reduce inequalities between communities whilst retaining their character and distinctive ness' (WAG: Wales Spatial Plan (2008) pp29 (Word version).															
'The quality of our natural environment has an intrinsic value as a life support system, but also promotes wellbeing for living and working and contributes to our economic objectives. Safeguarding and protecting our natural and historic assets, and enhancing resilience to address the challenges of climate change, will enable us to attract people to our communities and provide the wellbeing and quality of life to encourage them to stay and preserve the foundations for the future' (WAG: Wales Spatial Plan (2008) pp38 (Word version).															
The plan does not consider the Glyncoch Partnership's proposals which are focused upon enhancing the designated area of land for access to the Graigwen Nature reserve, as well as a host of projects to enhance the health and wellbeing of residents, support out door learning as well as community resilience to climate change.															
It is also important to point out that the settlement boundary surrounding Glyncoch does not include Cefn Primary School, whereas it does include other schools in Rhondda Cynon Taff.															

<i>Item</i>	<i>Question</i>	<i>Reply</i>	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3003.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Amend site boun		PEX Session:					
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Reply	Soundness Tests
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road		Representation Text
2 3	Representation text [blank]		
4 5	Changes sought Alternative route through the fire station which is going to be closed.		
9 7	Why no previous Representation [blank]		
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan [blank]		
3 4	Seek changes? Any changes to be made to the Plan?	Yes	Tick box Replies
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3004.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060						Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd				Delete Site		PEX Session:	
Policy: AW 14				Map:				Issue: Minerals							
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
4 5	Changes sought The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3004.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062						Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd				Delete Site		PEX Session:	
Policy: AW 15				Map:				Issue: Minerals							
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
4 5	Changes sought The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3004.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 26		Map:		Issue: Minerals											
Summary:															

Item	Question	Representation Text	Reply	Tick box Replies
2 3	Representation text	The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.		
4 5	Changes sought	The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.		
3 4	Seek changes? Any changes to be made to the Plan?		Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3006.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13			West of Llechau, Llanharry			Delete Site		PEX Session:							
Policy: SSA 10				Map:				Issue: Housing Allocation									
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3007.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 652//NSA 9.3		South East of Llwydcoed Community Centre		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item Question

Representation Text

1 2 Issue Summary

After reading the report in regards building 15 houses at the rear of Exhibition Row, Llwydcoed, I should like to make a strong objection.

2 3 Representation text

Housing plans have already been turned down 3 times, before, on the access road into and out of Corner House Street, by the council & Welsh Office.

The report also brings an alternative route through Llwydcoed Football ground & Llwydcoed Community Centre, this will be dangerous, owing to driving out onto the main road where local residents have their cars parked on the road so obstructing up & down the 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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3007.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 652//NSA 9.3		South East of Llwydcoed Community Centre		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary This proposed site and access, has been turned down 3 times by R.C.T.C.B.C. and N.A. Wales	
2 3	Representation text Access to Corner House Street, Community Centre and Football Ground, would be very dangerous	
4 5	Changes sought I would like to see, the site No. 226 removed from the LDP on safety grounds to road and pedestrian safety.	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Because it would be safer, with less traffic, using the narrow roads at Corner House Street, Exhibition Row and Community Centre		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3008.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 691//SSA 10.13		West of Llechau, Llanharry				Delete Site		PEX Session:				
Policy: SSA 10				Map:						Issue: Housing Allocation						
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3009.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 696//SSA 10.18 Gelliwion Reclamation, Pontypridd						PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The density of houses on site Access to site	
2 3	Representation text We fill (sic) that the proposed 40 units should be reduced due to constrained sloping site. Unsuitable access at present	
4 5	Changes sought Reduced number of houses. No more than 10. Improved access to site	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan A suitable housing allocation for this land		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
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3010.D1			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 725//CS 8.a2				Gelli / Treorchy Relief Road				PEX Session:			
Policy: CS 8				Map:				Issue: Transportation							
Summary:															

Item Question	Representation Text
1 2 Issue Summary I support the construction of the By Pass Road	

Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	No	

3011.D1			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>						
Document: Deposit Draft, p.038				Site: 725//CS 8.a2				Gelli / Treorchy Relief Road				PEX Session:			
Policy: CS 8				Map:				Issue: Transportation							
Summary:															

Item Question	Representation Text
2 3 Representation text I support construction of Ton Pentre-Cwmparc by pass road relief road (sic)	

Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3012.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 14				Map:		Issue: Minerals									
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
4 5	Changes sought The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3012.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 15				Map:		Issue: Minerals									
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
4 5	Changes sought The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3012.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26						Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: SSA 26		Map:				Issue: Minerals									
Summary:															

Item Question	Representation Text
2 3	Representation text The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.
4 5	Changes sought The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3013.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.100		Site: 7//SSA 8						0STR Mwyndy			PEX Session:				
Policy: SSA 8		Map:				Issue: Strategic Sites									
Summary:															

Item Question	Representation Text
1 2	Issue Summary Further information required for clarification as to the inclusion of Cefn Parc Farmhouse within the residential development area, when adjacent properties are outside settlement boundary.
2 3	Representation text Please see attached letter seeking clarification as to the impact on Cefn Parc Farmhouse
4 5	Changes sought Don't know until inclusion with development is understood
9 7	Why no previous Representation This is the first knowledge I have of the Strategy Plan

Item Question	Reply	Tick box Replies
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3014.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13		West of Llechau, Llanharry		Delete Site		PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	
9 7	Why no previous Representation I have heard nothing of these housing going up until Sunday 22nd March 09. Have you any idea how hard it is to get through Ponty-Clun now. I am heading for car grid locks. There is mining shaft at that side of the road. Finally:- One of the biggest headaches we will have is not only too few roads, will be the junction at the end of Llanharry Hill to the "T" junction for the A4222 (What a "Q" that will be)	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										No			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No			

3015.D1 O W M

Document: Deposit Draft, p.038

Site: 726//CS 8.a3 Ynysmaerdy to Talbot Green

Delete Site

PEX Session:

Policy: CS 8

Map:

Issue: Transportation

Summary:

Item	Question	Representation Text
1	2 Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2	3 Representation text I would prefer for the new road not to be built but for the existing mountain road to be improved.	
4	5 Changes sought New road, Ynysmaerdy - Talbot Green relief road to be removed from the plan.	
9	7 Why no previous Representation Was not made aware.	

Item	Question	Reply	Soundness Tests
11	8 P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12	8 C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
17	8 CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20	9 Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan More economic use of public money.		

Item	Question	Reply	Tick box Replies
3	4 Seek changes? Any changes to be made to the Plan?	Yes	
7	7 Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3015.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Delete Site		PEX Session:					
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynys maerdy - talbot Green Relief Road	
2 3	Representation text I would prefer for the new road not to be built but for the existing mountain road to be improved.	
4 5	Changes sought New road, Ynysmaerdy - Talbot Green relief road to be removed from the plan.	
9 7	Why no previous Representation Was not made aware.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?		
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a		
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?		
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan More economic use of public money.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3016.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 660//NSA 9.10		Godreaman Street, Godreaman		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan.	
2 3	Representation text I object to this proposed housing site because, development of this land for residential housing will cause or exacerbate unacceptable road safety and environmental consequences, leading to loss of amenity to nearby residents in terms of: Road safety, traffic hazards, noise & pollution levels, visual amenity, loss of trees and landscaping, loss of wildlife.	
4 5	Changes sought I would like the site to be removed as a housing allocation. Possible alternatives may include conservation and/or low key leisure amenity (for example, park or playground) for the community and visitors, but would need to be small scale to eliminate or minimise the unacceptable environmental consequences outlined in Question 3.	
9 7	Why no previous Representation I was not aware at the time of the proposed plan for this land.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The removal of the land from the residential development, will eliminate the loss of amenity. The insertion of a low key alternative, would offer some extended use of the land, while avoiding the significant road safety and environmental issues mentioned.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3016.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079				Site: 560/569		Mill House adj				Settlement Boun		PEX Session:			
Policy: NSA 12				Map:						Issue: Settlement Boundary					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan, shown as approved for Residential Development in Table 3 page 38 Settlement Boundaries Findings of the Candidate Site Assessment Process 2009 document.	
2 3	Representation text I object to the proposed residential housing site because: 1. The land cited is the garden of 1 Mill House and as such forms a integral part of the ethos of the semi-detached residence of No1 with No2 Mill House and its own garden, and sharing a common aged Oak tree upon the boundary between No1 and No2. 2. Residential development on No1 garden was rejected in 2006 on the grounds of "Contrary to policy - Inappropriate housing development in the countryside - insufficient information on flood assessment." The effect of the Settlement Boundaries approval may have the effect of removing the primary objection for any future planning application by owners of 1 Mill House. 3. Residential development on this land would be out of keeping with the Mill House and its surroundings, which although is not a listed building has considerable antiquity being an old Mill House site in the times of the Iron works of Aberaman. The excavated site of the original mill race can be still seen in the garden of No2 Mill House. The Mill House was built towards the end of the 18th century and extended to one end in 1900. Mill House appears on the 1814 ordnance survey maps onwards. 4. During the flooding last year (2008), No 1 and 2 Mill Street gardens were flooded. 1 Mill House Garden saved both houses from flooding due to the depression in No1 garden which became a temporary lake. This flooding was not from the river but from the hill to the north of the properties. Some houses in Forge Row were flooded from the same direction.	
4 5	Changes sought I would like this site removed as a residential housing allocation and the Development Limit/Settlement Boundary remain unchanged	
9 7	Why no previous Representation I was not aware at the time of the possible inclusion of this land in the LDP. I was not aware of the relevance of the LDP to the matter of private gardens being included a potential development sites. I doubt whether many people do.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will meet the requirements for avoiding building on flood risk areas. It will meet the requirements for planning sensitive to local history.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit											No		
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons											No		

3017.D1 O W M

Document: Deposit Draft, p.060 Site: 705//SSA 26 Graig-yr-Hesg Quarry, Pontypridd Delete Site PEX Session:

Policy: AW 14 Map: Issue: Minerals

Summary:

Item	Question	Representation Text
2	3	Representation text
<p>The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.</p>		
4	5	Changes sought
<p>The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.</p>		

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes

3017.D2 O W M

Document: Deposit Draft, p.062 Site: 705//SSA 26 Graig-yr-Hesg Quarry, Pontypridd Delete Site PEX Session:

Policy: AW 15 Map: Issue: Minerals

Summary:

Item	Question	Representation Text
2	3	Representation text
<p>The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.</p>		
4	5	Changes sought
<p>The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.</p>		

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3017.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 26		Map:		Issue: Minerals											
Summary:															

Item	Question	Representation Text	Reply	Tick box Replies
2 3	Representation text	The proposals indicate that the quarry will be extended within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school. I am deeply concerned about the blasting at the quarry and how it may compromise the structural integrity of our local school and homes.		
4 5	Changes sought	The Glyncoch Community partnership wish to develop this area of land for pathways to link Glyncoch with Loops and Links paths as well as having a more pleasant walking route to Pontypridd town centre. The proposals would also give us a link to the out door classrooms in the woodland adjacent to Graigwen. These proposals are much more consistent both with the meets (sic) of the Glyncoch community and our aspirations to be a healthy active community and a highly educated community that cares about our local environment.		
3 4	Seek changes? Any changes to be made to the Plan?		Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3018.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108				Site: 308/307		Celyn Farm		Settlement Boun		PEX Session:					
Policy: SSA 13				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Reply	Soundness Tests	Tick box Replies
1 2	Issue Summary I object to the field being used for houses.			
2 3	Representation text Loss of Greenfield			
4 5	Changes sought Yes remove from development plan			
9 7	Why no previous Representation No (sic) told by landowner that he was not going to build on land.			
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Preserve public right of way			
3 4	Seek changes? Any changes to be made to the Plan?	Yes		
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3019.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
2 3	Representation text	The site currently has one access road in and out of the estate which comprises of 103 private dwellings. The plan to build an additional 150 houses could not be served by this access. There are no alternative access options. Access, visually intrusive Due to Elevated Position, Loss of Greenfield land. Further Housing would Put Pressure on Local schools Already over Subscribed.
4 5	Changes sought	The application was originally rejected in June 08 - As Per Application No 08/0275/13. I want the original decision to stand for the reasons of rejection.
9 7	Why no previous Representation	New Resident to the area. This proposal was not brought to my attention By the Builder During Conveyencing Stage.

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		No consultation with residents

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	No	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3020.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to SSA 10.7 inclusion	
2 3	Representation text The junction is dangerous to access this area. The addition of any more vehicles will further compromise out safety.	
4 5	Changes sought Delete SSA 10.7 from the list.	
9 7	Why no previous Representation I did not know about it.	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will remove a potential accident black spot.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3021.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Delete SSA.10.7	
2 3	Representation text The junction is now very dangerous, to (sic) much traffic is uaing it any more traffic would be stupid. I have small children, and I am concerned about their safety with traffic & more construction vehicles - yet again!	
4 5	Changes sought Delete SSA.10.7	
9 7	Why no previous Representation Did not know about this process.	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It would not be appropriate to place more traffic on an already dangerous junction.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3022.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Delete SSA 10.7	
2 3	Representation text I have serious concerns for the safety of my children, it has taken 8 years to build 100 houses, at hat (sic) rate 12 years to build 150! Our loss of amenity and mess is unjustified.	
4 5	Changes sought Delete SSA 10.7 from the list.	
9 7	Why no previous Representation I was not aware of this until 2008.	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The removal of this project will allow this Community to settle down and gel - it has been here now for 8 years. It will make it a safer place to live.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3023.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Object to SSA 10.7	
2 3	Representation text To build on green fields when so much brownfield site is available is wrong. Also access to the bottom is dangerous (Please see letter attached)	
4 5	Changes sought Take Out SSA 10.7	
9 7	Why no previous Representation Not aware of it	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The LDP says to build on green land is wrong, build on the old coke site, it is contradictory, also the access is dangerous and it will remove a constraint.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3024.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	We were misinformed when we bought here recently, the decision I made was based on the existing access to the site if I knew anothe (sic) 200 cars will be using it I would never have bought here.	
2 3	Representation text	
	Withdraw SSA 10.7 from the LDP, due to dangerous access to the area.	
4 5	Changes sought	
	Delete the SSA 10.7 site	
9 7	Why no previous Representation	
	Didnt know	
21 11	Why attend Examination?	
	No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	I looked at the information about access on the RCT assessment and thre (sic) seems to be a mistake, the access is dangerous and should be all checked again, our safety is compromised here and our children.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3025.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to SSA10.7 being part of the housing allocation.	
2 3	Representation text To visit my grandchildren & son is now dangerous due to the busy junction at the bottom. And to take 3 lovely greenfields for building, when close is so much old Colliery land is wrong. There are bats up therewhat happens to them?	
4 5	Changes sought Take SSA 10.7 off the housing list.	
9 7	Why no previous Representation We did not know.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan To build more houses there is unrealistic & dangerous & the mess that construction ro build 150 houses is unjustified.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3026.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary A visit to the grandchildren is now dangerous, my concerns are for them on their Bikes.	
2 3	Representation text There is now to (sic) many houses up there at Gwern Heulog. my fears are completely for safety.	
4 5	Changes sought Please take out SSA10.7 from the allocation.	
9 7	Why no previous Representation Did not know.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Anything that makes the roads a safer place is a good thing, the withdrawal of this site would enhance the safety of children.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3027.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Reply	Soundness Tests	Tick box Replies
1 2	Issue Summary I object to any more houses being built in this area, it is to (sic) congested.			
2 3	Representation text Parking half on the road half on the pavement is now normal through Tylch Fach, this estate is now used as a shortcut due to traffic on the main road, to build more is ridiculous.			
4 5	Changes sought Delete SSA 10.7 from the list			
9 7	Why no previous Representation I was not aware of this.			
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes		
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The withdrawal of SSA 10.7 will make it safer here and should be held back until the traffic assessment is completed.			
3 4	Seek changes? Any changes to be made to the Plan?	Yes		
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No		
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3028.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to any more houses being built, our drains sewers & roads get flooded & any more houses will make it worse.	
2 3	Representation text Any more houses should be buit (sic) away from here, on the other side of the road on the old Colliery working.	
4 5	Changes sought To delete SSA 10.7 from the list.	
9 7	Why no previous Representation I did not hear about this until 2008	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan By building on old industrial land we can keep our greenfields for future generations to enjoy & keep the natural habitat that is here.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3029.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
2 3	Representation text The roads are dangerous and full. Traffic is now very bad here.	
4 5	Changes sought No more houses. Delete SSA 10.7 from list.	
9 7	Why no previous Representation Didnt know	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The evidence base should be cross referned (sic) and checked on site.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3030.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038										Site: 726//CS 8.a3 Ynysmaerdy to Talbot Green			Delete Site		PEX Session:	
Policy: CS 8				Map:				Issue: Transportation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text	
	1. By creating another road i.e. CS 8.3, this will create even more traffic problems / dangers / deaths. Particularly at the Fire HQ area. The proposed development sites no.s 477 / 478 / 479 will further load this danger spot. Due to the joining from dual to single roads.	
	2. It appears from road marked on given map. The proximity to certain properties (no.s 22 / 23 / 24 Ynysmaerdy Tce) - but no. 22 being the closest. Gives rise to the problems of fumes - noise - lighting pollution. I expect the road to be moved, considerably further away, at this point.	
	3. Whereas the development (477), will not be affected, as not yet built. The properties already there, particularly those closest to the road, will have a dramatic decrease in their future sale value. A compulsory / voluntary purchase scheme should be considered.	
	4. The former rural position of Ynysmaerdy has been eroded over the last 20 years or so. By the imposition of factories / roads / hospital. With the obvious increase in noise - fume - lighting pollutions. By hemming the village, into an enclosure, if CS 8.3 road is built.	
	Is this what RCT is all about?	
4 5	Changes sought Move outline planned road. To develop existing forestry road from Coed Ely roundabout to Lanelay roundabout.	
9 7	Why no previous Representation Did not know or hear of preferred strategy. If by Preferred Strategy you mean the previous application by RCT which was turned down by the adjudicator the answer would be yes, but no longer have a repr4esentation number. Did not see any notices - posted in the village why?	
21 11	Why attend Examination? To hear both sides of the argument on a first hand basis.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
20	9			Why changes satisfy Soundness												Give details why the changes you propose will ensure that the Plan P2 - particularly turning the village into an island surrounded by roads. CE2 - building more roads does not reduce traffic congestion at entry or departure regarding adjoining roads. It produces more danger. CE4 - consider current economic situation re road and development.
<hr/>																
Item Question														Reply	Tick box Replies	
3	4	Seek changes? Any changes to be made to the Plan?													Yes	
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													No	

3031.D1 O W M

Document: Deposit Draft, p.106 Site: 685//SSA 10.7 Gwern Heulog, Coed Ely Delete Site PEX Session:

Policy: SSA 10 Map: Issue: Housing Allocation

Summary:

Item	Question	Representation Text
2	3	Representation text
More traffic on the access (sic) road would cause magor (sic) problems. Please Ref. To Appendix A Attached		
4	5	Changes sought
Withdrawal of Candidate Site.		
9	7	Why no previous Representation
When sold my propoerty Feb 2007 I was told not at any time would there be any more houses builet (sic) we were not aware of the LDP until Jan 2009.		

Item	Question	Reply	Soundness Tests
10	8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes
12	8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes
17	8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes
20	9	Why changes satisfy Soundness	
Give details why the changes you propose will ensure that the Plan The evidence base for SSA 10.7 inconsistent with independent (sic) assessment			

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3032.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to SSA 10.7	
2 3	Representation text The traffi using (sic) Tylcha Fach Estate is now ridiculous, parking is a big problem right throughout, please see attached notes. Traffic from Gwern Heulog, The Meadows and the main road ar (sic) now using Tylcha Fach Estate as a short cut to get up past Cwmlai School. The reason being, the road bumps on the main road and the amount of traffic that is at the school at peak times. There is also now a trend for general traffic to come via the main road up past Lees newsagents, and onto the Estate to try and make a shortcut for the same reasons above. Coedely roads are now busier than ever, the roundabouts onto the A4119 are often jammed with traffic, even for the smallest reason, as it is single lane, even a car breakdown causes chaos for Coedely. There do not appear to be any solutions contained in this new local development plan to deal with this specific area. Plenty of mention about Tonyrefail, but not Coedely.	
Notes from Steve Hughes Representation SSA 10.7		
4 5	Changes sought No more building should take place here due to traffic & parking - delete SSA 10.7	
9 7	Why no previous Representation We did not know.	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan To place more traffic on these roads is neither realistic or appropriate		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3033.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Reply	Soundness Tests
1 2	Issue Summary I object to SSA 10.7 as part of the housing allocation		Representation Text
2 3	Representation text Parking and travelling anywhere on the Tylcha Fach estate is dreadful and dangerous		Representation Text
4 5	Changes sought Delete SSA 10.7 and any other allocations that affect Tylcha Fach Estete (sic)		Representation Text
9 7	Why no previous Representation Did not know about this.		Representation Text
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Its removal takes away an already dangerous junction and road.		Soundness Tests
3 4	Seek changes? Any changes to be made to the Plan?	Yes	Tick box Replies
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	Tick box Replies
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	Tick box Replies

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3034.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
2 3	Representation text The junction of Tylcha Fach + Gwern Heulog is very dangerous, the addition of moew vehicles (sic) would be very hazardous. Please refer to Appendix A Attached.	
4 5	Changes sought Withdrawal of Candidate Site 403	
9 7	Why no previous Representation When I purchased my property in late 2007 there was no mention of any further building work or anything on the LDP plan. There has been no Community involvement.	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The evidence base for SSA 10.7 inconsistent with independant (sic) assessments.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3035.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to SSA 10.7 inclusion.	
2 3	Representation text The junction is now dangerous to access the site of Gwern Heulog.	
4 5	Changes sought Delete SSA 10.7 from the list	
9 7	Why no previous Representation Did not know about it.	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Access through the junction will be a source of great danger to car users & children. It will remove a constraint from LDP.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3036.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.106										Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:	
Policy: SSA 10				Map:				Issue: Housing Allocation									
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Objection to SSA 10.7	
2 3	Representation text Junction to site access is already dangerous, therefore more traffic would make it more of a hazzard	
4 5	Changes sought Withdrawal of Candidate Site 403.	
9 7	Why no previous Representation When I purchased my property in late 2007. I was told that no futher (sic) building work was going ahead, now or in the future. I was told we were the last phase.	
21 11	Why attend Examination? The nature of my objections need to be deliverd (sic) verbally	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The evidence base for SSA 10.7 is inconsistant (sic) with independent assessments.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3037.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Reply	Soundness Tests
1 2	Issue Summary I object to SSA 10.7		Representation Text
2 3	Representation text Access to get to my own home is now constrained (sic) & dangerous. (Map attached)		Representation Text
4 5	Changes sought Delete SSA 10.7 from the Draft L.D.P		Representation Text
9 7	Why no previous Representation I was not aware of this.		Representation Text
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan I include a copy of planning report to show inconsistencies with the findings in Assessment 1 of the LDP document (see attached)		Soundness Tests
3 4	Seek changes? Any changes to be made to the Plan?	Yes	Tick box Replies
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site?	No	Tick box Replies
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	Tick box Replies

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3038.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 691//SSA 10.13		West of Llechau, Llanharry				Delete Site		PEX Session:				
Policy: SSA 10				Map:						Issue: Housing Allocation						
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3039.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079						Site:				Amend site boun		PEX Session:			
Policy: NSA 12				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	CONCERN, about the land previously used and owned by WELSH WATER, being used for development e.g. AFFORDABLE HOUSING.	
2 3	Representation text	
	This land development would require access from Monk Street, which is a very busy road to the Rhondda. It is used by heavy vehicles and already there have been many accidents. Any further vehicle use, in addition to the parking will escalate this problem.	
4 5	Changes sought	
	I am concerned that any changes made will affect the Country Park (Green Issues), and the increased pressure on transport and amenities.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3040.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13		West of Llechau, Llanharry		Delete Site		PEX Session:								
Policy: SSA 10		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3041.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13						West of Llechau, Llanharry			Delete Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	
9 7	Why no previous Representation Unaware at the time	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3042.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Amend site boun		PEX Session:					
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text [CS 8.3] is not a suitable route past the houses at the front of the new housing at Lanelay Court.	
4 5	Changes sought To change the route via the Fire Service workshops to the rear of their land adjacent to L'Oreal building.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan 1. An alternative route is the first option. 2. Why is there a need for this road.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3042.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Amend site boun		PEX Session:					
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Alternative route for CS 8.3	
2 3	Representation text (CS 8.3] is not a suitable route past the houses at the front of the new housing at Lanelay Court.	
4 5	Changes sought To change the route via the Fire Service workshops to the rear of their land adjacent to L'Oreal building.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan 1. An alternative route id the first option. 2. Why is there a need for this road.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3043.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13			West of Llechau, Llanharry			Delete Site			PEX Session:					
Policy: SSA 10		Map:			Issue: Housing Allocation											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3044.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13			West of Llechau, Llanharry			Delete Site		PEX Session:							
Policy: SSA 10		Map:			Issue: Housing Allocation												
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3045.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13			West of Llechau, Llanharry			Delete Site			PEX Session:					
Policy: SSA 10		Map:			Issue: Housing Allocation											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3046.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13		West of Llechau, Llanharry		Delete Site		PEX Session:								
Policy: SSA 10		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10. 13	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3047.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13			West of Llechau, Llanharry			Delete Site			PEX Session:					
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3048.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 654//NSA 9.4		Rear of Birchwood, Llwydcoed		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1 2	Issue Summary	LDP talks about maintaining the integrity of villages and protecting the countryside. This large scale development would drastically alter the appearance and character of the area.

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
2	3	Representation text														
<p>I object to the building of over 170 dwellings in what is essentially a village area and is not identified as a key settlement. It will have a detrimental effect on the locality.</p> <p>There have been several developments in the Llwydcoed area over the last 30-40 years, -such as Kingsbury Court, Lon Las, Plas Marl, MaesyHeleg. The size and nature of these sites have been such that they have been in keeping with the area and allowed Llwydcoed to retain much of its village atmosphere. The development of 175 dwellings on this new site would change the appearance and character of the area dramatically and to its detriment. Yet the L.D.P talks about a need to maintain ... "the integrity of towns and villages and protect the countryside from increasing urbanisation." Page 35 (4.45)</p> <p>The plan mentions promoting residential development in the Principal Towns and Key Settlements. (Page 23 -objective 6). As Llwydcoed is not identified as either of these surely such a large development would be inappropriate for the area and better suited to the recognised key localities? The number of properties already for sale in the village and the length of time they have been for sale would not indicate a great need for such a large development in the locality.</p> <p>L.D.P – objective (8) – Page 23-states that development should be focused "away from areas which are vulnerable to flooding." Appendix 1 then acknowledges that much of the Llwydcoed site is within a flood risk Zone B.</p> <p>Page 45 – (9) states that sustainable locations are "well related to existing water, sewerage, waste etc infrastructure"</p> <p>However flooding is already an issue in the Llwydcoed area in periods of heavy rain and the current sewerage system has proved in effective on a number of occasions. Surely these are valid reasons why such a large development is unsuitable for the area?</p> <p>Furthermore I would question whether other parts of the infrastructure – access to schools, G.P's etc, would facilitate such a large development.</p> <p>Page 45 (C.5) "development would have safe access to the highway network and would not cause traffic congestion or exacerbate existing traffic congestion"</p> <p>During the recent problems with subsidence on the main road by the railway bridge it was necessary for traffic lights to be installed to control the traffic flow. This lead to considerable hold-ups and tail-backs of traffic and demonstrates that the proposed introduction of a round about or permanent lights to facilitate access to the new development would cause further congestion on what is already a busy road. It is an ambulance route to Prince Charles Hospital and problems with traffic have already been acknowledged by the introduction of a speed camera on Llwydcoed Road.</p> <p>Throughout the L.D.P acknowledgement is given to the importance of nature conservation and protection of the landscape. (Page 19-2:5/Page 21-2:7) and of the value of open spaces and natural green spaces in improving and maintaining peoples physical and mental health and well-being (Page 23 L.D.P Objective 5/ Page 51 (5:33)/ Page 49 (5:23)</p> <p>Although part of the site is former brown field land appendix 1 acknowledges that there are also some individual and group tree preservation orders. For decades walkers, hikers and nature lovers have used the site in question. - indeed a public right of way runs through the area. Surely if R.C.T is serious about "protection of the landscape and bio-diversity" and agrees that walking and cycling have an important role to play then the site should be preserved as natural habitat rather than turned into residential housing.</p> <p>2-3 years ago a large number of mature trees in that area were felled by the then owners without application for the necessary permission. A (comparatively) small fine was imposed for these actions but no order to re-plant the area was made. This has facilitated any future development and if people are now able to profit from these actions what sort of message does this send to others who follow regulations and apply for permission before undertaking work of this nature?</p> <p>Page 53 (5:45) ... "features of archaeological, historical or architectural interests are integral to the quality of the County Borough's environment."</p> <p>Part of the area to be developed was the original ironworks in the area some 200 years ago. Has any consideration been given to the archaeological and historical aspects of this site?</p>																
4	5	Changes sought														
The site not to be developed.																
9	7	Why no previous Representation														
Was not aware of it																
Item	Question														Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?													Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit											No		
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons											No		

3048.D2

O W M

Document:, p.085

Site:

PEX Session:

Policy: NSA 18

Map:

Issue: Retail

Summary:

Item Question

Representation Text

1 2 Issue Summary

LDP talks about maintaining the integrity of villages and protecting the countryside. This large scale development would drastically alter the appearance and character of the area.

2 3 Representation text

I object to the building of over 170 dwellings in what is essentially a village area and is not identified as a key settlement. It will have a detrimental effect on the locality.

I have additional concerns about the former Toyota garage site on Llwydcoed Road as a few weeks ago one of the current tenants was given notice to quit by the owner who advised that planning permission had been granted for the site.

I queried this with a R.C.T. representative on 2 grounds:-

1. This site is not identified on the L.D.P

2. The plan talks about preserving current retail facilities and the garage site houses the only grocery shop in the Llwydcoed area.

The responses I received were that any applications after a certain cut-off point would not be included in the plan and the groups of retail premises would be protected rather than individual outlets.

I note that the C.D of the plan was updated at the beginning of 2009 to include an extension of the consultation period. Planning permission for the garage site was applied for a lot earlier than this and should surely therefore have been included- otherwise what is the purpose of having a L.D.P?

Also the site includes a number of businesses as well as the local shop and should therefore be preserved as a local amenity.

4 5 Changes sought

The site not to be developed.

Item Question

Reply

Tick box Replies

3 4 Seek changes? Any changes to be made to the Plan?

Yes

5 6 Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit

No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3048.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.45						Site: 654//NSA 9.4		Rear of Birchwood, Llwydcoed			Delete Site	PEX Session:			
Policy: NSA 9				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Plan states that development should have safe access to the highway network and not cause or escarcerbate traffic congestion PLEASE NOTE ATTACHED LETTER WITH REP. D1.	
2 3	Representation text I object to the development as it would increase congestion on an already busy road- and a main ambulance route to P.C.H.	
4 5	Changes sought Site not to be developed.	
9 7	Why no previous Representation No aware of it.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3048.D4			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.19, para.2.5		Site: 654//NSA 9.4		Rear of Birchwood, Llwydcoed		Delete Site		PEX Session:							
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	LDP acknowledgement importance of nature conservation and protection of the landscape, also the value of open spaces + natural green space to physical and mental health and well being. PLEASE NOTE ATTACHED LETTER WITH REP. D1
2 3	Representation text	I object to the development of this land part of which is mature wood land subject to preservation order.
4 5	Changes sought	Site not to be developed.
9 7	Why no previous Representation	Was not aware of it.

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3048.D5			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.23, para.Obj.8		Site: 654//NSA 9.4		Rear of Birchwood, Llwydcoed		Delete Site		PEX Session:								
Policy: NSA 9		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text	
1 2	Issue Summary LDP Objective states that developments should be focused away from areas venerable to flooding. PLEASE NOTE LETTER ATTACHED TO REP.D1		
2 3	Representation text I object to this development as much of the site is within a flood risk Zone B. Llwydcoed already has a problem with flooding in periods of heavy rain.		
4 5	Changes sought Site not to be developed.		
9 7	Why no previous Representation Not aware of it.		
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3049.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 660//NSA 9.10		Godreaman Street, Godreaman		Delete Site		PEX Session:						
Policy: NSA 9		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan.	
2 3	Representation text I object to this proposed housing site because, development of this land for residential housing will cause or exacerbate unacceptable road safety and environmental consequences, leading to loss of amenity to nearby residents in terms of: Road safety, traffic hazards, noise & pollution levels, visual amenity, loss of trees and landscaping, loss of wildlife.	
4 5	Changes sought I would like the site to be removed as a housing allocation. Possible alternatives may include conservation and/or low key leisure amenity (for example, park or playground) for the community and visitors, but would need to be small scale to eliminate or minimise the unacceptable environmental consequences outlined in Question 3.	
9 7	Why no previous Representation I was not aware at the time of the proposed plan for this land.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The removal of the land from the residential development, will eliminate the loss of amenity. The insertion of a low key alternative, would offer some extended use of the land, while avoiding the significant road safety and environmental issues mentioned.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3049.D3			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079		Site: 560/569		Mill House adj		Settlement Boun		PEX Session:								
Policy: NSA 12		Map:		Issue: Settlement Boundary												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	I object to the housing allocation policy in the plan, shown as approved for Residential Development in Table 3 page 38 Settlement Boundaries Findings of the Candidate Site Assessment Process 2009 document.	
2 3	Representation text	
	I object to the proposed residential housing site because:	
	1. The land cited is the garden of 1 Mill House and as such forms a integral part of the ethos of the semi-detached residence of No1 with No2 Mill House and its own garden, and sharing a common aged Oak tree upon the boundary between No1 and No2.	
	2. Residential development on No1 garden was rejected in 2006 on the grounds of "Contrary to policy - Inappropriate housing development in the countryside - insufficient information on flood assessment." The effect of the Settlement Boundaries approval may have the effect of removing the primary objection for any future planning application by owners of 1 Mill House.	
	3. Residential development on this land would be out of keeping with the Mill House and its surroundings, which although is not a listed building has considerable antiquity being an old Mill House site in the times of the Iron works of Aberaman. The excavated site of the original mill race can be still seen in the garden of No2 Mill House. The Mill House was built towards the end of the 18th century and extended to one end in 1900. Mill House appears on the 1814 ordnance survey maps onwards.	
	4. During the flooding last year (2008), No 1 and 2 Mill Street gardens were flooded. 1 Mill House Garden saved both houses from flooding due to the depression in No1 garden which became a temporary lake. This flooding was not from the river but from the hill to the north of the properties. Some houses in Forge Row were flooded from the same direction.	
4 5	Changes sought	
	I would like this site removed as a residential housing allocation and the Development Limit/Settlement Boundary remain unchanged.	
9 7	Why no previous Representation	
	I was not aware at the time of the possible inclusion of this land in the LDP.	
	I was not aware of the relevance of the LDP to the matter of private gardens being included a potential development sites. I doubt many whether many people do.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	It will meet the requirements for avoiding building on flood risk areas.		
	It will meet the requirements for planning sensitive to local history.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit											No		
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons											No		

3050.D1 O W M

Document: Deposit Draft, p.106, para.6.148 Site: 691//SSA 10.13 West of Llechau, Llanharry Delete Site PEX Session:

Policy: SSA 10 Map: Issue: Housing Allocation

Summary:

Item	Question	Representation Text
1	2 Issue Summary	
	I object to the housing allocation Policy SSA 10	
2	3 Representation text	
	I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons:	
	1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council	
	2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape	
	3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community	
	4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses	
	5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4	5 Changes sought	
	Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12	8 C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13	8 C2 Test? Does not have regard to national policy?	Yes	
20	9 Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3	4 Seek changes? Any changes to be made to the Plan?	Yes	
5	6 Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3051.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038								Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Delete Site		PEX Session:	
Policy: CS 8				Map:				Issue: Transportation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text I am totally opposed for any relief road to go through Lanelay and / or Lanelay Farm. Having such a busy road in Lanelay would have a huge impact on myself and my family's property, lifestyle, amenities and safety. It would completely destroy Lanelay making living in Lanelay unbearable and unsafe. The roadway would attract constant and speeding traffic including HGV.	
4 5	Changes sought Lanelay should be left as an unspoiled area with WIDENING OF THE TONYREFAIL TO TALBOT GREEN ROADWAY. The majority of the traffic from the Rhondda would head for Talbot Green Tesco area and the M4 with this proposed only providing an unnecessary alternative route. Widening works would allow peaceful woodland and farm areas to be maintained.	
9 7	Why no previous Representation Unaware of consultation.	
21 11	Why attend Examination? In order to be fully aware of all issues raised and any matters arising. Also I would like to have an input and myself and my family's concerns are fully understood.	

Item	Question	Reply	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Q8 - unsure how to anser this section. To be confirmed.		
	Q9 - widening of the existing Tonyrefail to Talbot Green roadway would have no impact on new areas of ground and would have the same effect as introducing a relief road. Any traffic that does need to head towards Llanharan from the Rhondda can still trickle down the Smilog (sic) (Ynysmaelwg) mountain road.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3051.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.038							Site:		PEX Session:								
Policy: CS 8				Map:			Issue: Transportation										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Widening of A4119, Tonyrefail to Talbot Green	
2 3	Representation text I am totally opposed for any relief road to go through Lanelay and / or Lanelay Farm. Having such a busy road in Lanelay would have a huge impact on myself and my family's property, lifestyle, amenities and safety. It would completely destroy Lanelay making living in Lanelay unbearable and unsafe. The roadway would attract constant and speeding traffic including HGV.	
4 5	Changes sought Lanelay should be left as an unspoiled area with WIDENING OF THE TONYREFAIL TO TALBOT GREEN ROADWAY. The majority of the traffic from the Rhondda would head for Talbot Green Tesco area and the M4 with this proposed only providing an unnecessary alternative route. Widening works would allow peaceful woodland and farm areas to be maintained.	
9 7	Why no previous Representation Unaware of consultation.	
21 11	Why attend Examination? In order to be fully aware of all issues raised and any matters arising. Also I would like to have an input and myself and my family's concerns are fully understood.	

Item	Question	Reply	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Q8 - unsure how to anser this section. To be confirmed.		
	Q9 - widening of the existing Tonyrefail to Talbot Green roadway would have no impact on new areas of ground and would have the same effect as introducing a relief road. Any traffic that does need to head towards Llanharan from the Rhondda can still trickle down the Smilog (sic) (Ynysmaelwg) mountain road.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3052.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 688//SSA 10.10		Hafod Wen \ Concorde Drive, Tonyrefail		Delete Site	PEX Session:	
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan.	
2 3	Representation text I object to the housing site because it will put great stress on the infrastructure of the village, emergency (sic) services, doctors and dentists. The inccrs (sic) of traffic and polution (sic). Geater (sic) demands on local schools. Disturbance to a site of SSSI	
4 5	Changes sought I would like the site to be removed as an housing allocation	
9 7	Why no previous Representation I had a verbal conversation at the last roadshow and was told that I would be kept informed of the situation (sic)	
21 11	Why attend Examination? I would like to hear the reasoning behind the proposals	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It would mean green spaces would be kept, wildlife would be protected, traffic problems lessened and no extra strain put on schools, doctors, dentists and other public services.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3052.D2			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 684//SSA 10.6		Mill Street, Tonyrefail			Delete Site	PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text I object to the housing site because it will put great stress on the infrastructure of the village, emergency (sic) services, doctors and dentists. The inccrs (sic) of traffic and polution (sic). Geater (sic) demands on local schools. Loss of allotment gardens.	
4 5	Changes sought I would like the site to be removed as an housing allocation	
9 7	Why no previous Representation I had a verbal conversation at the last roadshow and was told that I would be kept informed of the situation (sic)	
21 11	Why attend Examination? I would like to hear the reasoning behind the proposals	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It would mean green spaces would be kept, wildlife would be protected, traffic problems lessened and no extra strain put on schools, doctors, dentists and other public services.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3052.D3			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 686//SSA 10.8		Tylcha Wen Terrace, Tonyrefail				Delete Site		PEX Session:	
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text I object to the housing site because it will put great stress on the infrastructure of the village, emergency (sic) services, doctors and dentists. The inccrs (sic) of traffic and polution (sic). Geater (sic) demands on local schools.	
4 5	Changes sought I would like the site to be removed as an housing allocation	
9 7	Why no previous Representation I had a verbal conversation at the last roadshow and was told that I would be kept informed of the situation (sic)	
21 11	Why attend Examination? I would like to hear the reasoning behind the proposals.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It would mean green spaces would be kept, wildlife would be protected, traffic problems lessened and no extra strain put on schools, doctors, dentists and other public services.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3052.D4			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 680//SSA 10.2		Trane Farm, Tonyrefail		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text I object to the housing site because it will put great stress on the infrastructure of the village, emergency (sic) services, doctors and dentists. The inccrs (sic) of traffic and polution (sic). Geater (sic) demands on local schools. Disturbance to an adjoining SSSI sites.	
4 5	Changes sought I would like the site to be removed as an housing allocation	
9 7	Why no previous Representation I had a verbal conversation at the last roadshow and was told that I would be kept informed of the situation (sic)	
21 11	Why attend Examination? I would like to hear the reasoning behind the proposals.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It would mean green spaces would be kept, wildlife would be protected, traffic problems lessened and no extra strain put on schools, doctors, dentists and other public services.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3052.D5			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 687//SSA 10.9		Tylcha Ganol Farm \ Mill Street, Tonyrefail	Delete Site		PEX Session:				
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text I object to the housing site because it will put great stress on the infrastructure of the village, emergency (sic) services, doctors and dentists. The inccrs (sic) of traffic and polution (sic). Geater (sic) demands on local schools.	
4 5	Changes sought I would like the site to be removed as an housing allocation	
9 7	Why no previous Representation I had a verbal conversation at the last roadshow and was told that I would be kept informed of the situation (sic)	
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Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It would mean green spaces would be kept, wildlife would be protected, traffic problems lessened and no extra strain put on schools, doctors, dentists and other public services.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3052.D6			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.106				Site: 683//SSA 10.5		Former Hillside Club, Tonyrefail		Delete Site		PEX Session:							
Policy: SSA 10				Map:		Issue: Housing Allocation											
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text I object to the housing site because it will put great stress on the infrastructure of the village, emergency (sic) services, doctors and dentists. The inccrs (sic) of traffic and polution (sic). Geater (sic) demands on local schools. Disturbance to a site of SSSI	
4 5	Changes sought I would like the site to be removed as an housing allocation	
9 7	Why no previous Representation I had a verbal conversation at the last roadshow and was told that I would be kept informed of the situation (sic)	
21 11	Why attend Examination? I would like to hear the reasoning behind the proposals	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It would mean green spaces would be kept, wildlife would be protected, traffic problems lessened and no extra strain put on schools, doctors, dentists and other public services.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3052.D7			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 682//SSA 10.4		Bryngolau, Tonyrefail			Delete Site	PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text I object to the housing site because it will put great stress on the infrastructure of the village, emergency (sic) services, doctors and dentists. The inccrs (sic) of traffic and polution (sic). Geater (sic) demands on local schools.	
4 5	Changes sought I would like the site to be removed as an housing allocation	
9 7	Why no previous Representation I had a verbal conversation at the last roadshow and was told that I would be kept informed of the situation (sic)	
21 11	Why attend Examination? I would like to hear the reasoning behind the proposals	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It would mean green spaces would be kept, wildlife would be protected, traffic problems lessened and no extra strain put on schools, doctors, dentists and other public services.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3052.D8			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 681//SSA 10.3		Collena Farm, Tonyrefail		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text I object to the housing site because it will put great stress on the infrastructure of the village, emergency (sic) services, doctors and dentists. The inccrs (sic) of traffic and polution (sic). Geater (sic) demands on local schools. Disturbance to an adjoining SSSI	
4 5	Changes sought I would like the site to be removed as an housing allocation	
9 7	Why no previous Representation I had a verbal conversation at the last roadshow and was told that I would be kept informed of the situation (sic)	
21 11	Why attend Examination? I would like to hear the reasoning behind the proposals	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It would mean green spaces would be kept, wildlife would be protected, traffic problems lessened and no extra strain put on schools, doctors, dentists and other public services.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3052.D9			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 685//SSA 10.7		Gwern Heulog, Coed Ely			Delete Site	PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text I object to the housing site because it will put great stress on the infrastructure of the village, emergency (sic) services, doctors and dentists. The inccrs (sic) of traffic and polution (sic). Geater (sic) demands on local schools.	
4 5	Changes sought I would like the site to be removed as an housing allocation	
9 7	Why no previous Representation I had a verbal conversation at the last roadshow and was told that I would be kept informed of the situation (sic)	
21 11	Why attend Examination? I would like to hear the reasoning behind the proposals	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It would mean green spaces would be kept, wildlife would be protected, traffic problems lessened and no extra strain put on schools, doctors, dentists and other public services.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3053.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13			West of Llechau, Llanharry			Delete Site			PEX Session:					
Policy: SSA 10		Map:			Issue: Housing Allocation											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3055.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 681//SSA 10.3		Collena Farm, Tonyrefail				Delete Site		PEX Session:	
Policy: SSA 10				Map:										Issue: Housing Allocation	
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Objection to SSA 10.3. Object to Heol Capel being used as an access road for the proposed development.	
2 3	Representation text *Heol Capel is not wide enough to accommodate the extra traffic that would be going through the street and certainly not any heavy machinery that would be used to develop the site. *Heol Capel is a cul de sac *Many of the houses either side of our road have not got driveway access, therefore there is parking either side of the street *The only extra parking we have available is where the road finishes	
4 5	Changes sought We would like to see a deletion of the allocation	
9 7	Why no previous Representation It was not a strategic issue	
21 11	Why attend Examination? In order to be part of any discussions and reinforce how it may have a massive impact on our standard of living	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan There is no evidence that this proposed development has proper site access		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3056.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13		West of Llechau, Llanharry		Delete Site		PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved (SIC) by the Council. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3057.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 679//SSA 10.1		Cefn Lane, Glyncoch			Delete Site	PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the building of affordable houses	
2 3	Representation text I object because this cul-de-sac is peaceful and happy, by putting a through road through the street will endanger the lives of children make it busy for our children to play.	
4 5	Changes sought I would like for the proposal to be removed.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Plan as stands, site is not reasonable. It is unsuitable for development. Remove from plan, site which I think is unsuitable when site removed my concern will be addressed.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3058.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079						Site:				Settlement Boun		PEX Session:			
Policy: NSA 12				Map:				Issue: Settlement Boundary							
Summary:															

Item Question

Representation Text

1 2 Issue Summary

I wish to register my objection to the settlement policy for the Northern Strategy Area NSA, page 79, with regard, in particular, to the proposal to include the parcel of land previously used (and owned?) by Dwr Cymru - Welsh Water in the settlement area for possible future development (land off the A4233 Aberdare/Maerdy Mountain Road between Graig Place, Aberdare, and adjacent to Heol Y Mynydd, Aberdare). I would wish that the proposed alignment of the settlement boundary should be altered to exclude this parcel of land.

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response	
2	3	Representation text													
<p>The site, which is in close proximity to the access to the Dare Valley Country Park, includes a pumping station, a number of redundant reservoirs and well maintained outbuildings, some two years ago was the subject of an initial enquiry for the possible development of housing. This enquiry has not been progressed and no planning application has been submitted. In my opinion the site forms a natural barrier between the Country Park and current housing stock, lends itself to the environmental backdrop and would not lend itself to future development as it would introduce unacceptable additional pressure on current services in the area. These include the following:</p> <ul style="list-style-type: none"> - Access and Highway Issues <p>The current site access is via the busy A4233 Aberdare/Maerdy Mountain Road at Graig Place. Difficulties are regularly experienced on this dangerous road which has a very steep gradient exacerbated by the busy traffic flow which includes many large lorries and the speed that these vehicles travel through this area. This danger has been recognised by the Police and the Highway Authority and an "electronic censor" speed warning sign has recently been installed at this same point of access. This road also forms part of the route of a regular bus service from Aberdare to the Rhondda and Porthcawl and is already limited to a single file because residents' vehicles are parked outside the majority of properties in Graig Place. The route across the road is used by many walkers, cyclists and horse riders who use the Country Park and any increase in traffic use would without doubt further endanger their safety.</p> <p>There would be great difficulty in identifying an alternative site access as all other routes in the area, including that through Highland Place, are already experiencing difficulties with parked vehicles both there and in Monk Street causing disruption to the local bus route and use by larger vehicles (including refuse vehicles) and to those using the Country Park (including horse boxes/trailers) and for those travelling to the local Roman Catholic School in Ty Fry. Access and egress at Highland Place with the accompanying dangers are already causing local residents major concern and any further development in the area would exacerbate these problems.</p> <ul style="list-style-type: none"> - Drainage/Flooding Issues <p>The area has in the past been the subject of flooding and properties in Arnott Place were flooded several years ago caused by the overloading of the mains and sewers following the connection of the Heol Y Mynydd site. Similar problems have been experienced in the Foundry Town area as a whole and any additional connections to the current system would only compound these problems.</p> <p>Currently, following heavy rainfall, water runs off the mountainside and is absorbed into the adjoining land including the site in question. Should the site be developed one must question where would the water run and what plans would be put in place to prevent a possible flood situation?</p> <ul style="list-style-type: none"> - Views/Vistas/Landscape Issues <p>Any development of this site would detract from the scenic views of the Aberdare/Maerdy Mountain which is already recognised as part of a green field site and to the access to the Dare Valley Country Park and would affect the recreational activities of many people. On the site there are a large number of mature trees and with its natural growth within its boundaries this is a sanctuary for many species of birds, invertebrates and other forms of wildlife. I am not aware if an investigation has been carried out to identify the species using the site as a natural habitat but I would assume that this would have been done prior to it being recommended for inclusion in the settlement area. I would suggest for instance that the outbuildings currently on the site are home for colonies of bats which can regularly be seen during the summer season.</p> <p>I cannot emphasise too much the importance of the treelined road leading from Graig Place to the Country Park as a backdrop to the current residential area.</p> <ul style="list-style-type: none"> - Social/Demographic Issues <p>There are currently no shops or other similar facilities in the area so any development resulting in an increase in the local population would require these persons to travel to Aberdare town centre and add to the transport problems thus adding to traffic congestion and related dangers as referred to above.</p> <p>I am aware that a number of the issues that I have raised above pre-empt any possible planning application for whatever development, if any, may be considered in the future but I trust that these matters will not be considered in determining whether or not it would be appropriate to include this parcel of land within the settlement area. I, therefore, respectfully request that the proposed settlement boundary is altered to exclude this parcel of land and I would be pleased to discuss this matter with you.</p>															
4	5	Changes sought													
<p>I wish to request an alteration to the settlement boundary as referred to in Appendix 1 attached to exclude the land previously occupied/owned by Dwr Cymru - Welsh Water between the A4233 Aberdare/Maerdy Mountain Road (Graig Place) and Heol Y Mynydd, Aberdare for the reasons set out in Appendix 2 attached.</p>															

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
9	7	Why no previous Representation													
I did not make representation on this issue during the consultation on the preferred strategy as I did not reside in Rhondda Cynon Taff at that time and was therefore unaware that this was taking place.															
<i>Item Question</i>										<i>Reply</i>			Soundness Tests		
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?													
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan													
By excluding this parcel of land from the settlement area it would prevent the potential for an unacceptable developpment with the associated detrimental impact to the area as a whole as outlined above.															
<i>Item Question</i>										<i>Reply</i>			Tick box Replies		
3	4	Seek changes? Any changes to be made to the Plan?													
										Yes					
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit													
										No					
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													
										No					

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3058.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079							Site:			PEX Session:						
Policy: NSA 12				Map:			Issue: Settlement Boundary									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Please refer to Appendix 1 attached.	
2 3	Representation text Please refer to Appendix 2 attached.	
4 5	Changes sought I wish to request an alteration to the settlement boundary as referred to above to exclude the land previously occupied/owned by Dwr Cymru – Welsh Water between the A4233 Aberdare/Maerdy Mountain Road (Graig Place) and Heol y Mynydd, Aberdare, for the reasons referred to above.	
9 7	Why no previous Representation I did not make representations on this issue during the consultation on the Preferred Strategy as I did not reside in Rhondda Cynon Taf at that time.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan By excluding this parcel of land from the settlement area, it would prevent the potential for an unacceptable development with the associated detrimental impact to the area as a whole as outlined above.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3059.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108		Site: 308/307		Celyn Farm		Settlement Boun		PEX Session:								
Policy: SSA 13		Map:		Issue: Settlement Boundary												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Very poor drainage system. Flooding occurs along Heol-y-Parc and to houses on Heol-y-Parc and surrounding area. No building should be allowed in this area	
2 3	Representation text	
	As above. (re flooding and poor drainage). Loss of Greenfield. Loss of footpath running through field. (Not outside boundary.) The ground is not flat (as stated on application) and has been used for grazing. Not overgrown. No further residential properties needed in the area.	
4 5	Changes sought	
	Remove from Deposit Plan.	
9 7	Why no previous Representation	
	No because neighbours were assured by the proposed developers that no more building would take place and that they would not be applying for any more developments to take place. They asked neighbours to sign a petition in support of previous development but assured that there would be no more developments.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Remove from Deposit Plan (See overleaf)		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3060.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13			West of Llechau, Llanharry			Delete Site		PEX Session:							
Policy: SSA 10		Map:			Issue: Housing Allocation												
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3061.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 685//SSA 10.7		Gwern Heulog, Coed Ely			Delete Site	PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to SSA 10.7	
2 3	Representation text The junction is heavily used & dangerous	
4 5	Changes sought Withdraw SSA 10.7	
9 7	Why no previous Representation I was not aware of this.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The evidence base in June 2008 conflicts with the "access" assessment document.1. Safety should be an overriding factor.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3062.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13			West of Llechau, Llanharry			Delete Site		PEX Session:						
Policy: SSA 10		Map:			Issue: Housing Allocation											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3063.D1			<input type="checkbox"/>	C	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 726//CS 8.a3						Ynysmaerdy to Talbot Green			PEX Session:				
Policy: CS 8				Map:				Issue: Transportation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary YNY SMAERDY - TALBOT GREEN RELIEF ROAD Alignment at Lanelay Hall.	
2 3	Representation text The proposed alignment at Lanelay farm travels down the existing road and will affect local housing including my house. This will involve increased noise nuisance to the houses due to the increased traffic on this by pass.	
4 5	Changes sought Realign the road to pass between Lanelay Hall and L'oreal site and enter the roundabout where the fire service enters the roundabout.	
9 7	Why no previous Representation I was not aware of this proposed road development until I received a private letter one week before the time limit.	

Item	Question	Reply	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan See note on Q8		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3063.D2			<input type="checkbox"/>	C	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038										Site: 726//CS 8.a3 Ynysmaerdy to Talbot Green			PEX Session:			
Policy: CS 8				Map:				Issue: Transportation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary YNY SMAERDY - TALBOT GREEN RELIEF ROAD Public footpath has been nominated along abandoned railway line.	
2 3	Representation text There is a public footpath proposed along the railway line. Provision needs to be added to allow this path to continue from Forest Hills site to Ynysmaerdy.	
4 5	Changes sought Make provision along the route of the old railway for the public footpath being created now from Forest Walk can also reach Ynysmaerdy village.	
9 7	Why no previous Representation I was not aware of this proposed road development until I received a private letter one week before this time limit.	

Item	Question	Reply	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan See note on Q8.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3064.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to SSA 10.7. Please see attached Appendix.	
2 3	Representation text I object to SSA 10.7 as there are already (sic) too many occupants using a very inadequate junction safety issues a grave concern.	
4 5	Changes sought Remove SSA 10.7 from the Candidate Site list.	
9 7	Why no previous Representation I was not aware of this until June 2008.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan I attach Appendix marked App I I do not feel that this inclusion is founded on robust and credible evidence base,		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3065.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13			West of Llechau, Llanharry			Delete Site		PEX Session:							
Policy: SSA 10		Map:			Issue: Housing Allocation												
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3066.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to SSA 10.7	
2 3	Representation text We live up the private road accessing Gwern Heulog, this is dangerous also the junction to the access of the whole site is now overused by all Coedely.	
4 5	Changes sought Delete SSA 10.7	
9 7	Why no previous Representation Didnt know about it	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The new LDP is committed to make life safer, by removing this site, life is made safer; I have grandchildren here & concerned.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3067.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the SSA 10.7 site.	
2 3	Representation text I live up the private road adjoining the main access to Gwern Heulog, this is dangerous due to heavy usage of traffic also the main access at the junction.	
4 5	Changes sought Change the access to SSA 10.7 it is dangerous.	
9 7	Why no previous Representation Didnt know about it.	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It removes a questionable constraint from the process and mikes (sic) residents lives safer.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3068.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 685//SSA 10.7		Gwern Heulog, Coed Ely			Delete Site	PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to SSA 10.7	
2 3	Representation text There are to (sic) many houses here now, the access is dangerous & is now a short cut for many locals, parking is a problem as there is no space , for residents cars, also the greenfields should not be built on - build on the Colliery.	
4 5	Changes sought Delete SSA 10.7 from the list.	
9 7	Why no previous Representation I did not know.	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The access is constrained & its inclusion conflicts with information I saw in 2008. I include a copy attached & coments (sic) on sheet.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3069.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 689//SSA 10.11		Brynna Road, Brynna		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text	
1 2	Issue Summary Candidate site is wholly unsuitable for a residential development and should remain green belt area.		
2 3	Representation text Access would be dangerous from Brynna Road. Drains are inferior and would not support a new development, not adopted and block frequently. As per attached previous refusal in 1997.		
4 5	Changes sought Site number 164, site name : Land south of Brynna Road for proposed residential development removed from deposit plan.		
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3070.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Take SSA 10.7 off the list of sites.	
2 3	Representation text We live on the Spine road and it is already ver (sic) busy, parking on the hill outside my home is bad as there are so many cars now.	
4 5	Changes sought Withdraw Site SSA 10.7	
9 7	Why no previous Representation Didnt know	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Alternative sites should be sought, there is lots of Colliery Ground in Coedely, the greenfields Should stay, also the access will be constrained.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3071.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13			West of Llechau, Llanharry			Delete Site			PEX Session:					
Policy: SSA 10		Map:			Issue: Housing Allocation											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3072.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:				
Policy: SSA 26				Map:		Issue: Minerals								
Summary:														

Item	Question	Representation Text
1 2	Issue Summary I object to the expansion of Craig yr Hesg Quarry.	
2 3	Representation text I object to the expansion of the quarry because of the health and safety of the children of Cefn Primary School. It will also affect the lives of the residents of the area. There will be more pollution in the air and the blasting is already at an unacceptable rate will become intolerable.	
4 5	Changes sought No expansion at Craig yr Hesg Quarry.	
9 7	Why no previous Representation All questions I wanted to ask were addressed by other members of the public, therefore I did not need to repeat what others had already asked.	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan No to expansion of the quarry.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
7	7														

3073.D1

O W M

Document: Deposit Draft, p.106

Site: 685//SSA 10.7 Gwern Heulog, Coed Ely

Delete Site

PEX Session:

Policy: SSA 10

Map:

Issue: Housing Allocation

Summary:

Item	Question	Representation Text
1	2	Issue Summary
		I object to the inclusion of SSA 10.7
2	3	Representation text
		To expect more traffic to use this junction is unreasonable and dangerous, also green fields should be saved and houses built on the old Coke ovens/Colliery site.
4	5	Changes sought
		Delete Candidate Site 403.
9	7	Why no previous Representation
		Did not know.
21	11	Why attend Examination?
		No

Item	Question	Reply	Soundness Tests
17	8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan	
		The LDP says it will make life better for ALL this proposal will make life worse for residents and remove the Possibility of further accidents.	

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3074.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038										Site: 726//CS 8.a3 Ynysmaerdy to Talbot Green		Delete Site		PEX Session:		
Policy: CS 8				Map:				Issue: Transportation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text The proposed road will cause severe pollution and excess noise. Backlog of traffic will affect the exit out of Ynysmaerdy (slip road) at peak time, making for dangerous road conditions.	
4 5	Changes sought [blank]	
9 7	Why no previous Representation No information.	
21 11	Why attend Examination? Unless we attend the examination we will not know of any other proposed plans.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan [blank]		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3075.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 685//SSA 10.7		Gwern Heulog, Coed Ely			Delete Site	PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Delete SSA 10.7 from the LDP	
2 3	Representation text I live up the private road just off the main spine road, access is bad at that point and at the main junction, there is just to (sic) much traffic in This area now. Delete SSA 10.7	
4 5	Changes sought The deletion of SSA 10.7	
9 7	Why no previous Representation Did not know.	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The decision to include this site cannot have been formed from a credible (sic) evidence base. The access is constrained in 2003 and still is.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3076.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 726//CS 8.a3						Ynysmaerdy to Talbot Green		Delete Site		PEX Session:			
Policy: CS 8		Map:				Issue: Transportation									
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text I object to the relief road because of the noise and the pollution it will cause as my property is right by the proposed road.	

<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Soundness Tests</i>
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3077.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The site access is dangerous. I object to SSA 10.7	
2 3	Representation text There is to (sic) much traffic on the junction it is now to (sic) heavily used.	
4 5	Changes sought No	
9 7	Why no previous Representation Didnt know about it.	
21 11	Why attend Examination? No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The removal of SSA 10.7, takes away a dangerous issue, even 1 issue is 1 to (sic) many.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3078.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 726//CS 8.a3 Ynysmaerdy to Talbot Green						PEX Session:							
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text The proposed relief road would joint the A4119 at an already congested roundabout. The road at this point changes from dual carriageway to a single carriageway, on a stretch of road that is already notorious as an accident blackspot and on which several fatal car accidents have occurred over the last couple of years. This stretch of road is a bottleneck, particularly during peak periods and access to and from Ynysmaerdy and the royal Glamorgan Hospital, which is already very difficult, would be exacerbated. This proposal would also effectively make Ynysmaerdy a traffic island with increased traffic noise, more pollution and devaluation of house prices.	
4 5	Changes sought By upgrading the already existing forestry road which runs from Talbot Green at Lanelay Road up to the roundabout at Coed Ely, this would effectively bypass and possibly alleviate the existing bottleneck.	
9 7	Why no previous Representation No notification of this proposal has ever been given to the residents of Ynysmaerdy and no notices have ever been placed around the village, thereby affording the residents of Ynysmaerdy the opportunity of voicing their objections. It was only discovered by chance by one of the residents of Ynysmaerdy, through a source other than the Council, and immediately passed on to neighbours on the 22nd March, already 3 days past the original deadline for objections.	
21 11	Why attend Examination? To obtain full details of proposed relief road.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Upgrading the existing forestry road would be more cost effective as it would not be necessary to upgrade the stretch of road between the proposed entry of the relief road at the roundabout on the A4119 and the Coed Ely roundabout (accident black spot) and would also, ease the heavy flow of traffic currently using the A4119 passing Ynysmaerdy and the Royal Glamorgan Hospital.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3079.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	To build on greenfields whe there is so much brownfield here, is wrong. also the access in is dangerous & overcrowded. I object to SSA 10.7 in the list.	
2 3	Representation text	
	To build any more housing here it will look like a Penrhys type as a blot on the landscape, I walk over the other side of the valley and it really does look cramped now, any more build will be well above the skyline.	
4 5	Changes sought	
	Take SSA 10.7 off the list.	
9 7	Why no previous Representation	
	Didnt know about it.	
21 11	Why attend Examination?	
	No	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	I have seen the Assessment 1 report by RCT & think that it is at variance with what his (sic) actually here, The LDP is to improve our lives, this project will not it makes it more dangerous.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3080.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.038					Site: 726//CS 8.a3			Ynysmaerdy to Talbot Green			Delete Site		PEX Session:				
Policy: CS 8		Map:			Issue: Transportation												
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text The Council's proposal of the CS 8.3 new bypass road joining the A4119 at the "second Finnings roundabout" seems to be contrary to common sense. For a number of "peak hours" every day already (Monday - Friday particularly), the traffic hardly moves between those two roundabouts - with vehicles attempting to go from 2 lanes to 1 in that short distance. With the proposed road joining the A4119 at that point, the situation will deteriorate. My comments above refer only to traffic going north. If the other traffic coming south, and wishing the "cross over" to the new CS 8.3 road, is also taken into consideration than the result will be chaotic (and potentially dangerous). If the new road, CS 8.3, joined the A4119 at the next roundabout north (the Coedely roundabout), then the merging of the two streams of traffic would be much smoother and safer. 2. There already exists a Talbot Green bypass - using the A4119 passing Tesco's store. Is another bypass really required? 3. The scheme would deny dog owners from Ynysmaerdy Terrace, and walkers, from using the existing facilities (the old railway line path). Isn't physical exercise a national priority? 4. Negative noise pollution effect - the proposed road would be very close to houses in Ynysmaerdy Terrace - especially no's 22, 23, 24 (and others). 5. Vehicle exhaust pollution effect - to those same householders as mentioned above in 4.	
4 5	Changes sought Either (i) drop the scheme completely (as it is outlined in your delvoepment plan) or (ii) upgrade the road thro the forest (Lanelay - Forest View - Coed Ely roundabout on the A4119 main road). This option would be much safer.	
9 7	Why no previous Representation I was abroad (i.e. not in the UK) from mid November 2008 to end February 2009. I only heard of the proposed CS 8.3 scheme yesterday (from a neighbour). It seems that although the development plan was / is available for study in a very limited number of libraries, no-one in Ynysmaerdy Village appears to have been informed of the proposal, and no-one has seen sight of a notice "advertising" your CS 8.3 proposal (which happens when a householder has applied for plannign permission e.g. to build an extension). Your priorities seem odd.	
21 11	Why attend Examination? Written Representations should be considered by you in any case. I would also wish to attend the examination - if only to hear the Council's responses to the objections / comments made by other people.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>		
20	9			Why changes satisfy Soundness												Give details why the changes you propose will ensure that the Plan	
Please refer to my answer to your question Q5. I included option (i), as there already exists a bypass of Talbot Green - which uses the A4119 (passing the Tesco store). Option (ii) is included because entering the A4119 at the Coed Ely roundabout is much safer and would cause less congestion (of traffic especially during peak hours) than your proposal.																	
<i>Item Question</i>															<i>Reply</i>	Tick box Replies	
3	4			Seek changes? Any changes to be made to the Plan?												Yes	
7	7			Previous Representations? Did you make any previous representations on this issue during the Cons												No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3081.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.052							Site:			PEX Session:							
Policy: AW 7				Map:				Issue: Design									
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Extension of existing "Public Footpath" Westward to make access to countryside more available to walkers from Metrtyr Road, Hirwaun, Llwydcoed.	
2 3	Representation text I wish to see the existing public footpath from Hirwaun to Llwydcoed extended Westward (See map enclosed) to incorporate (SIC) a well used footpath nearer residential areas East of Hirwaun.	
4 5	Changes sought Extend public foot Westward from A465 underpass to Merthyr Rd. along existing pathway. That has been used by Hirwaun residents for generations.	
9 7	Why no previous Representation I contacted various department within RCT 'Public rights of way' environmental etc, with my proposal and maps of my proposal, but received no feedback. I have been putting my proposal forward for a number of months, and do not know why my representation was not aknowledged, unless it fell outside of the remit of the 'Preferred strategy?'	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan P2 Open access (2001) to the Countryside (CROW) C1 Use of land already used by public for recreation CE4 Increased residential development makes my proposal in keeping with new countryside access.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3082.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 726//CS 8.a3 Ynysmaerdy to Talbot Green						PEX Session:							
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The proposed Ynysmaerdy - Talbot Green Relief Road (CS 8.3)	
2 3	Representation text [blank]	
4 5	Changes sought I suggest that the proposed scheme be dropped completely. As joining the roundabout on the A4119. This would create an even more dangerous situation than already exists at this point! There will be not 2 but 3 lanes converging into 1. I am going to be greatly affected by the road which will be leading down from the railway and across the lane which gives access to my home. My property will be greatly devalued by this situation.	
9 7	Why no previous Representation I only heard of the proposed CS8.3 scheme on Saturday 21/03/09 quite by chance. Apparently plans were available in some libraries, but if the Council fails to inform people, how can I comment on them?	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan My reasons have been briefly explained in Q5. Please refer to it.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3084.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038						Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green				Delete Site		PEX Session:	
Policy: CS 8				Map:				Issue: Transportation							
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text 3 EXTRA: ON SEPARATE PAGE. I object to CS 8.3 strongly on grounds, that it would constitute an environmental hazard to residents of Ynysmaerdy. We have been forced by you Councillors to have one dual carriageway in close proximity to the east of the village, and now you propose another right up against my property from the west. With the known links to cancer of such situations, you are proposing to make a death trap for Ynysmaerdy residents.	

<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Soundness Tests</i>
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3085.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038										Site: 726//CS 8.a3 Ynysmaerdy to Talbot Green			PEX Session:			
Policy: CS 8				Map:				Issue: Transportation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text The proposal is not in the interests of well-being of the residents of Ynysmaerdy. And the way it had been implemented has not given them a fair say. More consultation with them is required.	
4 5	Changes sought [blank]	
9 7	Why no previous Representation [blank]	
21 11	Why attend Examination? To ensure that the thoughts of residents are made clear, and that a more thorough understanding of the plans is forthcoming.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Either rethink the plans, or scrap the proposal altogether.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3086.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079						Site:				Settlement Boun		PEX Session:			
Policy: NSA 12				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary To include the area marked red on the attached site plan into the settlement area.	
2 3	Representation text The land forms part of a domestic garden and has housing on 3 sides of the garden. Because it is a large garden it could become very overgrown and become an eyesore.	
4 5	Changes sought To include the land marked red into land for up to four houses.	
21 11	Why attend Examination? No need to attend	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3087.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.089, para.1		Site: 767//NSA 24.6						Coed y Cwm and Grovers Field			PEX Session:				
Policy: NSA 24				Map:				Issue: Environment							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the site being allocated as a green wedge.	
2 3	Representation text The site should be allocated for tourism, or eco-tourism, leisure.	
4 5	Changes sought Amend the defined green wedge (land north - east of Coed -y -Cwm & Grover's Field (Abercynon) to exclude site No. 652 make site 652 a candidate site for tourism related development.	
6 6	Candidate Site Ref No 652	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The potential of the site has been completely overlooked. There is no other site in RCT with direct access on the cycle path that could offer the facilities offered by candidate site 652. The proposed development is forward thinking and represents the future of tourism in the U.K.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3087.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.089		Site: 767//NSA 24.6		Coed y Cwm and Grovers Field		New Site		PEX Session:							
Policy:		Map:		Issue: Policy Omission											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the site being allocated as a green wedge.	
2 3	Representation text The site should be allocated for tourism, or eco-tourism, leisure.	
4 5	Changes sought Amend the defined green wedge (land north - east of Coed -y -Cwm & Grover's Field (Abercynon) to exclude site No. 652 make site 652 a candidate site for tourism related development.	
6 6	Candidate Site Ref No 652	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The potential of the site has been completely overlooked. There is no other site in RCT with direct access on the cycle path that could offer the facilities offered by candidate site 652. The proposed development is forward thinking and represents the future of tourism in the U.K.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3088.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 726//CS 8.a3						Ynysmaerdy to Talbot Green			PEX Session:				
Policy: CS 8				Map:				Issue: Transportation							
Summary:															

Item	Question	Reply	Soundness Tests
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road		Representation Text
2 3	Representation text (blank)		
4 5	Changes sought (blank)		
21 11	Why attend Examination? (blank)		
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan NO. I only heard about the plans from a neighbour and that was on the 22.3.09. Why didn't we have a letter.		
3 4	Seek changes? Any changes to be made to the Plan?	Yes	Tick box Replies

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3089.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079							Site:		Settlement Boun PEX Session:							
Policy: NSA 12				Map:			Issue: Settlement Boundary									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Inclusion of part of former girls school playing field in the Abernan (SIC) / Plasdraw urban area	
2 3	Representation text Inclusion of part of former girls school playing field in the Abernan (SIC) / Plasdraw urban area The site is prone to flooding and would be use less for residnetial (SIC) development	
4 5	Changes sought Deletion of that part of the girls school former playing field from the plan on deposit.	
9 7	Why no previous Representation Not necessary at the time.	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan They will ensure that the status quo stays and that the land will remain as a green wedge between the Abernant / Plasdraw and Cwmbach urban areas.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3090.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Delete Site		PEX Session:					
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text I am concerned that an area of congestion between the roundabout accessing the Royal Glam Hospital and the next roundabout will be made worse - an existing bottle neck will be worse. Making access to and from the village worse, creating problems for emergency vehicles leaving the hospital. An increase in noise and pollution to the village made worse by the inevitable queuing of traffic at the roundabout by the Fire Headquarters. Loss of recreational land, disturbance to wildlife. LOSS OF PROPOSED RAMBLING / cycling path to the area in question.	
4 5	Changes sought Rerouting of road, to minimise impact to village, possible using Forestry road, this would be more cost effective and less intrusive to the village and an overall safer option!	
9 7	Why no previous Representation We were not aware of the proposal until 23/03/09. This is of great concern as this is something the residents of Ynysmaerdy should have been made aware of.	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan P1 - residents of Ynysmaerdy not notified or consulted. P2 - RCT has no evidence of this. C2 - Government's healthy living policy. CE2 - The road is ill-conceived, causing a bottleneck and backlog, creating danger to life and health. CE4 - If traffic builds up there is no alternative, plus the authority have offered no information to how changes will be dealt with.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3091.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108						Site:				Settlement Boun		PEX Session:			
Policy: SSA 13				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary We wish to being our property & garden within the settlement boundary	
2 3	Representation text For property and garden marked in red on the map attached (ie. Garthlyn) to be brought within the settlement boundary	
4 5	Changes sought For Garthlyn and garden to be brought within the settlement boundary	
9 7	Why no previous Representation Not a strategic matter	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Inclusion of my property within the settlement boundary will give more flexibility to deal with possible future planning applications		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3092.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Delete Site		PEX Session:								
Policy: CS 8		Map:		Issue: Transportation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text I totally object to the plan for CS 8.3, as this will create an excessive flow of traffic, especially at peak times. Also this will totally ruin the local wildlife, of which are many sets of badgers, which I believe are a protected species.	
4 5	Changes sought Proper consideration to be given to the residents of YNYSMAERDY, and for due consideration to be given to the consequences this road will bring.	
9 7	Why no previous Representation No-one in the village of Ynysmaerdy was informed of the renewed plans for this road.	
21 11	Why attend Examination? To hear the exact comments of the council & to voice the opinion of myself and family.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Please see my answer to Q4 (sic).		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3093.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Delete Site		PEX Session:					
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text The proposed route of the bypass has a substantive adverse effect on properties around Lanelay Hall before the road links to the roundabout. While the principle of the proposal is fine, it should not be at the expense of households on the route.	
4 5	Changes sought Relocation of the route of the proposed relief road as indicated on the attached plan, which would produce the same end result without compromising the quality of life of some residents of the area, who have already had to put up with the road being used as a rat run for many years.	
9 7	Why no previous Representation Was not aware of the consultation process being undertaken at the time.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The current proposed route would appear not to have detailed examination of the physical environment through where it passes, as to produce a road fit for the purpose it is designed would require the demolition of properties on its route, where as the use of the alternative route would mitigate that requirement while also reducing costs and disruption of the implementation of the road.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3094.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038						Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green				Delete Site		PEX Session:	
Policy: CS 8				Map:				Issue: Transportation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text I object to this plan on environmental and added pollution grounds. Plus EXTRA BOTTLENECKS on SINGLE carriageway from Finnings roundabout A4149 (sic). The priority should be to dual this road. We have already has 3 fatalities in last few years, on this stretch of road.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3095.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Delete Site		PEX Session:								
Policy: CS 8		Map:		Issue: Transportation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text Our garden backs directly onto the old railway line and the house itself is no more than 30' away from our boundary which is the route of the proposed Ynysmaerdy to Talbot Green Relief Road. We currently use the old line to walk with the family and enjoy the scenery and peacefulness of this. Only a year ago, the Council were attempting to establish and walk/cycle track on the old line, linking into the picnic area in the forestry. This seems to have grown into a road and cycle track. Please tell me where you now expect us to walk as a family which is safe for the children as we will be surrounded by 2 busy roads and a hospital. I thought that it was a big initiative of the Government to promote healthy lifestyles, please tell me where you now expect us to take our exercise when we have to cross very busy roads, taking our lives in our hands every time. As we live so close to the proposed road, I am very concerned with the noise and air pollution as we already have a tremendous amount from the current road at the front of the village. You could erect a so-called noise reduction concrete wall, but this would not stop all the noise or any of the pollution, this would then cause a reduction in light and an eye saw [sic] as we currently look out over trees and a field. Talbot Green already has a by-pass passing the Matalan complex so I would have thought this would be sufficient as what little businesses are still in Talbot Green itself rely on some passing trade. The problems in Talbo Green are from the motorway to the Matalan roundabout and not any further until you reach Ynysmaerdy where a dual carriageway merges into a single road. If another entrance is created on this road, I am sure more congestion would arise, and also the risk to even more people's lives. The Fire Service has now moved into the factory directly off this roundabout and would also find it difficult to navigate the road system at certain times. There is a queue of traffic as the lights in Talbot at about 5pm but only then. We already have trouble getting out of our own village with the hospital traffic and ambulances. The new road would add even more pressure on the already overcrowded roads in the area and the backlog of traffic queuing at busy times would be tailing back at the back of our houses with even more exhaust fumes being pumped out. Cities are trying to reduce the amount of impurities in the air, so why decide to go ahead with a scheme that would pollute even more of a semi-rural setting which would affect wildlife in the area as well as humans.	
4 5	Changes sought The proposed Ynysmaerdy to Talbot Green relief road taken out of the plan.	
9 7	Why no previous Representation We, as a village, were not aware of any proposed schemes that would affect us directly, I would have thought that if this were the case, either a notice would have been posted or letter sent to the houses concerned.	
21 11	Why attend Examination? To find out what other reasons may arise from this consultation.	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc		

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
11	8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?													
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?													
19	8	CE4 Test? Not flexible to deal with changing circumstances? Yes													
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan													
P1 - we were totally unaware of any consultation. P2 - no environmental assessment has been carried out. C2 - I though national policies included exercise NOT pollution. CE2 - no other alternative has been suggested. CE4 - Further traffic congestion could not be handled with this proposal.															
<i>Item Question</i>										<i>Reply</i>		Tick box Replies			
3	4	Seek changes? Any changes to be made to the Plan? Yes													
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons No													

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3096.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Objections to housing being built on Gellwiron (sic).	
2 3	Representation text Danger to our houses on unstable ground Danger to all padestrian (sic) who contantly (sic) walk No provitions (sic) for pavements Danger already (sic) for school children Privity (sic) aspect being overbearingly (sic) overlooked No local facilities	
4 5	Changes sought Removed compltely (sic) from the plan	
9 7	Why no previous Representation Didn't know anything that's going on. Everyone in our street and surrounding area would be dead against these plans. The notices that have been put on two lampost which nobody have read because nobody walks past them are an absolute joke. Nobody can understand them and that obviosly (sic) for a reason, to get no objections but there would be 100's of objections.	
21 11	Why attend Examination? Definatley (sic) wish to attend as this will directly affect myself. And I am passionate about these plans not going ahead	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3096.D2			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033				Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:					
Policy: CS 4		Map:		Issue: Housing Requirement											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Objections to housing being built on Gellwiron (sic)	
2 3	Representation text Danger to our houses on unstable ground Danger to all pedestrian (sic) who constantly (sic) walk No provisions (sic) for pavements Danger already (sic) for school children Privacy (sic) aspect being overbearingly (sic) overlooked No local facilities	
4 5	Changes sought Removed completely (sic) from the plan	
9 7	Why no previous Representation Didn't know anything that's going on. Everyone in our street and surrounding area would be dead against these plans. The notices that have been put on two lamppost which nobody have read because nobody walks past them are an absolute joke. Nobody can understand them and that obviously (sic) for a reason, to get no objections but there would be 100's of objections.	
21 11	Why attend Examination? Definitely (sic) wish to attend as this will directly affect myself. And I am passionate about these plans not going ahead	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3097.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.079		Site: 219/218 Windsor Terrace, Allotments						Settlement Boun				PEX Session:			
Policy: NSA 12				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	I object to the statement that the site provides an important community facility being included in the Draft Proposals.	
2 3	Representation text	
	The site is in private ownership and must not be considered as a community facility. In recent years the area has been the subject to numerous incidents of vandalism, anti-social behaviour activities and reports of considerable vermin infestations. The Management struggle to keep the area in good order and with the lack of interest in this facility, it is anticipate that this situation will deteriorate further. Photographic evidence of this is attached. The situation is further compounded by many shareholders being elderly and now consider the area suitable for residential development or other usage.	
4 5	Changes sought	
	I would like to see the statement that it is an important community facility in a built-up area being removed.	
6 6	Candidate Site Ref No	
	218.	
8 7	Previous Representation No	
	12.2.5 - 218	
21 11	Why attend Examination?	
	It may be possible to address any concerns / comments the Inspector may have directly at the time, without the need for protracted exchange of correspondence.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The stand-alone parcel of land should be assessed separately from that area highlighted on the plan, namely the candidate site 218, as this land is being proposed due to it being in private ownership, via the alternative sites route.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3097.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.054		Site: 219/218 Windsor Terrace, Allotments						PEX Session:								
Policy: AW 8		Map:						Issue: Environment								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	I object to our parcel of land being considered a Designate SINC. The SINC status relates to land in RCT ownership, which has inadvertently been considered in conjunction with our parcel of land.	
2 3	Representation text	
	I object to a SINC status being applied to a working garden in private ownership. There is NO evidence or documentation to support the SINC status on our land.	
4 5	Changes sought	
	I would like the SINC status removed from our parcel of land.	
6 6	Candidate Site Ref No	
	218.	
8 7	Previous Representation No	
	12.2.5 - 218	
21 11	Why attend Examination?	
	It may be possible to address any concerns / comments the Inspector may have directly at the time, without the need for protracted exchange of correspondence.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The stand-alone parcel of land should be assessed separately from that area highlighted on the plan, namely candidate site 218, as this land is being proposed, due to it being in private ownership, via the Alternative Sites route.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3097.D3			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.079		Site: 219/218 Windsor Terrace, Allotments						Settlement Boun				PEX Session:			
Policy: NSA 12				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the statement that the site is in the countryside and unrelated to an existing settlement.	
2 3	Representation text The attached OS Sheet extract clearly depicts the close proximity of local residential housing which borders the site on three sides. We feel that any residential development in this area would be a Natural Extension of the existing settlement.	
4 5	Changes sought I would like to see the statement "That the area is in countryside and unrelated to an existing settlement" removed from the LDP.	
6 6	Candidate Site Ref No 218.	
8 7	Previous Representation No 12.2.5 - 218	
21 11	Why attend Examination? It may be possible to address any concerns / comments the Inspector may have directly at the time, without the need for protracted exchange of correspondence.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The stand-alone parcel of land should be assessed separately from that area highlighted on the plan, namely candidate site 218, as this land is being proposed, due to it being in private ownership, via the Alternative Sites route.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3097.D4			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.077		Site: 219/218 Windsor Terrace, Allotments						New Site		PEX Session:					
Policy: NSA 9				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the statement that the site is subject to access constraints.	
2 3	Representation text We appreciate that our land is not immediately adjacent to an Adopted Highway, but we feel that there are at least 3 access points which may be considered for access usage.	
4 5	Changes sought I would like to see the statement of "the site being subject to access constraints" being removed.	
6 6	Candidate Site Ref No 218.	
8 7	Previous Representation No 12.2.5 - 218.	
21 11	Why attend Examination? It may be possible to address any concerns / comments the Inspector may have directly at the time, without the need for protracted exchange of correspondence.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The stand-alone parcel of land should be assessed separately from that area highlighted on the plan, namely candidate site 218, as this land is being proposed, due to it being in private ownership, via the Alternative Sites route.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3097.D5			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.077		Site: 219/218 Windsor Terrace, Allotments						New Site		PEX Session:					
Policy: NSA 9				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	I draw your attention to the land boundary depicted on RCT's candidate site plan. RCT include land not in their ownership in their submission, and I confirm that the parcel of land highlighted in pink on plan is in private ownership and should be assessed separately.	
2 3	Representation text	
	I attach correspondence which clarifies the land boundary error and also highlight land in our ownership which should be considered separately for inclusion in the LDP.	
4 5	Changes sought	
	I would like the area highlighted pink on the attached to be included within the LDP, carrying the status of "Residential Development".	
6 6	Candidate Site Ref No	
	218.	
8 7	Previous Representation No	
	12.2.5 - 218	
21 11	Why attend Examination?	
	It may be possible to address any concerns / comments the Inspector may have directly at the time, without the need for protracted exchange of correspondence.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The stand-alone parcel of land should be assessed separately from that area highlighted on the plan, namely candidate site 218, as this land is being proposed, due to it being in private ownership, via the Alternative Sites route.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3098.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 679//SSA 10.1		Cefn Lane, Glyncoch		Delete Site		PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1	2	Issue Summary I object to the housing allocation.
2	3	Representation text Please see attached supporting documentaion (SIC) The LDP Team Rhondda Cynon Taff County Borough Council Level 5, Ty Pennant, Catherine Street Pontypridd, CF37 2TB 22nd. February 2009 Ref: Proposed Development of land at the top of Cefn Close (SSA10.1) Question 3 To whom it may concern, I object to the plans to build on the 1.2 hectare site situated at the top of Cefn Close. Cefn Close is a secluded cul de sac which was built to house some 84 properties with limited vehicle access. As a resident of the close and as a parent I feel that the plans to build circa 30 "affordable homes" would dramatically change Cefn Close as it is today. There are many families with children ranging all ages who are safe whist (SIC) they play in the cul de sac.I belive that if the plans to build these houses were to be accepted then the safety of the children would be jeopardised. Heavy traffic moving to and from the site would pose a significant threat to the children and indeed the elderly within the close. When I purchased my home I was not advised of any plans to build additional properties in the surrounding area. Creating an additional 30 houses in this are seems to be pointless? There is more than this number of properties less than 500 meters (SIC) away from the site of which are boarded up and currently not in use? I would appreciate your consideration of my concerns Yours Faithfully

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
4	5			Changes sought												
I would like the site to be removed as a housing allocation.																
9	7			Why no previous Representation												
I was not aware of any plans to build housing at the top of Cefn Close.																
There were no obvious signs displayed.																
21	11			Why attend Examination?												
N/A.																

Item	Question	Reply	Soundness Tests
17	8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Plan as it stands does not make the site reasonable. It is unsuitable for development. Please remove from the plan as I feel the site is unsuitable. When the site is removed from the plan my concerns will be addressed.	

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

3098.D2 O W M

Document: Deposit Draft, p.106 Site: 679//SSA 10.1 Cefn Lane, Glyncoch Delete Site PEX Session:

Policy: SSA 10 Map: Issue: Housing Allocation

Summary:

Item	Question	Reply	Representation Text	Tick box Replies
1	2	Issue Summary	I object to the housing allocation policy in this plan.	
2	3	Representation text	I object to the housing site as this is a peaceful, safe cul-de-sac, and can barely cope with the amount of cars that are currently here. We don't want works traffic endangering the children and worry about the clientelle (SIC) that "Affordable Housing" will attract	
3	4	Seek changes? Any changes to be made to the Plan?		No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3099.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108							Site:		Settlement Boun PEX Session:							
Policy: SSA 13				Map:			Issue: Settlement Boundary									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
We wish to extend the settlement boundary as proposed in the new development plan to include the proposed candidate site for the building of two houses only.		
2 3	Representation text	
The candidate site is 0.2 Ha and is owned by as part of two fields he purchased in 1982 in order to build a house for each of his two daughters. An access road is to be constructed as shown on the enclosed location plan.		
4 5	Changes sought	
To amend the proposed settlement boundary as shown on enclosed location plan, to include 0.2 Ha of land adjoining land in the ownership of Mr D Davies.		
9 7	Why no previous Representation	
Our representation is a site specific issue and it was not considered to be appropriate to raise it at the Preferred Strategy stage.		
21 11	Why attend Examination?	
In order to fully represent the case to include 0.2 hectares in the settlement plan as part of a residential area and to ensure the case is considered fairly by the inspector.		

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3100.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 679//SSA 10.1		Cefn Lane, Glyncoch		Delete Site		PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1	2	Issue Summary I object to the housing allocation.
2	3	Representation text Please see attached supporting documentaion (SIC) The LDP Team Rhondda Cynon Taff County Borough Council Level 5, Ty Pennant, Catherine Street Pontypridd, CF37 2TB 22nd. February 2009 Ref: Proposed Development of land at the top of Cefn Close (SSA10.1) Question 3 To whom it may concern, I object to the plans to build on the 1.2 hectare site situated at the top of Cefn Close. Cefn Close is a secluded cul de sac which was built to house some 84 properties with limited vehicle access. As a resident of the close and as a parent I feel that the plans to build circa 30 "affordable homes" would dramatically change Cefn Close as it is today. There are many families with children ranging all ages who are safe whist (SIC) they play in the cul de sac.I belive that if the plans to build these houses were to be accepted then the safety of the children would be jeopardised. Heavy traffic moving to and from the site would pose a significant threat to the children and indeed the elderly within the close. When I purchased my home I was not advised of any plans to build additional properties in the surrounding area. Creating an additional 30 houses in this are seems to be pointless? There is more than this number of properties less than 500 meters (SIC) away from the site of which are boarded up and currently not in use? I would appreciate your consideration of my concerns Yours Faithfully

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
4	5			Changes sought											
				I would like the site to be removed as a housing allocation											
9	7			Why no previous Representation											
				I was not aware of any plans to build housing at the top of Cefn close. (SIC)											
				There were no obvious signs displayed.											
21	11			Why attend Examination?											
				N/A											
<i>Item Question</i>										<i>Reply</i>		Soundness Tests			
17	8			CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?											
				Yes											
20	9			Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan											
				Plan as it stands does not make the site reasonable. It is unsuitable for development. Please remove from the plan as I feel the site is unsuitable. When the site is removed from the plan my concerns will be addressed.											
<i>Item Question</i>										<i>Reply</i>		Tick box Replies			
3	4			Seek changes? Any changes to be made to the Plan?											
				Yes											
5	6			Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit											
				No											
7	7			Previous Representations? Did you make any previous representations on this issue during the Cons											
				No											

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3101.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038						Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green				Delete Site		PEX Session:	
Policy: CS 8				Map:				Issue: Transportation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text Traffic, noise, pollution.	
4 5	Changes sought If bypass required, upgrade forest road.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3103.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.077		Site: 667//NSA 9.17						Mace Lane, Treorchy			PEX Session:					
Policy: NSA 9				Map:				Issue: Housing Allocation								
Summary:																

<i>Item Question</i>															Representation Text	
1	2	Issue Summary														
Access via Mace Lane to the site.																
2	3	Representation text														
The hill leading from Kenry Street to Mace Lane and Mane Lane itself are private roads maintained by the residents																
4	5	Changes sought														
Remove access through Mace Lane to the site.																
9	7	Why no previous Representation														
Unaware of the proposal, and was not informed by the Council that this would be a consideration.																
<i>Item Question</i>															Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?													Yes	
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3104.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 679//SSA 10.1		Cefn Lane, Glyncoch		Delete Site		PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1	2	Issue Summary I object to the housing allocation.
2	3	Representation text Please see attached supporting documentaion (SIC) The LDP Team Rhondda Cynon Taff County Borough Council Level 5, Ty Pennant, Catherine Street Pontypridd, CF37 2TB 22nd. February 2009 Ref: Proposed Development of land at the top of Cefn Close (SSA10.1) Question 3 To whom it may concern, I object to the plans to build on the 1.2 hectare site situated at the top of Cefn Close. Cefn Close is a secluded cul de sac which was built to house some 84 properties with limited vehicle access. As a resident of the close and as a parent I feel that the plans to build circa 30 "affordable homes" would dramatically change Cefn Close as it is today. There are many families with children ranging all ages who are safe whist (SIC) they play in the cul de sac.I belive that if the plans to build these houses were to be accepted then the safety of the children would be jeopardised. Heavy traffic moving to and from the site would pose a significant threat to the children and indeed the elderly within the close. When I purchased my home I was not advised of any plans to build additional properties in the surrounding area. Creating an additional 30 houses in this are seems to be pointless? There is more than this number of properties less than 500 meters (SIC) away from the site of which are boarded up and currently not in use? I would appreciate your consideration of my concerns Yours Faithfully

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
4	5															Changes sought I would like the site to be removed as a housing allocation
9	7															Why no previous Representation I was not aware of any plans to build housing at the top of Cefn close. (SIC) There were no obvious signs displayed.
21	11															Why attend Examination? N/A.

Item	Question	Reply	Soundness Tests
17	8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Plan as it stands does not make the site reasonable. It is unsuitable for development. Please remove from the plan as I feel the site is unsuitable. When the site is removed from the plan my concerns will be addressed.	

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

3105.D1 O W M

Document: Deposit Draft, p.038 Site: 726//CS 8.a3 Ynysmaerdy to Talbot Green Delete Site PEX Session:

Policy: CS 8 Map: Issue: Transportation

Summary:

Item	Question	Representation Text
1	2	Issue Summary Ynysmaerdy - Talbot Green Relief Road
2	3	Representation text If this goes ahead the traffic will be so severe. We have to give way to hospital traffic and with more traffic build-up, we will never get out of the village.

Item	Question	Reply	Soundness Tests
11	8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	
17	8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	
19	8	CE4 Test? Not flexible to deal with changing circumstances?	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3106.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Delete Site		PEX Session:					
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text [blank]	
4 5	Changes sought I suggest the scheme be dropped, since the roundabout you propose joining to on the A4119 is already very dangerous & has cost several lives, because 2 lanes have to merge into 1. It may be better to use the Lanelay to Coed Ely forest route!	
9 7	Why no previous Representation I only heard of the proposed CS8.3 scheme on Saturday 21.03.09. It seems that the development plan was available in a limited number of libraries. No-one in the village of Ynysmaerdy was informed of this scheme. Normally notices are either distributed to householders or advertised in a prominent place that people can see!	
21 11	Why attend Examination? [NB Written reps are ticked at Q10.] I would wish to attend the examination to hear the Council's response to objections and comments made by other people.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Please refer to Q5, where my reasons have been explained.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3107.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 679//SSA 10.1		Cefn Lane, Glyncoch		Delete Site		PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item Question

Representation Text

1 2 Issue Summary
I object to the housing allocation.

2 3 Representation text
Please see attached supporting documentaion (SIC)

The LDP Team
Rhondda Cynon Taff County Borough Council
Level 5, Ty Pennant, Catherine Street
Pontypridd,
CF37 2TB

22nd. February 2009

Ref: Proposed Development of land at the top of Cefn Close (SSA10.1)

Question 3

To whom it may concern,

I object to the plans to build on the 1.2 hectare site situated at the top of Cefn Close.

Cefn Close is a secluded cul de sac which was built to house some 84 properties with limited vehicle access. As a resident of the close and as a parent I feel that the plans to build circa 30 "affordable homes" would dramatically change Cefn Close as it is today.

There are many families with children ranging all ages who are safe whist (SIC) they play in the cul de sac.I belive that if the plans to build these houses were to be accepted then the safety of the children would be jeopardised. Heavy traffic moving to and from the site would pose a significant threat to the children and indeed the elderly within the close.

When I purchased my home I was not advised of any plans to build additional properties in the surrounding area.

Creating an additional 30 houses in this are seems to be pointless? There is more than this number of properties less than 500 meters (SIC) away from the site of which are boarded up and currently not in use?

I would appreciate your consideration of my concerns

Yours Faithfully

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
4	5			Changes sought											
				I would like the site to be removed as a housing allocation.											
9	7			Why no previous Representation											
				I was not aware of any plans to build housing at the top of Cefn close. (SIC)											
				There were no obvious signs displayed.											
21	11			Why attend Examination?											
				N/A.											

Item	Question	Reply	Soundness Tests
17	8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Plan as it stands does not make the site reasonable. It is unsuitable for development. Please remove from the plan as I feel the site is unsuitable. When the site is removed from the plan my concerns will be addressed.	

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3108.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Delete Site		PEX Session:							
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text The proposed highway will run along my property. I am concerned about vibration, noise and pollution and loss of view. If the proposed plan goes ahead, it will mean that the A4119 to the east and the proposed road to the west both being close, so there will be double the noise and pollution.	
4 5	Changes sought The proposed plan NOT to go ahead at all. To use the existing forestry road from Lanelay road to Coed Ely, or use the monies to open a road from the roundabout (Pay As you View) to Coed Ely.	
9 7	Why no previous Representation As no notification was given to the village. Nothing posted in notice board or on any telegraph pole.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3109.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:Delive Agt Revision, p.108				Site: 308/307		Celyn Farm		Settlement Boun		PEX Session:					
Policy: SSA 13				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to this field being used for houses.	
2 3	Representation text Loss of footpath and Greenfield.	
4 5	Changes sought Remove from Development Plan.	
9 7	Why no previous Representation Was informed by landowner that he had no intention of building on this field.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan I disagree with several items on Stage 1 Assessment.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3110.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the above referred candidate site being included in your housing allocation proposals within the RCT Local Development Plan	
2 3	Representation text A housing estate network on this proposed site would hugely exacerbate (sic) an already (sic) overloaded road system at its Llenfaie/ Llanween (sic) Rd junction at any time of day and widening Gelliwion Lane would only create a bottleneck with major problems at busy times.	
4 5	Changes sought Removal of this proposed site from the housing allocation plan	
9 7	Why no previous Representation Not aware of such a process	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3112.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077		Site: 667//NSA 9.17						Mace Lane, Treorchy			PEX Session:				
Policy: NSA 9		Map:			Issue: Housing Allocation										
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Access through Mace Lane	
2 3	Representation text Mace Lane is a private Rd, paid for and maintained by the residents of Mace Lane	
4 5	Changes sought The removal of Mace Lane as an access road.	
9 7	Why no previous Representation Because it has only just come to my notice.	
21 11	Why attend Examination? So that I can be sure that all the issues are aired.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3113.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 26		Map:		Issue: Minerals											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Craig tr Hesg Quarry	
2 3	Representation text My family and I are worried about the possible impact on houses and the Cefn Primary School if the quarry is allowed to move any nearer to Glyncoch and The Cefn.	
4 5	Changes sought That the quarry not be allowed to even consider moving to within 200 metres from the houses/school.	
9 7	Why no previous Representation At 11.30 am on Monday 16.3.09 and 11.15 am on Monday 23.3.09 these were very loud blasts in the quarry which caused shaking and booming in the house - possibly causing damage on a cumulative basis.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will reduce the possibility of structural damage to houses and the school.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3114.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077		Site: 667//NSA 9.17 Mace Lane, Treorchy						PEX Session:							
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Access via Mace Lane to the site.	
2 3	Representation text The hill leading from Kenry Street to Mace Lane and Mace Lane itself are private roads maintained by the residents.	
4 5	Changes sought Remove access through Mace Lane to the site.	
9 7	Why no previous Representation Unaware of the proposal. Was not informed by the Council that this would be a consideration.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3115.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document: Deposit Draft, p.106		Site: 696//SSA 10.18 Gelliwion Reclamation, Pontypridd						Delete Site				PEX Session:			
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text I object to the housng site because it floods, because housing would spoil the natural beauty of the area and impact on the wildlife in the area	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3116.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.052				Site:				PEX Session:							
Policy: AW 7				Map:				Issue: Design							
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1	2	Issue Summary
<p>I would like horse riders to be considered in the new development plan. I would like them to be given the same consideration when developing off road access as cyclists and walkers. The new local development plan should link with the new Rights of Way Improvement Plan which identifies a lack of provision for horse riders in the county and for the need for new provision to be developed.</p>		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
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2 3 Representation text

Horses are not allowed to access walkways and cycle-routes (unless by agreement) but all users can access a bridleways. According to the National Equine Database there are 3500 horses registered in RCT but the number of dedicated bridleways is extremely low so horse riders are forced to rely on other routes.

The issue in RCT is that many routes that have been traditionally used by horse riders to stay safe and off the road are now being allocated as cycle routes and barriers are being erected to stop motorbikes, which also stop horse riders from using the routes.

Briars Bridleways (www.briarsbridleways.co.uk) has been working with the RCT Council parks and countryside department to ensure that suitable barriers are put up that are usable by both horses and cyclists. There is an argument for horse riders to upgrade these routes to bridleways if access is taken away as the majority of routes have been used for over 20 years. This will increase the workload of the rights of way department and is completely unnecessary if there is a joined up approach between department, consultation and consideration with horse riders, and links between other strategies i.e. RCT Rights of Way Improvement plan.

Simple inexpensive options/alterations will make a big difference to horse riders such as including a horse step by the side of K-Frame barrier which will allow horse riders to continue to access the small routes that provide links between longer routes.

Horse riding is a healthy pastime that is known to control weight, build healthy bones and muscles, reduce the risk of heart disease, diabetes, cancer and premature death through promoting an active lifestyle. Riding and caring for horses is known to improve self esteem, stress, anxiety & depression. According to Weight Watchers one hour horse riding actually burns more calories than an hour of aerobics. With the obesity problems in the country surely all outdoor activities should be promoted not just cycling.

There is also a safety issue for horse riders when riding on the road. Motorists find horse riders a nuisance. Briars Bridleways are in the process of conducting a road safety survey for horse riders. Please find link to a report from the first batch of responses <http://app.sgizmo.com/reports/37098/104893/UE4SW2J3H3F5JO2Z1LV4UXP47G569G/?ts=1237979348> I will make a final report available when the survey has been completed.

You will notice that from the first 44 responses

54.55% of people ride on the road weekly, & 29.55% daily. In the main they have to ride on the road to access off road riding, but 31.82% have no access to off road riding.

Nine of the 44 respondents (a staggering 20%) have been involved in a road traffic accident whilst horse riding. plus 68% of total respondents have had near misses and 75% of total respondents have been verbally or physically (hand gestures, objects thrown etc) abused whilst riding.

The majority of people have asked for better off road riding facilities

These are just a few of the comments from the questionnaire:

My horse was hit from behind by an impatient van driver; I ended up in hospital with a fractured spine and was unable to ride for two years. The driver was taken to court and charged with driving without due care and attention.

A car was coming up behind and didn't have enough room to pass me as another car was oncoming so it caught my horses hock (back leg).

Hit by car when horse 'shied' (i.e. panicked / jumped away from whatever it was frightened of) 1 metre into road.

Waved down woman driver who was driving towards me very fast; she shouted abuse and drove past, hardly slowing at all.

Local driver came down hill from her home. Tried to pass myself & horse instead of waiting for wider area 100 yards down lane. My horse panicked at being pushed into hedge and swung towards the car. The car ended up in a ditch

Turning left at a junction with a car behind waiting to go straight on. Car came down hill towards us going too fast, slammed brakes on when they saw us causing gravel to fly up. My horse reversed at

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
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speed narrowly missing the car behind us by which point was moving forwards. Plus more and more as boy racers and large lorries use lanes as a short cut though.

On a weekly basis I am sworn at (usually two finger salute) by the boy racers who use the lanes and refuse to slow down. The workers who use it as a cut through at rush hour are just as bad and I've had engines revved behind my horse. I've had things thrown out of the window & verbal abuse and this is supposed to be fun!!! A group of about twelve motorcyclists came up behind me and stopped because my horse was upset. One of them decided to race past causing my horse to take fright. Fortunately the others stayed back.

Every time I go riding there is a new barrier or fence put up where I have ridden for years, there is a total lack of consideration for horse riders when these barriers are put up

Surely the council has a moral obligation to keep people safe whilst pursuing their pastime? Why should walkers and cyclists have access to safe off road routes but not horse riders? I am forced to ride on a 60mph road for approx 2 miles to access my nearest off road riding, on the same road there is a livery yard and a riding school, which were given planning permission by RCT Council!

Adjoining counties have been developing rights of ways to include horse riders and are working to develop joined up routes between counties. There are tourism and business development opportunities associated with horse riding such as horse trekking businesses, the opportunity to develop long distance horse routes with the utilisation of local pubs/hotels to provide bed and breakfast for horse riders. These routes if developed could also be utilised by walkers and cyclists creating a holiday that can be enjoyed by all the family. The Brecon Beacons National Park has done this with some success <http://www.horseridingbreconbeacons.com/about-the-national-park>

Caerphilly County Borough Council was awarded in London for it's efforts to provide bridleways and safe off road riding. RCT Council is the only council preventing horse riders from using the Taff Trail.

Studies recently conducted by the British Horse Society and the Association of British Riding Schools show that the credit crunch has had little or no effect on people attending riding schools and trekking centres and in some cases business has increased.

With a little bit of foresight this could be beneficial to the economy in RCT, especially important in the current economic climate.

A handful of useful statistics in relation to Horse riding in UK is provided below.

USEFUL STATISTICS TO PUT HORSE RIDING IN CONTEXT WITH CYCLING :HORSE RIDING CYCLING

British Horse Society (BHS) Membership UK:67,757

British Cycling (BC) Membership UK:18,400

BHS:- Riding Club Membership: 38,500 - Affiliated Bridleways Associations: 140 - BHS Approved Establishments: 964 of which 293 are BHS Approved Livery Yards. - Registered instructors: 2,412

BC:- 1,200 clubs affiliated - 10,000 full racing licence holders -approx 850 members are coaches -approx 1,200 licence holders are MTB riders -approx 1,900 members participate in Cyclo-Cross events -approx 600 of our licence holders are BMX riders -approx 600 our members are Cycle Speedway riders

Percentage of the UK population who regularly horse ride (2005/06): 7% (or 4.3Million)

Percentage of the UK population who regularly cycle (2007): 10% (or 6 million)

Economic revenue from horse riding:

£4 billion on horses and riding ·

£417 million on buying horses ·

£732 million on lessons with 35 million paid-for riding lessons taking place every year (source: BETA National Equestrian Survey 2005/6)

Economic revenue from cycling: ?

Therefore, this identifies that horse riding is also prolific and should therefore be given the same weighting as cycling when considering access / new routes etc.

We are not opposed to cycling, we just want the same treatment given to horse riders.

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4	5			Changes sought											
<p>To consider equestrians when developing rights of way, a joined up approach between council departments and better consultation with horse riders in RCT through groups such as Briars Bridleways and Ynysybwl Riding Club.</p> <p>Links with the RCT Rights of Way Improvement plan</p> <p>Equestrians and horse riding to be considered equally with walking and cycling as valid healthy, outdoor activities.</p> <p>The safety concerns of horse riders be taken seriously and not ignored.</p> <p>Development of long distance routes for tourism and encouraging new business.</p> <p>The consideration of appropriate materials usage when constructing new paths which are access to all, or specifically for horses.</p>															

9	7			Why no previous Representation											
<p>The BHS or Briars Bridleways were not directly consulted, I was not aware of the preferred strategy consultation.</p>															

<i>Item</i>	<i>Question</i>	<i>Reply</i>	Soundness Tests
12	8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes
16	8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan	
<p>C1 Needs to consider all stakeholders in the ROWIP (which recognises the needs of the large number of horse riders in Rhondda-Cynon-Taf), and not just cyclists and walkers.</p> <p>CE 1 Neighbouring authorities are planning cross-border equestrian routes to benefit local riders and enhance tourism.</p> <p>CE 2 So that it will come into line with the ROWIP for the County which recognises the needs of the large number of horse riders in Rhondda-Cynon-Taf</p>			

<i>Item</i>	<i>Question</i>	<i>Reply</i>	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3117.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033										Site: 696//SSA 10.18 Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:		
Policy: CS 4				Map:				Issue: Housing Requirement								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Objection to housing proposal adjacent to Gelliwion Road	
2 3	Representation text Environmental hazard due to poor drainage and unsuitable access. Safety issue for myself and my family gaining access to my property, due to increased volume of traffic	
4 5	Changes sought Take it to a more suitable location	
9 7	Why no previous Representation I was not aware of the consultation in question. I presume, therefore, that it was not very well publicised, in order to give people a fair chance to express their views	
21 11	Why attend Examination? Otherise, I fear that the outcomes will be as poorly displayed as were the proposal details	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3117.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site	PEX Session:	
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Objection to housing proposal adjacent to Gelliwion Road	
2 3	Representation text Environmental hazard due to poor drainage and unsuitable access. Safety issue for myself and my family gaining access to my property, due to increased volume of traffic	
4 5	Changes sought Take it to a more suitable location	
9 7	Why no previous Representation I was not aware of the consultation in question. I presume therefore, that it was not very well publicised, in order to give people a fair chance to express their views.	
21 11	Why attend Examination? Otherise, I fear that the outcomes will be as poorly displayed as were the proposal details	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3118.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 692//SSA 10.14 Penygawsi, Llantrisant						PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
2 3	Representation text	<p>Have been looking through the information in connection with the above plan, which was available from the on-site trailer in Talbot Green 28 February 2009.</p> <p>I am naturally interested in the proposed development on the elongated greenfield site on land fronting Burgess Crescent, and enclose relevant cutting from the Daily Mail newspaper on 9th February 2009.</p> <p>I have lived in my present address for nearly 28 years, so know the area well. It is a flood-plain area, and even with the dry spell which we have had there is water seepage on the site. Also the habitat issue. There are lizards down on the site, which I have seen, so we would be faced with seeing them destroyed.</p> <p>Should the Planning Committee decide to approve planning permission for housing on this site, then the Council will be responsible for any problems which may arise. Also the problem with Radon Gas. There was a Health Risk article in the Daily Express on Tuesday, 20th January 2009, pointing out the radioactive gas which seeps into houses through the ground killing more than 1,000 people every year. Surely this would have to be looked into if building were allowed on such a difficult site as Penygawsi, Llantrisant.</p> <p>This is an ongoing issue, as I have raised this with the Planning Committee and the local Councillor. Can I urge the Development Team to be very careful in considering any planning on this particular piece of land.</p> <p>There is no park for the children to play, or for the elderly to sit. Could this stretch of land be considered for making such a green space available to the public, fenced off, trees planted, improving the environment.</p>
4 5	Changes sought	<p>There is enough development in Talbot Green - the roads are becoming clogged up every day with heavy traffic. Please, Development Team and Planning Committee, give serious thought to beautifying the area not destroying it with petrol fumes from more cars on the road.</p>

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

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3119.D1			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077		Site: 657//NSA 9.7						Cefnpennar Road and Phillip Row, Cwmbach				PEX Session:			
Policy: NSA 9		Map:				Issue: Housing Allocation									
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>	
1 2	Issue Summary		
	As the land owner I hereby submit my approval to the housing allocation policy for the above site reference in the proposed plan.		
2 3	Representation text		
	The allocation of housing for NSA9.7 will not impinge on the current infrastructure such as roads and amenities within the area but help ease the current housing shortage highlighted for the Cynon valley.		
<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Tick box Replies</i>
3 4	Seek changes? Any changes to be made to the Plan?	No	

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3120.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077		Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:								
Policy: NSA 9		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The housing development at Tegfan Farm, Potters field	
2 3	Representation text 1) Object to the proposed access route through Potters Field in respect of the housing allocation policy at Tegfan Farm. 2) Object to Tegfan Farm being used as a proposed housing development.	
4 5	Changes sought 1) Access from Trecynon Bypass	
9 7	Why no previous Representation We have had no notification of any consultation that had taken place. This has not been publicly advertised and no information has ever been given.	
21 11	Why attend Examination? There is not enough room in this box to explain fully, we would like to observe the process.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The access at present to Potters Field would not be able to cope with the extra volume of traffic.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3121.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077										Site: 655//NSA 9.5 Tegfan Farm, Potters Field, Trecynon			Delete Site		PEX Session:	
Policy: NSA 9				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Housing Allocation at Tegfan Farm, Potters Field, Trecynon.	
2 3	Representation text To object to the proposed entry to the housing allocation through Potters Field and because of this proposed Housing Allocation on Tegfan Farm.	
4 5	Changes sought Entry to the site through the Bypass.	
9 7	Why no previous Representation We were unaware of this representation had to be made as 1. We were unaware any consultation had taken place 2. We did not receive any communication regarding the above 3. There was no apparent advertisement or information with regard to this	
21 11	Why attend Examination? I would like to observe the process. Not enough room in this box to explain	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Due to parking by social services bringing the road down to single land and parking on corners (after numerous complaints) and forcing cars into facing traffic the site should be entered by the bypass. Removing the site from housing allocations would stop this.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3122.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The proposed housing site at Tegfan Farm, Potters Field, Trecynon.	
2 3	Representation text 1. I object to the access through Potters Field to the site. 2. Object to the site being proposed as a housing accocations (sic) site when there are far more suitable site around the area.	
4 5	Changes sought 1. The site should be used to extend the cemetry (sic) around it which is nearly full. 2. The access to the Tegfan Farm site should come directly of (sic) Trecynon Bypass road.	
9 7	Why no previous Representation I was unaware of any consultation had taken place I did not recive (sic) any communaction (sic) or information or advertisin (sic) in regard to any these consultations.	
21 11	Why attend Examination? It is difficult to explain all the disadvantages points in letter but it is compared to other sites around the area such as the old chicken factory the otherside of bypass and old milk dairy by Llywcoed (sic) witch (sic) allready (sic) has the access.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan 1. Access to the proposed site would be improved by changen (sic) it to bypass road cause (sic) it is already congested by double parking by the council office workers and traffic to the nursery and homes. And the flooding in the winter. 2. Removal of the site from proposed Housing Accostian (sic) development to remove any traffic problems in future.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3123.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Housing Allocation at Tegfan Farm, Potters Field, Trecynon	
2 3	Representation text 1. I object to the proposed Housing Allocation policy at Tegfan Farm in respect of the proposed access entry through Potters Field. 2. We also object to the Tegfan Farm site being proposed as a Housing Allocation.	
4 5	Changes sought 1. With the site as a Housing Allocation - Entry access to be directly from the Trecynon By pass. 2. We propose the Tegfan Farm site to become part of the Cemetery	
9 7	Why no previous Representation We were unaware that the consultation had taken place. We did not receive any communication with regard to the consultation nor did we see any advertising/information with regard to the consultation.	
21 11	Why attend Examination? It can be difficult to fully explain points/arguments in a small box/space. We would like to observe the process.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan 1. Easier access to the proposed site would be improved by changing the entry route as well as alleviaing (sic) compounding of an already badly congested access to Potters Field at the junction with Llewellyn Street and the associated parking/rat run problems due to the location of the Council nursery/offices and old peoples home. 2. Also removal of the site from proposed housing allocation would alleviate the traffic problems and provide a future burial facility. 3. It provides flexibility with regard to future demands/changes in circumstances.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3124.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13			West of Llechau, Llanharry			Delete Site			PEX Session:					
Policy: SSA 10		Map:			Issue: Housing Allocation											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation Policy SSA 10	
2 3	Representation text I wish to object to the allocation of Site Number 13 in Policy SSA 10 (Land to the west of Llechau) for the following reasons: 1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved approved(SIC) by the Council 2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape 3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community 4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in an unacceptable increase in traffic generation on the main roads and to and from the new houses 5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing	
4 5	Changes sought Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

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3125.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 660//NSA 9.10		Godreaman Street, Godreaman		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan.	
2 3	Representation text I object to this proposed housing site because, development of this land for residential housing will cause or exacerbate unacceptable road safety and environmental consequences, leading to loss of amenity to nearby residents in terms of: Road safety, traffic hazards, noise & pollution levels, visual amenity, loss of trees and landscaping, loss of wildlife.	
4 5	Changes sought I would like the site to be removed as a housing allocation. Possible alternatives may include conservation and/or low key leisure amenity (for example, park or playground) for the community and visitors, but would need to be small scale to eliminate or minimise the unacceptable environmental consequences outlined in Question 3.	
9 7	Why no previous Representation I was not aware at the time of the proposed plan for this land.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The removal of the land from the residential development, will eliminate the loss of amenity. The insertion of a low key alternative, would offer some extended use of the land, while avoiding the significant road safety and environmental issues mentioned.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3125.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077		Site: 503/512		Godreaman Street E.		New Site		PEX Session:								
Policy: NSA 9		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text I object to this proposed housing site because, development of this land for residential development will cause or exacerbate unacceptable road safety and environmental consequences, leading to loss of amenity to nearby residents in terms of: Road safety, traffic hazards, noise & pollution levels, visual amenity, loss of trees and landscaping, loss of wildlife	
4 5	Changes sought I would like the site to be removed as a housing allocation. Possible alternatives may include conservation and/or low key leisure amenity (for example, park or playground) for the community and visitors, but would need to be small scale to eliminate the unacceptable environmental consequences outlined in Question 3.	
9 7	Why no previous Representation I was not aware at the time of the proposed plan for this land	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The removal of the land from the residential development, will eliminate the loss of amenity. The insertion of a low key alternative, would offer some extended use of the land, while avoiding the significant road safety and environmental issues mentioned.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3126.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108		Site: 308/307		Celyn Farm		Settlement Boun		PEX Session:								
Policy: SSA 13		Map:		Issue: Settlement Boundary												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Planning for development of the above site refused by planning inspectorate in 1996: - and currently this development would unacceptably consolidate residential development beyond defined boundaries.	
2 3	Representation text	
	Alteration to field and access has been since application.	
	Public footpath 63 has been mis-represented.	
	Loss of greenfield site.	
	Flooding to adjacent dwellings.	
	Noise factor due to extreme close proximity of surrounding houses.	
	Field used for grazing until recent years.	
	Tandem and fragmented	
	Development would constitute an invasion of privacy to properties at Heol y Parc & Nant Celyn.	
4 5	Changes sought	
	That this proposed development be removed from the plan	
9 7	Why no previous Representation	
	The applicant assured relevant residents that no application for any development would be made on this site.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3127.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 726//CS 8.a3 Ynysmaerdy to Talbot Green							PEX Session:							
Policy: CS 8		Map:			Issue: Transportation											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy to Talbot Green Relief Road.	
2 3	Representation text I understand the overall aim of the LDP is to develop and protect the area for future generations. Ynysmaerdy although small has already been identified for new development i.e. hospital, offices, hotel, rest. It is now time to protect what is left!!	
4 5	Changes sought Alternative route of highway.	
9 7	Why no previous Representation Not living here then.	
21 11	Why attend Examination? Wish to hear response.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan See question 5		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3128.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077										Site: 667//NSA 9.17 Mace Lane, Treorchy		Delete Site		PEX Session:		
Policy: NSA 9				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Access to site via Mace Lane.	
2 3	Representation text MACE LANE and the hill up from Kenry St is a private road owned and maintained by the residents of Mace Lane. The future road planned would run through my garden and private land.	
4 5	Changes sought Remove of Mace Lane as an access road to the site.	
9 7	Why no previous Representation No consultation was made with the residents. New nothing until the plan was put on view to the general public.	
21 11	Why attend Examination? So that I will know what is going on.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3129.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 688//SSA 10.10		Hafod Wen \ Concorde Drive, Tonyrefail		Delete Site		PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
There has been a distinct lack of information on the nature of the housing development behind Hafod Wen for example, how many house, type of housing and access roads etc.(SIC)		
2 3	Representation text	
As I have said above there isn't really enough info to make an informed representation about any proposed development. There has been no obvious notification about this residential development in Hafod Wen. I have now sent 2 emails to the LDP one last week and this asking where any plans can be viewed and I have had no reply.(SIC)		
21 11	Why attend Examination?	
For the reasons I have given in Q2 & Q3. I have not been able to give any representation on any proposal because I do not know what they are, could not even find out very much down Tonyrefail library.		

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

3129.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>						
Document: Deposit Draft, p.106						Site: 688//SSA 10.10		Hafod Wen \ Concorde Drive, Tonyrefail		Delete Site		PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
2 3	Representation text	
I wish to oppose the proposed housing development plan on fields to the east of Hafod Wen in Tonyrefail.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3131.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 679//SSA 10.1		Cefn Lane, Glyncoch		Delete Site		PEX Session:								
Policy: SSA 10		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	The proposed building of 30+ houses and turning our cul-de-sac into a through (SIC) road effecting: volume or traffic, the safety of my children, noise pollution, the value of my property and many other issues.	
2 3	Representation text	
	Please see attached letter	
4 5	Changes sought	
	No access to proposed site through Cefn Close access to be provided from above (Glyncoch)	
9 7	Why no previous Representation	
	I did not make any representations before this one as I only now have been made aware of the proposal.	
21 11	Why attend Examination?	
	It seems (SIC) to be that all effort has been made to inform few people as possible to the plan and the paper work to oppose the plan is undemocratic and politically incorrect.	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Home owners in the area have not been made aware of this plan and it will have a huge impact on the whole community as we all bought homes in a cul-de-sac not a main road.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3132.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 679//SSA 10.1		Cefn Lane, Glyncoch		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	I object to the housing allocation policy in the plan because of the access route.	
2 3	Representation text	
	I note that page 124 South Strategy Area Housing Allocation at Cefn Lane Glyncoch considers acces through Cefn Close. This is a quiet cul-de-sac which would be severly affected by the increase in traffic this would bring and would considerably undermine the now safe site for our children. There would also be implications by turning the estate into a main road access from Glyncoch.	
4 5	Changes sought	
	I would like the site removed as a housing allocation unless access can be achieved through a different route.	
9 7	Why no previous Representation	
	I only moved into the area in December 2007. I was not made aware of any future development on the ground to the rear of my property.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	As the strategy, policies and allocations would not be realistic taking account of the location of the houses and the access road; by not allowing access to the site through the close it would maintain the peaceful cul de sac we have development and not turn it into a main road access through the Glyncoch estate.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3133.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Tegfan Farm, Potter's Field housing allocation	
2 3	Representation text I object to the proposed access entry to the development through Potter's Field estate.	
4 5	Changes sought Access to the proposed development [to be] via the Trecynon Bypass, not through Potter's Field site.	
9 7	Why no previous Representation Was not aware that the consultation had taken place.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Traffic problems need to be assessed with respect to health and safety.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3134.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text	
1 2	Issue Summary I object to the housing allocation policy in this plan.		
2 3	Representation text I object to this allocation because of lack of local facilities and infrastructure, such as roads etc, I also feel the site spoils the local area and feel there are many BROWN field sites that could be used instead.		
4 5	Changes sought I would like the site to be removed as a housing allocation.		
9 7	Why no previous Representation Unaware of procedures.		
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3135.D1			<input type="checkbox"/>	C	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Delete Site		PEX Session:					
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary YNY SMAERDY - TALBOT GREEN RELIEF ROAD Alignment at Lanelay Hall	
2 3	Representation text Proposed route will affect existing houses. It will also affect Forest Hill with increased noise and exhaust pollution due to traffic.	
4 5	Changes sought Reroute Road to pass between Lanelay Hall and Loreal.	
9 7	Why no previous Representation Not notified of proposal. Private letter received 16.3.09.	

Item	Question	Reply	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan See Q8 Don't know.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3135.D2			<input type="checkbox"/>	C	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 726//CS 8.a3						Ynysmaerdy to Talbot Green			PEX Session:				
Policy: CS 8				Map:				Issue: Transportation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary YNYNSMAERDY - TALBOT GREEN RELIEF ROAD Proposed route of Road along abandoned Railway line. Nominated as Public footpath.	
2 3	Representation text Public footpath proposed along Railway line provision needs to be made.	
4 5	Changes sought Ensure access maintained for footpath between Forest Hills and Ynysmaerdy.	
9 7	Why no previous Representation Not notified of proposal. Private letter received 16.3.09.	

Item	Question	Reply	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan See Q8 Don't know.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3136.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 688//SSA 10.10		Hafod Wen \ Concorde Drive, Tonyrefail		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item Question

Representation Text

2 3 Representation text

If there is to be a site of 100 houses off Hafod Wen, How will it be accessed as the entrance to Hafod Wen is on a nasty bend off Llantrisant Road.
 When Hafod Wen was built each property had to pay £500 towards the perimeter fencing. If you are removing sections to make an access road, surely you need all our consent to do this, and reimburse us our money.
 I moved to Hafod Wen following the death of my husband, to be nearer my daughter. T choose Hafod Wen because it was a quiet cul de sac. I think this development will destroy this.

REPRESENTATION DETAIL by: Representation No

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3137.D1			<input type="checkbox"/>	C	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Delete Site		PEX Session:					
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary YNY SMAERDY - TALBOT GREEN RELIEF ROAD Alignment at Lanelay Hall.	
2 3	Representation text Proposed route will affect existing houses - it will also affect Forest Hills with increased noise and exhaust pollution due to increased traffic.	
4 5	Changes sought Reroute Road to pass between Lanelay Hall and L'oreal.	
9 7	Why no previous Representation Not notified of proposal. Private letter received 16/3/09.	

Item	Question	Reply	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan See Q8 Don't know.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3137.D2			<input type="checkbox"/>	C	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.038		Site: 726//CS 8.a3						Ynysmaerdy to Talbot Green			PEX Session:					
Policy: CS 8				Map:				Issue: Transportation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary YNYNSMAERDY - TALBOT GREEN RELIEF ROAD Proposed route of road along abandoned railway line - nominated as public footpath.	
2 3	Representation text Public footpath proposed along railway line provision needs to be made.	
4 5	Changes sought Ensure access maintained for footpath between Forest Hills and Ynysmaerdy.	
9 7	Why no previous Representation Not notified of proposal. Private letter received 16/3/09.	

Item	Question	Reply	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan See Q8 Don't know.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3138.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I strongly object to the proposed housing development policy in the plan, which is listed above.	
2 3	Representation text I strongly object to housing site which will be accessed through Potters Field 'residential' area because the roas is too narrow and already very congested with vehicles parked at the entrance to the estate. It would be very dangerous for large lorries/vehicles to use the road on a continued + lengthy period of time.	
4 5	Changes sought To not build on the land or to provide another access road into the proposed development to be used while building work is ongoing and for the use of the residents when the building is completed, because the road through Potters ield will not be suitable.	
9 7	Why no previous Representation I was not aware of the proposed development.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Health & Safety issues e.g. noise levels + environmental, access for emergency vehicles.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3139.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 680//SSA 10.2		Trane Farm, Tonyrefail				Delete Site		PEX Session:				
Policy: SSA 10		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to residential development in Tonyrefail	
2 3	Representation text	
	Regarding the proposed building of hundreds of houses around Tonyrefail. I strongly object to the plan as there are not enough facilities now. To name a few :- DOCTORS, DENTISTS, SCHOOL PLACES, PARKING SPACES, not to mention the taking away our green areas. Our policemen are working at full stretch, so extra youths will cause many more problems. I hope my objections will be noted.	

3139.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106				Site: 681//SSA 10.3		Collena Farm, Tonyrefail				Delete Site		PEX Session:				
Policy: SSA 10		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to residential development in Tonyrefail	
2 3	Representation text	
	Regarding the proposed building of hundreds of houses around Tonyrefail. I strongly object to the plan as there are not enough facilities now. To name a few :- DOCTORS, DENTISTS, SCHOOL PLACES, PARKING SPACES, not to mention the taking away our green areas. Our policemen are working at full stretch, so extra youths will cause many more problems. I hope my objections will be noted.	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3139.D3			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 682//SSA 10.4 Bryngolau, Tonyrefail		Delete Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item Question

Representation Text

1 2 Issue Summary

Objection to residential development in Tonyrefail

2 3 Representation text

Regarding the proposed building of hundreds of houses around Tonyrefail. I strongly object to the plan as there are not enough facilities now. To name a few :- DOCTORS, DENTISTS, SCHOOL PLACES, PARKING SPACES, not to mention the taking away our green areas. Our policemen are working at full stretch, so extra youths will cause many more problems. I hope my objections will be noted.

3139.D4			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106										Site: 683//SSA 10.5 Former Hillside Club, Tonyrefail		Delete Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item Question

Representation Text

1 2 Issue Summary

Objection to residential development in Tonyrefail

2 3 Representation text

Regarding the proposed building of hundreds of houses around Tonyrefail. I strongly object to the plan as there are not enough facilities now. To name a few :- DOCTORS, DENTISTS, SCHOOL PLACES, PARKING SPACES, not to mention the taking away our green areas. Our policemen are working at full stretch, so extra youths will cause many more problems. I hope my objections will be noted.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3139.D5			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 684//SSA 10.6 Mill Street, Tonyrefail		Delete Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item Question

Representation Text

1 2 Issue Summary

Objection to residential development in Tonyrefail

2 3 Representation text

Regarding the proposed building of hundreds of houses around Tonyrefail. I strongly object to the plan as there are not enough facilities now. To name a few :- DOCTORS, DENTISTS, SCHOOL PLACES, PARKING SPACES, not to mention the taking away our green areas. Our policemen are working at full stretch, so extra youths will cause many more problems. I hope my objections will be noted.

3139.D6			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106										Site: 686//SSA 10.8 Tylcha Wen Terrace, Tonyrefail		Delete Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item Question

Representation Text

1 2 Issue Summary

Objection to residential development in Tonyrefail

2 3 Representation text

Regarding the proposed building of hundreds of houses around Tonyrefail. I strongly object to the plan as there are not enough facilities now. To name a few :- DOCTORS, DENTISTS, SCHOOL PLACES, PARKING SPACES, not to mention the taking away our green areas. Our policemen are working at full stretch, so extra youths will cause many more problems. I hope my objections will be noted.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3139.D7			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 687//SSA 10.9 Tylcha Ganol Farm \ Mill Street, Tonyrefail		Delete Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item Question

Representation Text

1 2 Issue Summary

Objection to residential development in Tonyrefail

2 3 Representation text

Regarding the proposed building of hundreds of houses around Tonyrefail. I strongly object to the plan as there are not enough facilities now. To name a few :- DOCTORS, DENTISTS, SCHOOL PLACES, PARKING SPACES, not to mention the taking away our green areas. Our policemen are working at full stretch, so extra youths will cause many more problems. I hope my objections will be noted.

3139.D8			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106										Site: 688//SSA 10.10 Hafod Wen \ Concorde Drive, Tonyrefail		Delete Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item Question

Representation Text

1 2 Issue Summary

Objection to residential development in Tonyrefail

2 3 Representation text

Regarding the proposed building of hundreds of houses around Tonyrefail. I strongly object to the plan as there are not enough facilities now. To name a few :- DOCTORS, DENTISTS, SCHOOL PLACES, PARKING SPACES, not to mention the taking away our green areas. Our policemen are working at full stretch, so extra youths will cause many more problems. I hope my objections will be noted.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3140.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 679//SSA 10.1		Cefn Lane, Glyncoch		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Building application for 30 houses @ Cefn Close, Glyncoch, Pontypridd.	
4 5	Changes sought The planning application to be refused.	
9 7	Why no previous Representation As a resident of Cefn Close, this development will directly affect me & my partner. At no point throughout was I contacted or informed (Directly) of this proposed development allowing me to make any objection or representations during this so called consultation period.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan My reason for the deletion is lack of credible evidence. that there would be suitable & safe access to this site without any thought for the residents of Cefn Close & all the implications it may bring.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3141.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 679//SSA 10.1		Cefn Lane, Glyncoch		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Building application for 30 houses at Cefn Close Glyncoch Pontypridd	
4 5	Changes sought The planning to be refused	
9 7	Why no previous Representation I have had no notification of another 30 houses to be built on this site.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan I am very concerned about the number of vehicles using the road through the estate.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3142.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 688//SSA 10.10		Hafod Wen \ Concorde Drive, Tonyrefail		Delete Site		PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the housing proposal in this plan.	
2 3	Representation text I object to housing the proposed housing site based on that that area is a natural habitat for rare butterflies and other wildlife.	
4 5	Changes sought I would like the site to be removed as a housing allocation.	
9 7	Why no previous Representation I was not aware of any proposal until now.	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

3143.D1			<input type="checkbox"/>	O	W	M	Yes	268	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 689//SSA 10.11		Brynna Road, Brynna		Delete Site		PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Objection to Local development Plan policy SSA 10.11	
2 3	Representation text We are opposing the Local development Plan SSA 10.11 of the only Green Belt land that we have left between Llanharan and Brynna. We as Brynna residents would like to keep that land as green belt now and in the future and can assure the council that we would all put up a considerable fight to retain it green.	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3143.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.106		Site: 689//SSA 10.11 Brynna Road, Brynna							Delete Site		PEX Session:						
Policy: SSA 10				Map:				Issue: Housing Allocation									
Summary:																	

Item	Question	Representation Text	
1 2	Issue Summary I object to the Local Development Plan for 200 dwellings in the future on this green belted land.		
2 3	Representation text I object to SA10-11 because this is the only green land left between Brynna and Llanharan. We also have rare doormice (sic) in the conservation area called Brynna Woods. Brynna Road is already a busy road. We have had speed bumps layed (sic) in the last year.		
4 5	Changes sought I would like this site be removed from the LD Plan now and in the further future.		
9 7	Why no previous Representation We were not aware of the consultation or received any written knowledge about this plan.		
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3144.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 679//SSA 10.1		Cefn Lane, Glyncoch		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Building application for 30 houses@ Cefn Close, Glyncoch, Pontypridd.	
4 5	Changes sought For the planning application to be refused.	
6 6	Candidate Site Ref No N/A.	
9 7	Why no previous Representation I am resident of Cefn Close with children this proposed development will affect us as a family immensely, also directly behind Cefn Close there, for many years have been and is pond like. I have in no way been contacted directly. All we have seen is a tiny notice on a lampost written in such a way it is impossible to understand.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Reason for deletion. It would be putting children at risk to assume that having been used to safety in their street that they will expect site traffic. Thus making them highly vulnerable to accidents.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA Repr Council	Officer	Recommendation	Response
3145.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106				Site: 681//SSA 10.3		Collena Farm, Tonyrefail		Delete Site		PEX Session:				
Policy: SSA 10		Map:		Issue: Housing Allocation										
Summary:														

Item Question

Representation Text

2 3 Representation text

There are a number of reasons I have which include,

a) Very often there are vehicles parked on either side of the road in Heol Capel, making this impossible for a lorry or lorries to pass through. If it were to be used as an access road, it would mean that my daughter, who visits me daily, would find it extremely difficult to park outside my home. Where will the site workers be parking their vehicles?

I would also like to make you aware that I have a disability badge and it would find it difficult if my daughter had to park further away.

b) I have lived in this house for 34 years, I am not accustomed to the levels of noise that would be generated by the works traffic, also will there be adequate road cleaning provided to clear the undoubted mess produced by 50 many lorries?

c) There are a large number of children including my two and a half year old granddaughter, who either live or visit Heol Capel regularly. Would they be safe to play in the street as they have always been used to doing.

d) The only area for cars to turn is at the top of Heol Capel. If this is removed then the cars would have to reverse out on to Winslade Avenue, which would be a hazardous manoeuvre (SIC).

e) Also with ref to your letter dated 11/6/2008 said that this proposal had been withdrawn. Does this new proposal mean that we have to object to this opening up of our road every 6 months

REPRESENTATION DETAIL by: Representation No

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Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3146.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 689//SSA 10.11		Brynna Road, Brynna		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text	
1 2	Issue Summary The local development plan for 200 dwellings on sute ref SA10-11, and the future of this land.		
2 3	Representation text I object to this Plan ref: SA10-11 and this is the only green belt left between Brynna and Llanharan and also disruption will be caused to rare wildlife inhabiting Brynna Woods. Also the road network is in very poor repair and the speed humps laid last year.		
4 5	Changes sought I wish this land (ref: SA10-11) be removed from the LDP permanently		
9 7	Why no previous Representation I have not been made aware of the Consultation by writing or any signage/notification and had no knowledge of this plan until a neighbour informed me.		
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3147.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106				Site: 681//SSA 10.3		Collena Farm, Tonyrefail		Delete Site		PEX Session:				
Policy: SSA 10		Map:		Issue: Housing Allocation										
Summary:														

Item Question

Representation Text

1 2 Issue Summary

I am writing to object to plans for opening Heol Capel to the houses they intend to build behind us, we went over this when Barrett's applied for planning permission and we were assured that our street would not be opened up for access. I have all letters about this received from Council etc.
 Our street is very narrow you can not park cars each side of the road, it would be very dangerous if there was extra traffic up & down & a accident waiting to happen if heavy traffic started using it.
 We also have elderly people including myself (73) & young children living in the street, also grandchildren & great grandchildren visiting on most days.
 When I have visitors they have to park outside my house as I do not have off street parking.
 I have lived here 39 years and all residents are very careful driving off (SIC) road as they have had the safety of all in mind.
 I would like to receive comments as soon as possible.

2 3 Representation text

You seem to have forgotten about the protected species on the land behind my house No.2, No.4, No.6, No.8.

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3148.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 689//SSA 10.11		Brynna Road, Brynna				Delete Site		PEX Session:	
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1	2 Issue Summary	
	Candidate site is totally unsuitable for residential development and should remain a green belt area.	
2	3 Representation text	
	The infrastructure of the village would not be able to support this development plan.	
	The drainage system is already inferior frequently blocking and is also not adopted.	
	Access onto busy Brynna Road would be dangerous.	
	As per attached previous refusal in 1997.	
4	5 Changes sought	
	Site number 164, sitename/: Land south of Brynna Road for proposed residential development removed from Deposit Plan.	

Item	Question	Reply	Tick box Replies
3	4 Seek changes? Any changes to be made to the Plan?	Yes	
5	6 Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3149.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108				Site: 308/307		Celyn Farm		Settlement Boun		PEX Session:					
Policy: SSA 13		Map:		Issue: Settlement Boundary											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I wish to object to further desecration of my village.	
2 3	Representation text This village has suffered more than its fair share of development and its about time that the powers that be recognised this. I object to greenfield being used for housing.	
4 5	Changes sought Keep as a field.	
9 7	Why no previous Representation Land owners stated that no houses will be built in the field.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Remain as greenfield.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3150.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 689//SSA 10.11 Brynna Road, Brynna						Delete Site		PEX Session:					
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary This is the only green belted land between Brynna and Llanharan why take it from us?	
2 3	Representation text I object to SA 10-11 The drainage system is already blocking frequesntly roads are already busy. Another access onto Brynna would be really dangerous Schools can't take any more pupils.	
4 5	Changes sought The plan should be removed deom the L.D.Plan	
9 7	Why no previous Representation We have no notice of this plan, no letters were sent out anywhere in the area.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3151.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.077		Site: 541/550 Llanwonno Road large							New Site		PEX Session:					
Policy: NSA 9				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text	
1 2	Issue Summary		
The candidate site was not included in the Local Development Plan as being suitable for housing development			
2 3	Representation text		
Site is located to take advantage of an access road proposed for the extraction of burnt shale and subsequent landscaping of Lady Lewis Tips. This will provide Coronation Terrace and any development at the end of Derwn Aur an alternative access to the recently constructed main road (A4058) in the valley floor.			
New access and footpaths will enable residents in the proposed development and in existing adjacent housing to use the town centre at Ynyshir.			
The proposed main access is a relatively level extension of Coronation Street following the natural land contours. The proposed access road to the valley floor will be built to current highway standards for residential streets.			
With the proposed new access road site, and surrounding existing housing is within walking distance of new school and town centre of Ynyshir.			
The area is a small part of SINC reference 45 but includes areas of tarmac play area and spoil tips from former quarrying and mining activities.			
Land was previously used for quarrying and tipping from former quarrying and mining activities.			
Possibility of land containing shales contaminated with unburnt coal being present on site. This would be treated as part of development.			
Spoil heaps from former quarrying and mining activities.			
Site is of similar topography to the existing adjacent terraced housing.			
Site is a natural continuation of the housing built on the side of the valley. Housing is already built on the opposite side of the valley at Ynyshir.			
4 5	Changes sought		
We request that the candidate site be included in the local plan as being suitable for housing development as shown on attached drawing 422/07			
6 6	Candidate Site Ref No		
550			
9 7	Why no previous Representation		
It was previously submitted as a candidate site.			
Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
20	9			Why changes satisfy Soundness											Give details why the changes you propose will ensure that the Plan The proposed site development will provide a balance of benefit to the community and is a realistic and appropriate land allocation.	
<i>Item Question</i>															<i>Reply</i>	Tick box Replies
3	4			Seek changes? Any changes to be made to the Plan?											Yes	
5	6			Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site											Yes	
7	7			Previous Representations? Did you make any previous representations on this issue during the Cons											No	

3151.D2 O W M

Document: Deposit Draft, p.091, para.6.102 Site: New Site PEX Session:

Policy: NSA 27 Map: Issue: Environment

Summary:

<i>Item Question</i>															Representation Text
1	2			Issue Summary											Reclamation of Lady Lewis tip is included in the adopted Rhondda Local Plan 1991-2006 as Policy ENV 11.20. It is not included in the Deposit Draft Development Plan 2006-2021.
2	3			Representation text											The tip is an eyesore-particularly the portion above the new and existing Ynyshir Primary School and should be the subject of a landscaping scheme to improve the visual amenity of the area for residents.
4	5			Changes sought											We would like to see inclusion of the Lady Lewis Tip Reclamation in the list of schemes under policy NSA 27 - The relevant area is shown on attached drawing 422/09, marked as "ENV.11.20"
9	7			Why no previous Representation											It was only when proposals map was published that it became apparent that this land reclamation site had not been included in the local development plan proposals.

<i>Item Question</i>															<i>Reply</i>	Soundness Tests
17	8			CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?											Yes	
20	9			Why changes satisfy Soundness											Give details why the changes you propose will ensure that the Plan The proposed deposit draft plan has not considered all appropriate, relevant alternatives as it does not contain a policy for the removal of an eyesore where the land is not planned for commercial development. The changes we are proposing will address this issue.	

<i>Item Question</i>															<i>Reply</i>	Tick box Replies
3	4			Seek changes? Any changes to be made to the Plan?											Yes	
7	7			Previous Representations? Did you make any previous representations on this issue during the Cons											No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3151.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.077, para.3		Site: 542/551		Hollybush Grove/Penrhiwgwynt Road		New Site		PEX Session:							
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The candidate site [N.B. 551 and 552] was not included in the Local Development Plan as being suitable for housing development.	
2 3	Representation text	
	The representation is outlined in a site assessment matrix	
4 5	Changes sought	
	We request that the candidate site be included in the Local Plan as being suitable for housing development - as shown on attached drawing 422/09.	
6 6	Candidate Site Ref No	
	551 + 552	
9 7	Why no previous Representation	
	It was previously submitted as a candidate site.	
21 11	Why attend Examination?	
	N/A.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The proposed site development will provide a balance of benefit to the community and is a realistic and appropriate land allocation.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3152.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9				Map:		Issue: Housing Allocation									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	I object to the proposed 120 housing allocstion at Tegfan Farm, Potters Field, Trecynon, Aberdare.	
2 3	Representation text	
	A further 120 properties would cause so much more traffic on an already bust estate, the majority of houses on this estate have 1+ cars or vand i.e. one vehicle parked on their drive and another on the pavements) therefore access is already a problem.	
4 5	Changes sought	
	Further consideration should be given of the entry access through Potters Field, before this parcel of land is sold off further though should be given to a different entry access.	
9 7	Why no previous Representation	
	The residents of Potters Field were not made aware the consultation had taken place, lack of communication.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	A health and Safety Risk Assessment should be carried out with regard the excess traffic during building this new development and thereafter.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3153.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 688//SSA 10.10		Hafod Wen \ Concorde Drive, Tonyrefail		Delete Site		PEX Session:			
Policy: SSA 10				Map:				Issue: Affordable Housing							
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1 2	Issue Summary I object to the lack of information on access roads on library plan.	
2 3	Representation text I object to housing site because of lack of information on access roads on library plan and by staff.	
4 5	Changes sought There is lack of knowledge on all aspects (sic), due to lack of information.	
9 7	Why no previous Representation Was not informed by R.C.T. Was not contacted by R.C.T or any Councilors (sic), by post or other. Complete lack of information. There has been no contact with residents, in any way.	
21 11	Why attend Examination? Lack of information by R.C.T and Councilors (sic) AND THE NEED TO KNOW MORE.	

<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Soundness Tests</i>
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Lack of information on Access. Lack of information to householders in Hafod Wen.		

<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Tick box Replies</i>
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3154.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 726//CS 8.a3						Ynysmaerdy to Talbot Green			PEX Session:				
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text As shown on map the use of the railway line for a road would appear to obviate the lines use for the public footpath currently nearing approval.	
9 7	Why no previous Representation Because I was unaware of it it would seem that publication in RCT newspaper has been withheld! Was this to gain approval by default?	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan LDP team needs to liaise with RCT's footpath officer		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3155.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079				Site:						Settlement Boun		PEX Session:			
Policy: NSA 12				Map:						Issue: Settlement Boundary					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Settlement boundary extension, Shop Row, Llwydcoed.	
2 3	Representation text Extending the settlement boundary to include a previously developed site, known as Shop Row, Llwydcoed, Aberdare. It is a brownfield site that has previously been used for housing and contains all necessary utilities (see attached drainage search). At present the site falls just outside the settlement boundary.	
4 5	Changes sought We would like to see the settlement boundary extended to encompass the plot of land we own to allow residential development - see proposed plan.	
9 7	Why no previous Representation We did not own the land at this time. It was purchased by ourselves in March 2008.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Policy NSA 12 includes all areas of urban nature. This is a previously developed, brownfield site, opposite and adjacent to existing dwellings.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3156.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 691//SSA 10.13							West of Llechau, Llanharry			Delete Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	I object to the housing allocation Policy SSA 10	
2 3	Representation text	
	I wish to object to the allocation of Site Number 13 in Policy SSA 10 (land to the west of Llechau) for the following reasons:	
	1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved by the council.	
	2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape	
	3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community	
	4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in a unacceptable increase in traffic generation on the main roads and to and from the new houses.	
	5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing.	
4 5	Changes sought	
	Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	It will prevent new housing development which is not in accord with modern principles for sustainable development.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3157.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13 West of Llechau, Llanharry						Delete Site		PEX Session:					
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	I object to the housing allocation Policy SSA10	
2 3	Representation text	
	I wish to object to the allocation of Site Number 13 in Policy SSA 10 (land to the west of Llechau) for the following reasons:	
	1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved by the council.	
	2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape	
	3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community	
	4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in a unacceptable increase in traffic generation on the main roads and to and from the new houses.	
	5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing.	
4 5	Changes sought	
	Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3158.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079			Site:			Settlement Boun			PEX Session:						
Policy: NSA 12			Map:			Issue: Settlement Boundary									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	I wish to register an objection to the settlement boundary for Northern Area NSA 12 p79. This refers to the area of land previously used and still owned (as far as I am aware) by Welsh Water [reservoirs between A4233 Graig Place and Heol-y-mynydd, Aberdare]. This area has been marked as to be used for further development, e.g. affordable housing.	
2 3	Representation text	
	This land is situation adjacent to Heol-y-mynydd not far from entry to Dare Valley Country Park. The land, which is now I believe a redundant reservoir, is a well-maintained property with outbuildings. The access to this is from a busy main road leading to the Rhondda Valley. The road is not very wide with parking on one side. A number of accidents have happened on this steep mountain road. The surrounding area is one of natural beauty, which I personally would not like spoiled.	
	I understand that the plan in many ways would be good for the area, but I hope when all these changes are made, you will try and keep Aberdare as Queen Of The Valleys, and there will be no 'blot on the landscape'.	
4 5	Changes sought	
	I wish to lodge my concerns about the parcel of land I have mentioned above.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The land around the proposed development [of the reservoirs land] is visited by many people from far and wide. It is well-known for the wildlife, walks, camping and day trips. We have two housing developments in the area, one of which is not very well maintained. Surely it would be to the town's advantage to keep this area as rural as possible? Please bear this in mind when you make your final decision.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3159.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 691//SSA 10.13 West of Llechau, Llanharry							Delete Site		PEX Session:					
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	I object to the housing allocation Policy SSA 10	
2 3	Representation text	
	I wish to object to the allocation of Site Number 13 in Policy SSA 10 (land to the west of Llechau) for the following reasons:	
	1. The site is in the open countryside, outside the settlement boundary for Llanharry which has been approved by the council.	
	2. New housing would have an adverse impact on the amenity of our existing dwellings and on the appearance of the local landscape	
	3. Trees, hedges, agricultural land and informal open spaces would be lost, which are important to the local community	
	4. New residents would be a considerable distance from the shops and other services in the centre of Llanharry, which would result in a unacceptable increase in traffic generation on the main roads and to and from the new houses.	
	5. There are previous mineworkings in, on and near the site which would make it unsuitable for new housing.	
4 5	Changes sought	
	Policy SSA 10.13 should be deleted from the new LDP	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	It will prevent new housing development which is not in accord with modern principles for sustainable development		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3160.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to housing policy in the plan.	
2 3	Representation text I object to housing site because it floods.	
4 5	Changes sought I would like the site to be removed as a housing allocation	
8 7	Previous Representation No Was not aware that the project was being done.	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3161.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.047										Site: 308/307 Celyn Farm		Delete Site		PEX Session:		
Policy: AW 5				Map:				Issue: Design								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	I do not agree with some of the findings referred to in the Candidate Site Assessment	
2 3	Representation text	
	Objective 3. Access would be quite difficult via a poor vision splay.	
	5. The watercourse is quite small and runs through neighbouring gardens	
	6. Field previously used to graze horses.	
	Small Site Assessment.	
	1. The public footpath runs through the site	
	5. The site is far from flat, and recent alterations have made it steeper	
	8. Would adversely affect adjoining properties to the west and north.	
	10. Decision - Urban. I would disagree with this.	
4 5	Changes sought	
	I do not think this site should be included	
6 6	Candidate Site Ref No	
	307	
9 7	Why no previous Representation	
	Was not aware of it	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3161.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.049										Site: 308/307 Celyn Farm		Delete Site		PEX Session:		
Policy: AW 6				Map:				Issue: Design								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	I do not agree with some of the findings referred to in the candidate site assessment	
2 3	Representation text	
	Objective 3. Access would be quite difficult via a poor vision splay.	
	5. The watercourse is quite small and runs through neighbouring gardens	
	6. Field previously used to graze horses.	
	Small Site Assessment.	
	1. The public footpath runs through the site	
	5. The site is far from flat, and recent alterations have made it steeper	
	8. Would adversely affect adjoining properties to the west and north.	
	10. Decision - Urban. I would disagree with this.	
4 5	Changes sought	
	I do not think this site should be included	
6 6	Candidate Site Ref No	
	307	
9 7	Why no previous Representation	
	Was not aware of it	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3161.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108				Site: 308/307		Celyn Farm				Delete Site		PEX Session:			
Policy: SSA 13				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I do not agree with some of the findings referred to in the Candidate Site Assessment	
2 3	Representation text Objective 3. Access would be quite difficult via a poor vision splay. 5. The watercourse is quite small and runs through neighbouring gardens 6. Field previously used to graze horses. Small Site Assessment. 1. The public footpath runs through the site 5. The site is far from flat, and recent alterations have made it steeper 8. Would adversely affect adjoining properties to the west and north. 10. Decision - Urban. I would disagree with this.	
4 5	Changes sought I do not think this site should be included	
6 6	Candidate Site Ref No 307	
9 7	Why no previous Representation Was not aware of it	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3162.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 689//SSA 10.11		Brynna Road, Brynna		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to housing development on SSA 10.11.	
2 3	Representation text	
	I object to the development for the following reasons:	
	1. Local primary school over full capacity.	
	2. Doctors Surgery over full capacity.	
	3. Inadequate facilities. Parks / Library / Leisure Centre.	
	4. Poor access to site.	
	5. Last greenbelt between Brynna and Llanharan.	
4 5	Changes sought	
	Development to be cancelled.	
9 7	Why no previous Representation	
	I was not aware of the consultation.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3163.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 688//SSA 10.10		Hafod Wen \ Concorde Drive, Tonyrefail		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the development proposal to the east of Hafod Wen, Tonyrefail.	
2 3	Representation text I object on the grounds of overshadowing, overlooking (lack of privacy), added traffic and noise disturbance. Also the fact that I will be losing the view which is the reason I purchased the property in the first place. The land is also agricultural.	
4 5	Changes sought I would like the proposal to be reconsidered, and removed from the plan.	
9 7	Why no previous Representation I was only recently made aware of the proposal development plan due to word of mouth, and was not aware during the consultation.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan I understand the need for new developments, but I feel there are better locations which could be considered, particularly as the land is agricultural and will have such a negative effect on so many residents in the area if the proposed development goes ahead.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3164.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 688//SSA 10.10		Hafod Wen \ Concorde Drive, Tonyrefail		Delete Site		PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	I object to proposed development plan for the land to the rear of Hafod Wen.	
2 3	Representation text	
	I object because of the disruption this will cause, especially with an access point going through a quiet cul-de-sac. Also as a night worker I chose this location for the peace and quiet and also the beautiful views, both of which will be ruined. I also believe that the access roads are not adequate for heavy traffic.	
4 5	Changes sought	
	I would like any development stopped.	
9 7	Why no previous Representation	
	Did not know of any plans.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site?	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3165.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079										Site: 68/63 Ystrad Road off		New Site		PEX Session:		
Policy: NSA 12				Map:				Issue: Settlement Boundary								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	<p>Please see the attached letter dated 25th March 2009.</p> <p>Please accept this letter and enclosures as our Deposit Plan Representation for the above site. This Representation objects to the findings of the Candidate Site Assessments Process 2009 for Site Reference 63, Site off Ystrad Road, Pentre.</p>
2 3	Representation text	<p>Please see the attached letter dated 25th March 2009.</p> <p>The above site was rejected under the site Assessment Process on two grounds, firstly the site is subject to topography constraints and secondly the site is a designated SINC. We shall deal with these individually.</p> <p>With regards to the topographic constraints, this is plainly incorrect as Site 63 shares a similar topography with the existing neighbouring residential developments at Meadow Walk and Uplands. Furthermore the form and provision of a junction off Ystrad Road accessing Site 63 has been previously agreed with the Highway Authority.</p> <p>With regard to the SINC designation, this is for part of the Site 63 only and should not prevent development on the remaining area of the site. As a result of the development of the Site, management of the SINC area could be undertaken.</p> <p>Site 63 was allocated for Residential Development in the current local plan and held a planning permission for such development. As such the Candidate site Register for Site 63 would appear to be incorrect in stating the proposal as to be confirmed and the site category as x-non strategic.</p> <p>We are proposing to prepare for the Management Options of Appendix C Sustainability Threshold Assessment Matrix an indicative site layout plan with access roads and an updated revision to the Ecological Survey of August 2003, which would include the SINC designation for part of the site. With reference to these documents we would prepare a new planning application for the residential development of Site 63. The application would also include the previously agreed junction off Ystrad Road and a Slope Stability Report.</p> <p>Please find enclosed the following documentation included in the Representation and in support of this objection: Deposit Plan Representation Form Appendix A Site Appraisal Framework Appendix C Sustainability Threshold Assessment Matrix for Housing.</p> <p>Due to extensive planning history of the site and its allocation in the Current Adopted Local Plan we consider it appropriate to attend the examination of this Representation.</p>
4 5	Changes sought	<p>Overturning rejection of Site 63 in Findings of Candidate Site Assessment Process.</p> <p>Allocate the site for residential development.</p>
9 7	Why no previous Representation	<p>The Site 63 is allocated for Residential Development in the Current Local Plan.</p>

REPRESENTATION DETAIL by: Representation No

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21	11	Why attend Examination?															
Please see covering letter																	
<i>Item Question</i>										<i>Reply</i>			Soundness Tests				
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?										Yes					
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan															
Please see covering letter																	
<i>Item Question</i>										<i>Reply</i>			Tick box Replies				
3	4	Seek changes? Any changes to be made to the Plan?										Yes					
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										No					
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No					

REPRESENTATION DETAIL by: Representation No

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3166.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079				Site:						Settlement Boun		PEX Session:			
Policy: NSA 12				Map:						Issue: Settlement Boundary					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Inappropriate settlement boundary.	
2 3	Representation text Natural demarcation to east and south. Infill policy SN9 [sic] allows infill / residential up to 0.3 ha.	
4 5	Changes sought Settlement boundary amended.	
9 7	Why no previous Representation Due to client's unavailability for consultation.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Better demarcation on the ground to allow defined settlement boundary.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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3167.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108						Site:				Settlement Boun		PEX Session:			
Policy: SSA 13				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The route of the defined settlement boundary line between Southgate House and Tan-Y-Bryn on the North side of Cross Inn Road, Llantrisant.	
2 3	Representation text	
	This steeply sloping area should not be regarded as potential 'infill'. The field is part of the 'Green Collar' (rather than Wedge) that surrounds the historic town of Llantrisant and falls within the Conservation Area. This field has never in living memory been ploughed and consequently is a very diverse habitat (slow worms etc).	
4 5	Changes sought	
	We would like to see the boundary line shifted back its pre 1995 line along CROSS INN ROAD.	
9 7	Why no previous Representation	
	This boundary line was shifted from CROSS INN ROAD to cover the lower half of the steeply sloping field in 1995 after the public consultation period had closed. This last minute shift was the result of an intervention by Councillor Islwyn Wilkins on behalf of his friend the landowner.	
	The inappropriateness of this shift has been demonstrated by the fact that since 1995 two residential planning proposals for this area have been rejected!	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The ammendment suggested in Q5 would help preserve the separate identity of Llantrisant, Southgate and CROSS INN. There is no 'small site' assessment in Appendix 5.6. This area should be part of SINC 144. The Status Quo runs contrary to policy CS 2: 1,2 and 7 especially in light of 4.31, 4.32 and 4.33.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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3168.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The proposed housing development at Tegfan Farm, Potters Field, trecynon.	
2 3	Representation text I object the proposed housing development policy at Tegfan Farm, in respect to the proposed access entry to this development through the existing development.	
4 5	Changes sought I would like a review of the entry access to the proposed development via the Trecynon - by - pass. Please "Refer" attachment	
9 7	Why no previous Representation I was unaware that the consultation had taken place. There was not any information/communication referring to the process that I saw.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan A Health and Safety risk assessment should be considered in respect of traffic problems "access" with the site.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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3169.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 681//SSA 10.3		Collena Farm, Tonyrefail		Delete Site		PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
2 3	Representation text	
	I submit my concerns on the Proposed Local Development Plan Area SSA 10.3.	
	1.Access	
	2.Traffic noise coming and going of vehicles (SIC)	
	3.Services.	
	4.An adverse affect on the area not forgetting the wild life in the fields in question.	
	I would assume the access to area in question would be through Maes- y-Bryn, thus increasing the volume of traffic of up to 60 or 70 cars a day. Not forgetting deliveries to take the new properties that would be built in the area.	
	Concern must be expressed re. The services that would have to be put in place to serve the new development.	
	Foul and surface water drainage in the area are at present to the maximum capacity for the size of pipe-work therefore new would have to be put in place. The nearest free outfall is in Manley Close, resulting in excavation, local disruption(SIC). Not to mention the inconvenience of machinery and heavy lorries to some very narrow streets.	
	Recent planning applications for the area in question have proposed social and affordable housing for rent this we all know will degrade an area that has always been a peaceful (SIC) and rural area of well maintained private bungalows generally owned by (SIC) elderly retired people.	
	The fields in question are home to extremely rare and threatened Marsh Fritillary Butterfly which is protected under both European and U.K. law not to mention the many other animals found.	
4 5	Changes sought	
	I therefore object to the Proposed Local Development Plan for the area SSA 10.3.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

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3170.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green				Delete Site		PEX Session:				
Policy: CS 8				Map:						Issue: Transportation						
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text Alternative route avoiding demolition of housing but taking into account the latest development with major stakeholders. The alternative route would pass over the Fire HQ property (as does your current plan) but take a more direct northerly route to the west of the grade 2 listed building Lanelay Hall; your proposed route is to the east of Lanelay Hall.	
4 5	Changes sought My proposed route (see enclosed map) would not involve any demolition of existing buildings other than the 1960s/70s extension of Lanelay Hall - which is not in keeping with the building at all.	
8 7	Previous Representation No See enclosed copies of correspondence 25/02/93; 05/09/95; 14/09/95; 01/09/97; 24/08/99.	
21 11	Why attend Examination? I consider this to be necessary because, in my opinion, you have demonstrated over the last 20 years that the consultation process does not work properly and the plan itself is based on an out of sate (sic) premise. Without representation, I do not believe that the views expressed here will be given a fair hearing,	
	<i>Item Question</i>	<i>Reply</i>
		Soundness Tests

Filtered to show: (All representations)

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20	9			Why changes satisfy Soundness											Give details why the changes you propose will ensure that the Plan
				Q8, P1.											Many of my neighbours were totally unaware if this proposal - yet they are DIRECTLY affected by it! There was insufficient information given to the local community especially those directly affected.
				Q8,P2.											The plan you have submitted does not aid sustainable development - you have not taken into account the amenity provided by the lane itself - it is used by walkers, cyclists, joggers and horse riders yet you have indicated cycle paths / pavements and the speed limit no doubt will be 50mph +. The road will increase the flow of heavy traffic through an environmentally sensitive area. We regularly see herons, kingfishers, badgers, ducks tawny owls and bats to name just a few of the wildlife that uses our riverbank as it is undisturbed at the moment. You will have to destroy mature oak trees, horse chestnuts, Scots pines to build the road on the planned route. Your work so close to the river is likely to cause pollution and damage to the river which is an important ecosystem with a variety of freshwater fish and invertebrates dependent upon it. Finally you would have to demolish a number of homes - including my own which is over 125 years old and represents a traditional Welsh cottage of the time.
				Q8, C2.											The national policy is to improve the public transport system and reduce dependency on fossil fuels. In your plan there is only facile attention paid to this issue. Building new roads in itself is not a solution - indeed it encourages road usage.
				Q8, CE2.											In your plan you appear to allocated only \$5 million (sic) for this project and have stated that you require developers to provide an input presumably under section 106 of the Town & Country Planning Act 1990. In view of the current economic climate this is, of course, a highly unlikely possibility and is likely to remain so for many years to come. The funding for the development is therefore totally unrealistic.
				Q8, CE4.											Your plan was first drawn up at a time when local councils and authorities were borrowing large sums of money from banks. In these hard economic times it is to be expected that central government funds will be capped and borrowing for such a scheme impossible.
				Q9.											The Fire Service have already announced that they wish to take up their option to move to larger and more modern facilities on a local business park. If the Council took the route we have described (marked in green on the enclosed map), this would
															1. Aid the Fire Service (through compensation)
															2. Aid a prospective investor by reducing the demolition work (the non-listed part of Lanelay Hall instead of several houses) and the capital investment
															3. Increase the amount that the Council would have at its disposal for the road improvement because it would not have to compensate possibly 6 house owners who are adversely affected by the plan. This saving could be used to make the existing road safer by suitable passing places, resurfacing, signs, road markings and overall speed limits of 40mph with cameras. Thus cars, vans and light commercials would be able to use the existing road more safely but without the huge expense of the road you have proposed.

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3171.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038				Site: 726//CS 8.a3		Ynysmaerdy to Talbot Green		Delete Site		PEX Session:					
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Ynysmaerdy - Talbot Green Relief Road	
2 3	Representation text The plans for a dual carriageway across the front of my house are ludicrous. The road and space is too narrow. It is a nonsense to give us planning permission and then proposed this? The suggested alternative route is far more sensible.	
4 5	Changes sought I would prefer the suggested alternative route. Ideally I would prefer NO dual carriageway. What happened to the concept of green belt? See map attached suggested alternative route in green.	
9 7	Why no previous Representation Wasn't aware of proposals. No notification from Council despite that fact that the planned route may demolish the front of my property.	
21 11	Why attend Examination? May be losing my home! [NB Written reps selected at Q10.]	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested alternative route whilst still constituting a nuisance and interfering with quiet enjoyment of the property will not mean we have to demolish the frontage of our properties. At least 6 houses will be affected.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response		
Item Question										Reply		Tick box Replies					
3	4	Seek changes? Any changes to be made to the Plan?										Yes					
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										Yes					
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No					

3172.D1

Document: Deposit Draft, p.106 Site: 679//SSA 10.1 Cefn Lane, Glyncoch Delete Site PEX Session:

Policy: SSA 10 Map: Issue: Housing Allocation

Summary:

Item	Question	Representation Text
1	2	Issue Summary
I object to the proposal for 30+ affordable homes.		
2	3	Representation text
I object to the proposal for affordable homes because I fear it will disrupt the peaceful cul-de-sac at Cefn Close due to an increase in traffic. This in turn would increase the danger to young children who play in Cefn Close.		
4	5	Changes sought
I would like the propasal (SIC) for the site to be removed.		
9	7	Why no previous Representation
To the best of my knowledge, I did not receive information about the proposal for affordable homes on our "doorstep" in January 2007.		

Item	Question	Reply	Soundness Tests
12	8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3173.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The housing allocation at Tegfan Farm Potters Field Trecynon	
2 3	Representation text I object to the proposed Housing Allocation Policy as Tegfan Farm with respect to the proposed access entry to the development through the existing development.	
4 5	Changes sought Review the entry access to the proposed development with entry from the Trecynon Bypass	
9 7	Why no previous Representation Was unaware that the consultation had taken place. I did not see any information/communication referring to the process	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan A risk assesment (sic) with repect (sic) to Health & Safety considerations should be made with respect to road widths and traffic problems associated with the site.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3174.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060, para.5.83,5.84		Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:							
Policy: AW 14		Map:		Issue: Minerals											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to designation of area of land surrounding Glyncoch for extraction of minerals.	
2 3	Representation text	
	The expansion of Craig yr Hesg quarry will lead to further noise and disruption to the residents of Glyncoch, exacerbate air quality and threaten the structure and integrity of the primary school as well as nearby housing. There is also inadequate infrastructure for the transportation of minerals. The designated area for mineral extraction is just outside of the community (154 meters (sic) from the nearest house and 160 meters (sic) from the school) and contradicts the 200 meter (sic) Buffer Zone policy.	
4 5	Changes sought	
	To remove designated area for mineral extraction from the site, which is adjacent to Glyncoch and allows Craig yr Hesg to expand.	
8 7	Previous Representation No	
	Our representation was not made in January because the plans were not released. We are making our reopresentation in the public consultation period (5th Feb - 26 March 09).	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The proposals developed by the Glyncoch Community Partnership and GAFA Group are much more consistent with community needs, as well as the National Assembly for Wales constitutional duty to promote sustainable development which takes into account environmental and social considerations as well economic considerations. Also the LDP is faulty in that it does not include Cefn Primary School within its boundaries for residential and community amenity and the site for mineral extraction is 154 meters (sic) from the nearest house contradicting the 200 Buffer Zone policy.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										No			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No			

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3174.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.062				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: AW 15		Map:		Issue: Minerals											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to designation of area of land surrounding Glyncoch for extraction of minerals.	
2 3	Representation text	
	The expansion of Craig yr Hesg quarry will lead to further noise and disruption to the residents of Glyncoch, exacerbate air quality and threaten the structure and integrity of the primary school as well as nearby housing. There is also inadequate infrastructure for the transportation of minerals. The designated area for mineral extraction is just outside of the community (154 meters (sic) from the nearest house and 160 meters (sic) from the school) and contradicts the 200 meter (sic) Buffer Zone policy.	
4 5	Changes sought	
	To remove designated area for mineral extraction from the site, which is adjacent to Glyncoch and allows Craig yr Hesg to expand.	
8 7	Previous Representation No	
	Our representation was not made in January because the plans were not released. We are making our reoresentation in the public consultation period (5th Feb - 26 March 09).	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The proposals developed by the Glyncoch Community Partnership and GAFA Group are much more consistent with community needs, as well as the National Assembly for Wales constitutional duty to promote sustainable development which takes into account environmental and social considerations as well economic considerations. Also the LDP is faulty in that it does not include Cefn Primary School within its boundaries for residential and community amenity and the site for mineral extraction is 154 meters (sic) from the nearest house contradicting the 200 Buffer Zone policy.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										No			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No			

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3174.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108			Site:			Settlement Boun			PEX Session:						
Policy: SSA 13			Map:			Issue: Settlement Boundary									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to designation of area of land surrounding Glyncoch for extraction of minerals.	
2 3	Representation text	
	The expansion of Craig yr Hesg quarry will lead to further noise and disruption to the residents of Glyncoch, exacerbate air quality and threaten the structure and integrity of the primary school as well as nearby housing. There is also inadequate infrastructure for the transportation of minerals. The designated area for mineral extraction is just outside of the community (154 meters (sic) from the nearest house and 160 meters (sic) from the school) and contradicts the 200 meter (sic) Buffer Zone policy.	
4 5	Changes sought	
	To remove designated area for mineral extraction from the site, which is adjacent to Glyncoch and allows Craig yr Hesg to expand.	
8 7	Previous Representation No	
	Our representation was not made in January because the plans were not released. We are making our reopresentation in the public consultation period (5th Feb - 26 March 09).	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The proposals developed by the Glyncoch Community Partnership and GAFA Group are much more consistent with community needs, as well as the National Assembly for Wales constitutional duty to promote sustainable development which takes into account environmental and social considerations as well economic considerations. Also the LDP is faulty in that it does not include Cefn Primary School within its boundaries for residential and community amenity and the site for mineral extraction is 154 meters (sic) from the nearest house contradicting the 200 Buffer Zone policy.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										No			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No			

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3174.D4			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:						
Policy: SSA 26		Map:		Issue: Minerals										
Summary:														

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to designation of area of land surrounding Glyncoch for extraction of minerals.	
2 3	Representation text	
	The expansion of Craig yr Hesg quarry will lead to further noise and disruption to the residents of Glyncoch, exacerbate air quality and threaten the structure and integrity of the primary school as well as nearby housing. There is also inadequate infrastructure for the transportation of minerals. The designated area for mineral extraction is just outside of the community (154 meters (sic) from the nearest house and 160 meters (sic) from the school) and contradicts the 200 meter (sic) Buffer Zone policy.	
4 5	Changes sought	
	To remove designated area for mineral extraction from the site, which is adjacent to Glyncoch and allows Craig yr Hesg to expand.	
8 7	Previous Representation No	
	Our representation was not made in January because the plans were not released. We are making our rerepresentation in the public consultation period (5th Feb - 26 March 09).	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The proposals developed by the Glyncoch Community Partnership and GAFA Group are much more consistent with community needs, as well as the National Assembly for Wales constitutional duty to promote sustainable development which takes into account environmental and social considerations as well economic considerations. Also the LDP is faulty in that it does not include Cefn Primary School within its boundaries for residential and community amenity and the site for mineral extraction is 154 meters (sic) from the nearest house contradicting the 200 Buffer Zone policy.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit											No		
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons											No		

3176.D1 O W M

Document: Deposit Draft, p.106 Site: 688//SSA 10.10 Hafod Wen \ Concorde Drive, Tonyrefail PEX Session:

Policy: SSA 10 Map: Issue: Housing Allocation

Summary:

Item	Question	Representation Text
1	2	Issue Summary Objection to housing policy in the plan
2	3	Representation text I object to the housing plan under the present stat as we understand access and exit roads would go through our housing site, 100 houses would mean 100 - 200 vehicles travelling through our site. It would greatly affect us as we are end terrace next to proposed site.
4	5	Changes sought The changes we would like to be made, would be separate access and exit road for the proposed site.
9	7	Why no previous Representation We not aware of any meetings. As it was going to affect us, a letter informing us, would have been appreciated.

Item	Question	Reply	Soundness Tests
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Traffic would not be increased also we would not have the work traffic affecting us.	

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3177.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9				Map:		Issue: Housing Allocation									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The housing allocation at Tegfan Farm, Potters Field Trecynon Aberdare	
2 3	Representation text	
	I object to the proposed Housing Allocation Policy at Tegfan Farm as the proposed access entry to this development through the existing (sic) development (sic) as only (sic) one was in on (sic) out.	
4 5	Changes sought	
	Change the entry (sic) access to the proposed development (sic) with entry (sic) from Trecynon Bypass. Please note attachment	
9 7	Why no previous Representation	
	I was unaware that the consultation had taken place. I did not see any notification or any communication (sic) that refers to the process, was not in any local press or other form of notification to my knowledge (sic)	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	A risk assessment (sic) and Health and Safety considerations should be made with respect to the traffic problems. Associated (sic) with the site and impact to existing (sic) residents and special vulnerable (sic) adult place at the top of site		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3178.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 679//SSA 10.1 Cefn Lane, Glyncoch						PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item Question	Representation Text
1 2 Issue Summary All aspects of proposed site	
2 3 Representation text Access by road and hill totally unecteable (sic).	
9 7 Why no previous Representation I was not consulted at any time	

Item Question	Reply	Soundness Tests
10 8 P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8 P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8 C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8 C2 Test? Does not have regard to national policy?	Yes	
14 8 C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8 C4 Test? Toes not have regard to RCT Community Plan?	Yes	
16 8 CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8 CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
18 8 CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8 CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	Yes	
5 6 Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7 Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3179.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The housing allocation at Tegfan Farm, Potters Field, Trecynon.	
2 3	Representation text	
	I wish to object to the proposed housing allocation policy at Tegfan Farm because of the proposed access to this new development through Pottersfield.	
4 5	Changes sought	
	Access to proposed development to be relocated to the Trecynon By-pass.	
9 7	Why no previous Representation	
	I did not see any information referring to the process and was unaware any consultation had taken place.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	I am sure there would be health and safety considerations if access to proposed site was via Pottersfield because of added traffic.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3180.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 679//SSA 10.1		Cefn Lane, Glyncoch		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I would like to object to housing site being built behind Cefn Close Pontypridd.	
2 3	Representation text I object to housing site because it will cause huge disruption and there is a huge safety issue with regards to the children of Cefn Close.	
4 5	Changes sought I would like this site to be removed as a housing allocation due the health and safety of the residents in Cefn Close!	
9 7	Why no previous Representation Did not know that site was allocated for housing estate.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3181.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The housing allocation at Tegfan Farm Potters Field Trecynon	
2 3	Representation text I object to the proposed housing allocation policy at Tegfan Farm, with the respect of the proposed access entry through the existing development	
4 5	Changes sought Review entry access, to the development with entry from the Trecynon By pas (sic) or access bottom of Tre-Felin	
9 7	Why no previous Representation Was not aware of any consultation had been held, no information on communications referring to this proces (sic)	

Item	Question	Reply	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan A risk & health & safety considerations should be taken with the traffic problems would cause in this development.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3182.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108				Site: 308/307		Celyn Farm		Settlement Boun		PEX Session:					
Policy: SSA 13				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the field being used for houses.	
2 3	Representation text Loss of privacy and overshadowing of my property Loss of Greenfield Loss of footpath in the field Fragmentation Site	
4 5	Changes sought Remove from Development Plan	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan As 8		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3183.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:				
Policy: NSA 9		Map:		Issue: Housing Allocation										
Summary:														

Item	Question	Representation Text
1 2	Issue Summary The housing allocation at Tegfan Farm Potters Field Trecynon.	
2 3	Representation text I object to the proposed housing allocation policy at Tegfan Farm with respect to the proposed access entry to this development through the existing development	
4 5	Changes sought Review the entry access to the proposed development with entry from the Trecynon Bypass.	
9 7	Why no previous Representation Was unaware that the consultation had taken place I did not see any information/communication referring to the process.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan A risk assesment (sic) re health and safety considerations should be made with respect to the traffic problems associated with the site.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3184.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 679//SSA 10.1		Cefn Lane, Glyncoch		Delete Site		PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1	2	Issue Summary I object to the housing allocation.
2	3	Representation text Please see attached supporting documentaion (SIC) The LDP Team Rhondda Cynon Taff County Borough Council Level 5, Ty Pennant, Catherine Street Pontypridd, CF37 2TB 22nd. February 2009 Ref: Proposed Development of land at the top of Cefn Close (SSA10.1) Question 3 To whom it may concern, I object to the plans to build on the 1.2 hectare site situated at the top of Cefn Close. Cefn Close is a secluded cul de sac which was built to house some 84 properties with limited vehicle access. As a resident of the close and as a parent I feel that the plans to build circa 30 "affordable homes" would dramatically change Cefn Close as it is today. There are many families with children ranging all ages who are safe whist (SIC) they play in the cul de sac.I believe that if the plans to build these houses were to be accepted then the safety of the children would be jeopardised. Heavy traffic moving to and from the site would pose a significant threat to the children and indeed the elderly within the close. When I purchased my home I was not advised of any plans to build additional properties in the surrounding area. Creating an additional 30 houses in this are seems to be pointless? There is more than this number of properties less than 500 meters (SIC) away from the site of which are boarded up and currently not in use? I would appreciate your consideration of my concerns Yours Faithfully

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
4	5															Changes sought I would like the site to be removed as a housing allocation
9	7															Why no previous Representation I was not aware of any plans to build housing at the top of Cefn close. (SIC) There were no obvious signs displayed.
21	11															Why attend Examination? N/A.

<i>Item Question</i>	<i>Reply</i>	Soundness Tests
17 8 CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9 Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Plan as it stands does not make the site reasonable. It is unsuitable for development. Please remove from the plan as I feel the site is unsuitable. When the site is removed from the plan my concerns will be addressed.		

<i>Item Question</i>	<i>Reply</i>	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	Yes	
5 6 Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7 Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3185.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9				Map:		Issue: Affordable Housing									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The housing allocation @ Tegfan Farm Potters Field Trecynon.	
2 3	Representation text OBJECTION to proposed housing allocation policy at above proposed site, with respect to accessibility to thes (sic) development through Potters Field	
4 5	Changes sought Review access routes to proposed development with entry from Trecynon Bypass (refer notes attached)	
9 7	Why no previous Representation Was unaware that the consultation had taken place I did not see any information/communication referring (sic) to the process	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan A risk assesment (sic) Re Health and Safety considerations should be made with respect to traffic problems associated with the site.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3186.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 679//SSA 10.1		Cefn Lane, Glyncoch		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

<i>Item Question</i>															Representation Text	
1	2	Issue Summary														
Proposal to build 30+ affordable homes at the top of Cefn Close, Glyncoch.																
2	3	Representation text														
I object to this proposed site as it will bring extra traffic / problems to a very quiet estate where a number of young children play.																
4	5	Changes sought														
Don't build new houses!																
9	7	Why no previous Representation														
Only recently found out about the proposal.																
<i>Item Question</i>															Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?													Yes	
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit													No	
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3187.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108						Site: 308/307 Celyn Farm						Settlement Boun		PEX Session:	
Policy: SSA 13				Map:								Issue: Settlement Boundary			
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	I object to the field being used for houses.	
2 3	Representation text	
	1 Comments on Sire (sic) Assements (sic) Enclosed	
	2 Comments on Small Site Assements (sic) Enclosed	
	3 Development Plan Comments Enclosed	
	Development Plan comments.	
	1 Alteration to field and position of access to proposed houses since application to be included in development plan	
	2 Foot path 63 misrepresented	
	3 Loss of Greenfield 9.2.13	
	4 Fragmentation ribbons 9.3.1	
	5 Flooding adjoining dwellings Tan 15	
	6 Noise Tan 11 proposed access to near houses	
	7 Foul Drains no drains in location only 150mm combined drains in Heol-y-Parc which at present over flows during heavy rain	
	8 Field was never level. Has now been raised and made steeper since application. 1 in 12	
	9 Plenty of brown field sites available within 1 mile.	
	10 Planning approval already in place within 1 mile of field for houses	
	11 Limited bus services. 9 3 2	
	12 Privacy and Overshadowing 9 3 3	
4 5	Changes sought	
	Remove from Development Plan	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
9	7			Why no previous Representation											
				My neighbours and myself were told by the landowner that he was not intending to buil (sic) on field											
				No notices Posted											
21	11			Why attend Examination?											
				Due to the many Issues											
<i>Item</i>	<i>Question</i>											<i>Reply</i>	<i>Soundness Tests</i>		
12	8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a										Yes			
13	8	C2 Test? Does not have regard to national policy?										Yes			
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?										Yes			
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan													
		Will maintain a greanfileld (sic) for grazing Once its gone its gone Photo Enclosed													
		Maintain a public footpath													
		Avoid flooding to adjoining property													
		Would be in line with Planning Police (sic) Wales													
<i>Item</i>	<i>Question</i>											<i>Reply</i>	<i>Tick box Replies</i>		
3	4	Seek changes? Any changes to be made to the Plan?										Yes			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No			

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3188.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 688//SSA 10.10		Hafod Wen \ Concorde Drive, Tonyrefail		Delete Site		PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary We object to the housing allocation policy in the plan.	
2 3	Representation text We object to housing site because of noise pollution, devaluation of our property, the breach of our privacy and safety. Removal of beautiful views.	
4 5	Changes sought We would like the site to be removed as a housing allocation	
9 7	Why no previous Representation Proposal only at this stage	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The plan would be more sound. It wouldn't contain faulty evidence.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3189.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 688//SSA 10.10		Hafod Wen \ Concorde Drive, Tonyrefail		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary We object to the housing allocation policy in the plan	
2 3	Representation text We object to housing site because of noise pollution, devaluation of our property, the breach of our privacy and safety. Removal of beautiful views.	
4 5	Changes sought We would like the site to be removed as a housing allocation	
9 7	Why no previous Representation Proposal only at this stage	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The plan would be more sound. It wouldn't contain faulty evidence.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3190.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 696//SSA 10.18 Gelliwion Reclamation, Pontypridd			Delete Site		PEX Session:	
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the above proposed housing allocation site being included in the RCT Local Development Plan	
2 3	Representation text This proposed site is a greenfield site, precious to the local community, used by walkers + children. The peripheral hedgegrow (sic) supports an abundance of wildlife. Housing on this site would breach the Government's recommendation for protection of the environmental landscape.	
4 5	Changes sought I would like this site to be removed from the housing allocation	
9 7	Why no previous Representation I was not made aware of this process	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3191.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.033						Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:		
Policy: CS 4				Map:				Issue: Housing Allocation						
Summary:														

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text At the moment it's a pleasure to go for a walk and see so much wildlife and get away from the traffic, the children and dog can run free without any worries, Put a housing estate there and you will put an end to this	
4 5	Changes sought Don't put it there at all	
8 7	Previous Representation No Not known	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3191.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 696//SSA 10.18 Gelliwion Reclamation, Pontypridd								PEX Session:						
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text At the moment it's a pleasure to go for a walk and see so much wildlife and get away from the traffic, the children and dog can run free without any worries, Put a housing estate there and you will put an end to this	
4 5	Changes sought Don't put it there at all	
8 7	Previous Representation No Not known	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3192.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	I strongly object to the proposed development of land identified above (I.e. Potters Field rear).	
2 3	Representation text	
	I Strongly object to the development of a housing site NAS 9.5 (SIC) due to the volume of traffic this would crate through potters field. The entrance to Potters field is already severely congested due to traffic from Social Services many of whom are inside potters field estate. The road through potters field is also quite narrow cont.	
	Question 3 - Additional Sheet	
	The narrowness of the road through Potters field already makes parking and visibility very restricted. Access for emergency vehicles would be difficult if the proposed development goes ahead due to volume of traffic and parking problems that already exist in Potters Field. In addition the environmental impact on residents caused by noise from additional traffic is the only green piece of land at the rear of Potters field is the only piece of land in the vicinity where wildlife and habitat live. The damage caused to the environment by such a large development would be irreparable	
4 5	Changes sought	
	Either not to allow this development or to provide access and exit points near to by-pass and keep Potters Field development separate from the proposed development.	
9 7	Why no previous Representation	
	I was not aware of the proposed development as it was not clearly advertised by R.C.T.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Ensure the health and safety of the residents. To protect the environment and habitat of the land. To reduce the impact of traffic noise and congestion		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3193.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 26		Map:		Issue: Minerals											
Summary:															

Item	Question	Representation Text
1	Issue Summary	
	Our objection relates specifically to the proposal to extend Craig yr Hesg Quarry.	
2	Representation text	
	The proposal indicates that the quarry will extend within 160 meters (sic) of the nearest residential property and 165 meters (sic) of Cefn Primary school thereby raising concerns that quarry blasting may compromise the structural integrity of our local school and homes. The airborne dust created by the quarry already impacts on the lives of residents. Further expansion may have more sinister implications for the lung health of local people. The road Infrastructure on to and from the quarry is already under strain from the heavy vehicles serving the quarry. A dramatic expansion of the quarry will exacerbate this situation. The quarry expansion will reduce the market value of local properties thereby undermining the viability of efforts to regenerate the area. Our regeneration plans also include innovative proposals for the area of land in question.	
	Our partnership believes that the proposals are inconsistent with the Welsh Assembly Government's vision for a sustainable Wales, with: '...living communities that fully reflect our rich and diverse culture, creating a fair and just society within a sustainable environment, generating a healthy future for all, ensuring opportunities for learning for life and underpinned by the creation of a prosperous society' (One Wales: One Planet (2008) WAG pp12)	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3193.D2			<input type="checkbox"/>	O	W	M		Yes	103	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.060				Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd				Delete Site		PEX Session:			
Policy: AW 14				Map:				Issue: Minerals							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to designation of area of land surrounding Glyncoch for extraction of minerals.	
2 3	Representation text	
	The expansion of Craig yr Hesg quarry will lead to further noise and disruption to the residents of Glyncoch, exacerbate air quality and threaten the structure and integrity of the primary school as well as nearby housing. The designated area for mineral extraction is just 138.75 meters (sic) from the nearest house, 160 meters (sic) from the local primary school and just 123 meters (sic) from the primary school's outdoor classroom. A large number of local residents have expressed health and safety concerns. The current fencing surrounding the quarry is faulty and with easy access for children, this would be of greater concern, should the quarry be expanded. There is also inadequate infrastructure for the transportation of minerals. The current quarrying levels have a negative impact on the quality of life of local residents. An expansion of the quarrying activity would be intolerable.	
4 5	Changes sought	
	To remove the designated area for mineral extraction from the site, which is adjacent to Glyncoch, allowing the quarry to expand further. For the site to be designated instead, as a community amenity, enabling residents to access the countryside through links with the nearby designated nature reserve, as well as to develop an outdoor activities and natural environmental learning zone. Alternative proposals developed by local people will facilitate economic, social and environmental regeneration and the genuinely holistic, sustainable development of the Glyncoch community as well as RCT CBC.	
8 7	Previous Representation No	
	Our representation is being made during the current public consultation period (5th February - 26 March 09)	
21 11	Why attend Examination?	
	There is not sufficient space within this form to do justice to our objections.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response		
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan															
<p>Our proposals are much more consistent with the Wales Spatial Plan's commitment to supporting the economic development of communities without compromising environmental and social considerations.</p> <p>'Our future depends on the validity of our communities as attractive places to live and work. We need to reduce inequalities between communities whilst retaining their character and distinctive ness' (WAG: Wales Spatial Plan (2008) pp29 (Word version).</p> <p>'The quality of our natural environment has an intrinsic value as a life support system, but also promotes wellbeing for living and working and contributes to our economic objectives. Safeguarding and protecting our natural and historic assets, and enhancing resilience to address the challenges of climate change, will enable us to attract people to our communities and provide the wellbeing and quality of life to encourage them to stay and preserve the foundations for the future' (WAG: Wales Spatial Plan (2008) pp38 (Word version).</p> <p>The plan does not consider the Glyncoch Partnership's proposals which are focused upon enhancing the designated area of land for access to the Graigwen Nature reserve, as well as a host of projects to enhance the health and wellbeing of residents, support out door learning as well as community resilience to climate change.</p> <p>It is also important to point out that the settlement boundary surrounding Glyncoch does not include Cefn Primary School, whereas it does include other schools in Rhondda Cynon Taff.</p>																	
Item	Question														Reply	Tick box	Replies
3	4	Seek changes? Any changes to be made to the Plan?													Yes		
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit													No		
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													No		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3193.D3			<input type="checkbox"/>	O	W	M			Yes	103	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.062		Site: 705//SSA 26							Graig-yr-Hesg Quarry, Pontypridd			Delete Site		PEX Session:		
Policy: AW 15				Map:				Issue: Minerals								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to designation of area of land surrounding Glyncoch for extraction of minerals.	
2 3	Representation text	
	The expansion of Craig yr Hesg quarry will lead to further noise and disruption to the residents of Glyncoch, exacerbate air quality and threaten the structure and integrity of the primary school as well as nearby housing. The designated area for mineral extraction is just 138.75 meters (sic) from the nearest house, 160 meters (sic) from the local primary school and just 123 meters (sic) from the primary school's outdoor classroom. A large number of local residents have expressed health and safety concerns. The current fencing surrounding the quarry is faulty and with easy access for children, this would be of greater concern, should the quarry be expanded. There is also inadequate infrastructure for the transportation of minerals. The current quarrying levels have a negative impact on the quality of life of local residents. An expansion of the quarrying activity would be intolerable.	
4 5	Changes sought	
	To remove the designated area for mineral extraction from the site, which is adjacent to Glyncoch, allowing the quarry to expand further. For the site to be designated instead, as a community amenity, enabling residents to access the countryside through links with the nearby designated nature reserve, as well as to develop an outdoor activities and natural environmental learning zone. Alternative proposals developed by local people will facilitate economic, social and environmental regeneration and the genuinely holistic, sustainable development of the Glyncoch community as well as RCT CBC.	
8 7	Previous Representation No	
	Our representation is being made during the current public consultation period (5th February - 26 March 09)	
21 11	Why attend Examination?	
	There is not sufficient space within this form to do justice to our objections.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?		

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response		
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Item	Question														Reply	Tick box	Replies
3	4	Seek changes? Any changes to be made to the Plan?													Yes		
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit													No		
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													No		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3193.D4			<input type="checkbox"/>	O	W	M		Yes	103	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.108						Site:						Settlement Boun		PEX Session:	
Policy: SSA 13				Map:								Issue: Settlement Boundary			
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to designation of area of land surrounding Glyncoch for extraction of minerals.	
2 3	Representation text	
	The expansion of Craig yr Hesg quarry will lead to further noise and disruption to the residents of Glyncoch, exacerbate air quality and threaten the structure and integrity of the primary school as well as nearby housing. The designated area for mineral extraction is just 138.75 meters (sic) from the nearest house, 160 meters (sic) from the local primary school and just 123 meters (sic) from the primary school's outdoor classroom. A large number of local residents have expressed health and safety concerns. The current fencing surrounding the quarry is faulty and with easy access for children, this would be of greater concern, should the quarry be expanded. There is also inadequate infrastructure for the transportation of minerals. The current quarrying levels have a negative impact on the quality of life of local residents. An expansion of the quarrying activity would be intolerable.	
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8 7	Previous Representation No	
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Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?		

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
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Item	Question	Reply	Tick box	Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes	
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3193.D5			<input type="checkbox"/>	O	W	M		Yes	103	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.116						Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd				Delete Site		PEX Session:	
Policy: SSA 26				Map:				Issue: Minerals							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection to designation of area of land surrounding Glyncoch for extraction of minerals.	
2 3	Representation text	
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	Our representation is being made during the current public consultation period (5th February - 26 March 09)	
21 11	Why attend Examination?	
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Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?		

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Item	Question	Reply	Tick box	Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes	
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3194.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033										Site: 696//SSA 10.18 Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:		
Policy: CS 4				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text I object to the housing site because of the restricted access for traffic - it is already dangerous round Gelliwion Road. The site is far too steep for 40 houses + could be unstable + dangerous. The increased traffic would bring many more dangers for local children, especially with school nearby.	
4 5	Changes sought Housing allocation should be removed completely from plan	
9 7	Why no previous Representation Was not informed about consultation. No proper publicity.	
21 11	Why attend Examination? To make sure my views are heard	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3194.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 696//SSA 10.18 Gelliwion Reclamation, Pontypridd			Delete Site	PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan.	
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Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3195.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106						Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation						
Summary:														

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation policy in the plan	
2 3	Representation text Purchased my property due to the view from my back garden and quiet nature of surroundings. Additional pupils @ Maesycod school have already increased traffic volumes + several incidents have already occurred with pupils. Increased housing = Increased traffic volumes. Building process would impose on tranquility of the area. Further increase in heavy heavy goods through traffic = further danger to children.	
4 5	Changes sought Cancelled completely	
9 7	Why no previous Representation No proper publicity. Where was my letter of notification?	
21 11	Why attend Examination? To ensure that my feelings/thoughts are heard, unlike the traffic calming proposals/improvement requests made last time!	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3195.D2			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033				Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:					
Policy: CS 4		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
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17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3196.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	I totally object to the housing allocation in the plan, especially as it will be right outside my back door - overlooking my bedroom and landing windows including my garden	
2 3	Representation text	
	Directly opposite my house - overlooking my bedroom! landing and garden, therefore loss of privacy. Local school already overcrowded due to taking children from Graig School. It's a recipe for another Abervan (sic) disaster being a steep coal tip. I will be living on my nerves!! And so will other residents which is not fair! Measycod is already over populated, we need more greenery (sic) not houses! There would also be terrible noise pollution, extra traffic, which isn't suited to such narrow lane -type roads- the reason I bought my house was because it was in a quiet location with a mountain view - ideal for my young son.	
4 5	Changes sought	
	Forget about it!! Please!!	
9 7	Why no previous Representation	
	No publicity therefore didn't have the opportunity, if so I would have booked time from work as this is very important to me as well as fellow neighbours and residents.	
	If a petition went around, I guarantee 99.99% would object to the plans.	
21 11	Why attend Examination?	
	Attendance is crucial to put our views across and express our concerns and make everybody aware of the plans made	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3197.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033										Site: 696//SSA 10.18 Gelliwion Reclamation, Pontypridd			Delete Site	PEX Session:		
Policy: CS 4				Map:				Issue: Housing Requirement								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation in the plan	
2 3	Representation text I object to the housing site because of: 1. Poor roads leading to site 2. Local school already overcrowded 3. A steep coal tip is hardly suitable - remember Aberfan 4. Doubt whether present sewer system can cope 5. Considering the present depression, would houses be sold?	
4 5	Changes sought Abandone (sic) it	
9 7	Why no previous Representation No publicity hence no opportunity to make any representation.	
21 11	Why attend Examination? First hand knowledge is essential. If nobody attended the people of Pontypridd would be kept in the dark as is usual	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3197.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 696//SSA 10.18 Gelliwion Reclamation, Pontypridd			Delete Site		PEX Session:	
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the housing allocation in the plan	
2 3	Representation text I object to the housing site because of: 1. Poor roads leading to site 2. Local school already overcrowded 3. A steep coal tip is hardly suitable - remember Aberfan 4. Doubt whether present sewer system can cope 5. Considering the present depression, would houses be sold?	
4 5	Changes sought Abandon it	
9 7	Why no previous Representation No publicity hence no opportunity to make any representation.	
21 11	Why attend Examination? First hand knowledge is essential. If nobody attended the people of Pontypridd would be kept in the dark as is usual	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3199.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.039							Site:		New Site			PEX Session:				
Policy: CS 9				Map:			Issue: Waste Management									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the waste allocation policy in the plan.	
2 3	Representation text I object to the policy [CS 9] on the basis that the site [land at former Penywaun Opencast Mine] has not been allocated for new waste management facilities. [See 1-page statement plus illustrations.]	
4 5	Changes sought I would like the site added as a waste allocation.	
9 7	Why no previous Representation No consideration had been given to site usage at that time.	
21 11	Why attend Examination? To provide additional information at the time, should it be requested.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Allocation of this site will ensure that sufficient land is available for new Open-Air recycling / waste facilities to meet the needs of the County Borough.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3199.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.039							Site:		New Site			PEX Session:				
Policy: CS 9				Map:			Issue: Waste Management									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary I object to the waste allocation policy made in the plan.	
2 3	Representation text I object to the policy on the basis that the site has not been allocated for new waste management facilities.	
4 5	Changes sought I would like the site added as a waste allocation.	
8 7	Previous Representation No No consideration had been given to site usage at that time.	
21 11	Why attend Examination? To provide additional information at the time, should it be requested.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Allocation of this site will ensure that sufficient land is available at the Bryn Pica strategic waste site for new Open-Air or In-building recycling/waste facilities to meet the needs of the County Borough.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3200.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.108		Site: 589/598		Castellau Road		Settlement Boun		PEX Session:							
Policy: SSA 13		Map:		Issue: Settlement Boundary											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Wish to change settlement boundary as per attached ammended (sic) plan, to encorporate enclosure 6932	
2 3	Representation text Request for change of settlement boundary as per attached "Deposit Plan Representation Package".	
4 5	Changes sought Cahnge of settlement boundary as per attached drawing no RSB/6932	
6 6	Candidate Site Ref No 598 - Larger site originally submitted. Smaller area now being proposed.	
9 7	Why no previous Representation Preferred strategy was not applicable to site specific issue. No notification received to make any representations.	
21 11	Why attend Examination? Further oppportunity to put forward merits of site as development land.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Land should be clearly part of the settlement and has not been allocated. Inclusion would provide more appropriate land for housing than existing outline approvals provides more suitable land to meet housing needs.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3201.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site	PEX Session:	
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Objection to proposed housing on Gelliwion Road.	
2 3	Representation text Danger to huses in the locality Building on reclaimed, unstable land Over use of local facilities that are already over-stretched.	
4 5	Changes sought Cancel the development or move it to an alternative location.	
9 7	Why no previous Representation Not aware of any consultation.	
21 11	Why attend Examination? To allow full expression to peoples' concerns.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3202.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft				Site:								New Site		PEX Session:		
Policy:				Map:						Issue: Policy Omission						
Summary:																

Item	Question	Representation Text
2 3	Representation text	<p>The draft LDP has indicated a number of sites within the Pontygwaith and Stanleytown area that potentially could be developed given the resources and strategic will.</p> <p>The site known as 'Pontygwaith Industrial Estate' however has no such current listing in the proposed LDP. The site was developed as part of the Porth Relief Road and Costains and RCT contractually agreed to develop the land to an 'engineered finish', and provide a proportion of the land in compensation for loss of land elsewhere in the scheme. Unfortunately, the land was never part of RCT's strategic portfolio in any case and the WAG DET's division became involved in negotiations to resolve the outstanding issue.</p> <p>A recent meeting chaired by the Deputy First Minister and Minister for Economy and Transport Ieuan Wyn Jones, facilitated by the Deputy Minister for Regeneration Leighton Andrews confirmed with RCT Cabinet Member Paul Cannon, and the Director of Corporate Estates for RCT, the arrangement for a asset transfer of the land on the site known as Pontygwaith Industrial Estate from the Welsh Assembly Government to RCT, and subsequently a community asset transfer to PRP Ltd.</p>
4 5	Changes sought	<p>This formal submission requests that the site is now re-classified as strategic in accordance with the feasibility study. The feasibility study identified a blueprint for a community hub with sufficient parking which would benefit the wider Rhondda Ffach, and discussions have started with both the WAG and potential funders on what the community hub is likely to look like within the site identified, and how this would link with spatial planning/ strategies.</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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3203.D1			<input type="checkbox"/>	C	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.27, para.4.11						Site:			PEX Session:						
Policy:				Map:				Issue: Core Strategy							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The lack of a Principal Town in the rhondda and the detrimental effects that will have on the local economy.	
2 3	Representation text	
	The absence of Principal Town in the Rhondda will exacerbate the decline of the two Rhondda valleys. Priority will be given to the designated Principal Towns elsewhere, and funding, resources and effort will be concentrated on those centres. There is a real need to concentrate effort where the greatest deprivation is found in order to mitigate the effects of the continued decline of the Rhondda. The lack of a Principal Town will be a real and psychological blow to the Rhondda and its inhabitants. It will lead to greater deprivation, dormitory towns and reduced community cohesion - all contrary to the espoused aims of the plan as outlined on p.22-23 and elsewhere. There would seem little coherence in the plan espousing the aim of spreading development so that all can benefit if the Rhondda is going to be ignored by the Plan.	
4 5	Changes sought	
	That at least one 'key settlement' (p.27, 4.14) within the Rhondda be upgraded to Principal Town status.	
9 7	Why no previous Representation	
	Only recently saw this publication of the Draft Plan	
21 11	Why attend Examination?	
	Whilst it is possible to outline here some of the reasons for this proposal a hearing would allow greater chnce to explore the issue and explain fully.	

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Designating a Principal Town for the Rhondda will ensure more even development throughout Rhondda Cynon Taf. The absence of Principal Town status will relegate a significant section of the authority to secondary status.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3204.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Housing allocation at Tegfan Farm Potters Field Trecynon	
2 3	Representation text I object strongly about the proposed housing at Tegfan, mainly because of the proposed access entry to this development through the existing development.	
4 5	Changes sought Change access and have entry from Trecynon Bypass	
9 7	Why no previous Representation I was unaware any meeting had taken place regarding this development	

Item	Question	Reply	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Road's inadequate to take the traffic problems associated with this site.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3205.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The Housing proposed at Tegfan farm Potters Field Trecynon Aberdare.	
2 3	Representation text I object the proposal to have access to the Tegfan Farm development through the Potters Field Estate.	
4 5	Changes sought The existing road through Potters Field is not wide enough to take the flow of heavy vehicles - machinery to the proposed site consideration should be given to access from bypass.	
9 7	Why no previous Representation I was unaware that any consultation exercise had taken place I have never seen any information relating to the proposals. As we will be directly affected some effort should have been made to bring prosals to our attention.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The configuration of the existing estate road does not lend itself to the safe passage of heavy traffic during the building works and the increased volume of traffic once the development is completed. A risk assessment should be carried out with regard to these problems.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3206.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.077		Site: 655//NSA 9.5			Tegfan Farm, Potters Field, Trecynon			Delete Site		PEX Session:							
Policy: NSA 9		Map:			Issue: Housing Allocation												
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary	
	The housing proposed at Tegfan Farm Potters Field Trecynon Aberdare.	
2 3	Representation text	
	I do not object to the housing development as such, but strongly object to the access for the development, through the existing development at Potters Field This will cause many problems as the existing road is to narrow for the large amount of extra traffic involved.	
4 5	Changes sought	
	A complete review of the entry into to the new development, The entry to the new development should be from Trecyon Bypass.	
9 7	Why no previous Representation	
	I was not aware that any consultation had taken place no information about the proposed new development has ever been sent to me.	
	I find this completely out of order to say the least.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Risk assessment's should be made to take into consideration the traffic problems that will occur, and of the increase in possible accidents should access to the new development be through POTTERS FIELD.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3208.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary New housing development at Tegfan Farm Potters Field, Trecynon	
2 3	Representation text I object to the development at Tegfan Farm, because any increased traffic through Potters Field would cause huge problems for car owners trying to get in & out the site when any large vehicles such as the lorries would be driving through the narrow roads. Also there is a little used right of way lane between the bottom of the cemetery and the start of Potters Field which would then be used as the main access for pedestrians to get to the new houses.	
4 5	Changes sought I would like the entrance to the new proposed development to be accessed from the Aberdare/Penywaun By Pass	
9 7	Why no previous Representation I was not aware any consultation was taking place	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3209.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Reply	Soundness Tests
1 2	Issue Summary The housing allocation at Tegfan Farm, Potters Field, Trecynon		
2 3	Representation text I object to the proposed housing allocation policy, at Tegfan Farm, with respect to the proposed access entry to this development through the existing development.		
4 5	Changes sought Review the entry access to the proposed development with entry from the Trecynon By pass. Please "note" attachment.		
9 7	Why no previous Representation Was unaware that the consultation had taken place. I did not see any information/communication referring to the process.		
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan A risk assesment (sic), re health and safety considerations should be made with respect to the traffic problems associated with the site.		
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3211.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		Delete Site		PEX Session:					
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The housing allocation at Tegfan Farm, Trecynon	
2 3	Representation text	
	I object to the housing allocation policy, at Tegfan farm due to the proposed entry to the housing development via Potter's field I believe that the current plan is placing the residents at Pottersfield at signyuant (sic) risk as current access roads are not suitable for construction traffic and increased volume.	
4 5	Changes sought	
	Review proposed access point to the development with entry from the Trecynon By Pass. Otherwise current residents of Potters field will suffer considerably During the build stage causing significant H&S risks to familes (sic).	
9 7	Why no previous Representation	
	I was not aware of the process during the consultation period due to the very poor communication methods adopted	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	There is a significant risk to the residents of Potter's field during both construction stage and later completion if the development resulting in a significant increase in traffic density. The current access roads have been developed to support current housing population and is not suitable for increase volume.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3213.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079				Site: 402/406		Fforchneol Row		Settlement Boun		PEX Session:					
Policy: NSA 12		Map:		Issue: Settlement Boundary											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Extend settlement boundary to enclose OS field no.s 7460, 7333, 7927 on OS sheet SO. 00 00. [sic] so that adjacent site becomes viable to develop. [Plan provided.]	
2 3	Representation text Had I known about the LDP, I would have applied to include the field numbers in Q2 above.	
4 5	Changes sought I would like to see the settlement plan include OS field no.s 7640, 7333, 7927 on OS sheet SO 00 00. See enclosed plan.	
9 7	Why no previous Representation I was unaware of the PS was under consideration.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan [blank]		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3214.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item Question

Representation Text

1 2 Issue Summary

I am writing to object to the planning application for land at Gwern Heulog, Coedely for 150 dwellings site 403.

2 3 Representation text

I am extremely disappointed that after a previous rejection councillors now see fit to reconsider this application. Is this normal practice?,

This development will effect all residents at Coedely. This will include loss of green fields, increased traffic, which already the access road to gwern heulog cannot support. In addition to this it will create more noise, pollution and pressure on our services, i.e schools and roads. I feel that as the development is directly behind my property and the proximity of this would cause an invasion of my privacy and effect light to the property.

I feel very let down by the developer who confirmed verbally before I made my purchase that there would be no development of land behind my property, and that he was moving onto a development at Talbot Green. Owing to this I am very surprised that this proposed planning application did not come up on any searches my solicitor carried out with Rhondda Cynon Taff. I will be taking further legal advise (sic) to look into this.

3215.D1			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, para.1.15				Site:				PEX Session:							
Policy:		Map:		Issue: Introduction & Context											
Summary:															

Item Question

Representation Text

2 3 Representation text

1.15
The key objective of joining up with plans and strategies of other organisations is welcomed. For example, several themes of the HSCWB Strategy such as Healthy Environments, Transport and Access and Community Collaboration and Prevention relate to LDP issues such as the development of land, housing, public transport and opportunities to increase physical activity. The residential developments in the LDP will impact on health care services and there will be a need to link with the Teaching Local Health Board's Estates Strategy. It will be important to make this key objective a reality as experience in the past has been that organisations do not always collaborate and communicate as effectively as they need to.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3215.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, para.1.39 & 1.40						Site:								PEX Session:	
Policy:				Map:										Issue: Introduction & Context	
Summary:															

Item Question

Representation Text

2 3 Representation text

1.39 and 1.40

This section highlighting Local Strategies is very disappointing since it ignores the Health, Social Care and Wellbeing Strategy. This is one of the 4 Statutory plans required by the Assembly (the others being the LDP, the Community Plan and the Children and Young People's Plan) There are summaries of both the Community Plan and the Children's Plan but no reference to HSCWB. Our Strategy is on a par with the Children's Plan – they deal with children and young people up to the age of 25 and HSCWB relates to adults. The LDP should include reference to both to be consistent. We have previously made this point in relation to this section of the LDP and it is disappointing that HSCWB has again not been acknowledged.

3215.D3			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Document: Deposit Draft, para.3.5

Site:

PEX Session:

Policy:

Map:

Issue: Vision & Objectives

Summary:

Item Question

Representation Text

2 3 Representation text

3.5.

The objective to provide an environment that "encourages a healthy and safe lifestyle..... through access to green space....." is welcomed but as highlighted earlier there are a range of other ways in which the LDP can contribute to good health. Access to green space is just one of them including housing quality, employment opportunities, food access including allotments, air quality etc.

3215.D4			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Document: Deposit Draft, p.030, para.4.26

Site:

PEX Session:

Policy: CS 1

Map:

Issue: Strategy Areas

Summary:

Item Question

Representation Text

2 3 Representation text

4.26

The policy CS1 which includes the reuse of underused and derelict land and buildings is supported. The HSCWB Strategy funded the initial work on the Empty Property Strategy subsequently also taken up by Community First. This good work which would assist policy CS1 needs to be mainstreamed but is currently under threat due to budgetary constraints in the Local Authority.

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3215.D5			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.032, para.4.37							Site:		PEX Session:							
Policy: CS 3				Map:			Issue: Strategic Sites									
Summary:																

Item Question

Representation Text

2 3 Representation text

4.37, 4.40

Whilst the need to provide suitable employment and dwellings is recognised, the impact of new residential developments on infrastructures and a range of services, for example, primary healthcare services, cannot be overlooked. There does not appear to be an alignment/cross referencing between the various plans which would be affected by such developments

3215.D6			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.037							Site:		PEX Session:							
Policy: CS 7				Map:			Issue: Retail									
Summary:																

Item Question

Representation Text

2 3 Representation text

4.61.

The references to retail development and retail centres in principal towns and key settlements must take account of availability and accessibility to food, both food for home consumption from supermarkets and grocery shops but also ready made food from restaurants and take aways/fast food outlets. A survey undertaken by the RCT Local Public Health team identified a number of "food deserts" in RCT where it is very difficult to access foods needed to maintain a healthy diet and which are also affordable.

3215.D7			<input type="checkbox"/>	S	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.037, para.4.67							Site:		PEX Session:							
Policy: CS 7				Map:			Issue: Retail									
Summary:																

Item Question

Representation Text

2 3 Representation text

4.67 and 5.23

Policy CS8 which seeks improvements in the highway network, public transport improvements and walking and cycling provision is supported – this is in line with many of the priority goals in the HSCWB Strategy. We would welcome involvement in any discussions about achieving these aims.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3215.D8			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.046, para.5.14 & 5.19															
Policy: AW 4															
Summary:															

Item Question

Representation Text

2 3 Representation text

5.14 and 5.19

Policy AW4 refers to planning obligations and lists a number of areas in which contributions may be sought such as open space, sport/play space, walking and cycling schemes. This is to be encouraged. However, we would also be interested in what planning obligations are available that can assist with infrastructure issues such as lack of facilities for healthcare etc. It is important to ensure that any developments make a positive contribution to health – Health Impact Assessments can be used to

3215.D9			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.047, para.5.26															
Policy: AW 5															
Summary:															

Item Question

Representation Text

2 3 Representation text

5.26

The reference to Travel Plans is welcomed. The HSCWB Strategy encourages partners to develop such plans and one of the Local Service Board projects relates to Integrated Transport Services to Health and Social Care venues.

3215.D10			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.049, para.5.32															
Policy: AW 6															
Summary:															

Item Question

Representation Text

2 3 Representation text

5.32

There is a reference to safety. The links between the LDP and community safety agenda is important. Safer environments can also impact on health, for example, the prevention of injuries such as road accidents and falls.

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3215.D11			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033, para.4.40							Site:			PEX Session:						
Policy: CS 4				Map:			Issue: Housing Requirement									
Summary:																

Item Question

Representation Text

2 3 Representation text

4.37, 4.40

Whilst the need to provide suitable employment and dwellings is recognised, the impact of new residential developments on infrastructures and a range of services, for example, primary healthcare services, cannot be overlooked. There does not appear to be an alignment/cross referencing between the various plans which would be affected by such developments

3215.D12			<input type="checkbox"/>	S	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.047, para.5.23							Site:			PEX Session:						
Policy: AW 5				Map:			Issue: Design									
Summary:																

Item Question

Representation Text

2 3 Representation text

4.67 and 5.23

Policy CS8 which seeks improvements in the highway network, public transport improvements and walking and cycling provision is supported – this is in line with many of the priority goals in the HSCWB Strategy. We would welcome involvement in any discussions about achieving these aims.

3215.D13			<input type="checkbox"/>	S	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.038							Site:			PEX Session:						
Policy: CS 8				Map:			Issue: Transportation									
Summary:																

Item Question

Representation Text

2 3 Representation text

4.67 and 5.23

Policy CS8 which seeks improvements in the highway network, public transport improvements and walking and cycling provision is supported – this is in line with many of the priority goals in the HSCWB Strategy. We would welcome involvement in any discussions about achieving these aims.

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3215.D14			<input type="checkbox"/>	S	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.049, para.5.33																
Policy: AW 6																
Summary:																

Item Question

Representation Text

2 3 Representation text
5.33 and 5.47
These paragraphs re the role of open spaces in improving physical and mental health are strongly supported.

3215.D15			<input type="checkbox"/>	S	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.052, para.5.47																
Policy: AW 7																
Summary:																

Item Question

Representation Text

2 3 Representation text
5.33 and 5.47
These paragraphs re the role of open spaces in improving physical and mental health are strongly supported.

3215.D16			<input type="checkbox"/>	S	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.052, para.5.49																
Policy: AW 7																
Summary:																

Item Question

Representation Text

2 3 Representation text
5.49
Protecting land currently allocated for allotment use is to be encouraged.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3215.D17			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.058, para.5.67						Site:			PEX Session:						
Policy: AW 12				Map:		Issue: Renewable Energy/Wind farms									
Summary:															

Item Question

Representation Text

2 3 Representation text
5.67
Policy AW12 deals with proposals which relate to renewable energy and which will only be permitted if there is no unacceptable effect upon a range of things. There is no mention of the impact on health – for example, the impact of wind turbine developments on noise pollution and health is well documented.

3215.D18			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.088, para.6.90						Site:			PEX Session:						
Policy: NSA 23				Map:		Issue: Transportation									
Summary:															

Item Question

Representation Text

2 3 Representation text
6.90 and 6.175
Policies NSA23 and SSA 21 for Cycle Network improvements are supported. The physical developments of the network needs to go hand in hand with plans that encourage more use of both existing and new routes eg bike hire centres,

3215.D19			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.113, para.6.175						Site:			PEX Session:						
Policy: SSA 21				Map:		Issue: Transportation									
Summary:															

Item Question

Representation Text

2 3 Representation text
6.90 and 6.175
Policies NSA23 and SSA 21 for Cycle Network improvements are supported. The physical developments of the network needs to go hand in hand with plans that encourage more use of both existing and new routes eg bike hire centres,

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3215.D20			<input type="checkbox"/>	C	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.097, para.6.129		Site:		PEX Session:											
Policy: SSA 6		Map:		Issue: Principal Towns & Key Settlements											
Summary:															

Item Question

Representation Text

2 3 Representation text

6.129

This states that new development must be supported by appropriate local services and infrastructure. As highlighted above, this is vital and all agencies affected must be involved at an early stage to assess any implications.

3215.D21			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.103, para.6.146		Site:		PEX Session:											
Policy: SSA 9		Map:		Issue: Strategic Sites											
Summary:															

Item Question

Representation Text

2 3 Representation text

6.146

There is reference to the Council's wish to see a proposal for a new Llanharan Centre which includes a medical centre. This would need to be discussed in detail with the teaching Local Health Board – no plans are currently in place for such a development.

3215.D22			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.038		Site:		PEX Session:											
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item Question

Representation Text

2 3 Representation text

Targets and Indicators

CS8 – could there be an indicator re number of new cycle routes etc

There do not appear to be any indicators that take account of green space, sport/play areas etc

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3216.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077		Site: 660//NSA 9.10		Godreaman Street, Godreaman		Delete Site		PEX Session:							
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary I object to the plan for housing development at end of Godreaman St and access via Godreaman Street	
2 3	Representation text I object to the plan for housing development with access via Godreaman St because of safety reasons. It has been sealed off at one end already due to children/scout hall etc in street. The street is not wide enough for extra traffic/lorries etc. Please also see attached letter.	
4 5	Changes sought No planning permission to be given for housing or anything with access via Godreaman St or access via different route. I would like site to be removed as a housing allocation.	
9 7	Why no previous Representation Did not know about it	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The question over access to the site via Foundry View and Godreaman St. If housing does not go there, no problems with extra traffic load etc.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3217.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:							
Policy: SSA 9				Map:				Issue: Strategic Sites							
Summary:															

Item Question

Representation Text

2 3 Representation text

Whilst there is no objection to the residential allocation of 1700 houses identified in the indicative concept plan on page 105, as the necessary improvements to junction 35 have been previously considered and as such would be attached to any planning application via condition/Section 106 Obligation, I remain concerned that there would be significant adverse impact upon junction 35 (as improved) if the employment land identified to the south is not completed in accordance with the submitted proposals as a film studio, leisure facility, hospital, commercial etc.

If the film studio is not progressed, and there continues to be some doubt in this regard, then it is clear that the Welsh Assembly Government would not agree to a new motorway interchange between Junctions 34 and 35. This would inevitably have a considerable impact upon the operation of the A473 corridor between the site and Junction 35, including the junction itself (and also presumably Junction 34) to the extent that a submission in accordance with the identified allocation would be likely to attract a highway objection from this authority. Whilst the completion of the Llanharan Bypass may alleviate many of the issues on the A473, there would be no such benefit to Junction 35, indeed there would be considerable adverse impact, causing potential significant congestion in the Bridgend administrative area.

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3218.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.106		Site: 679//SSA 10.1			Cefn Lane, Glyncoch			Delete Site		PEX Session:							
Policy: SSA 10		Map:			Issue: Housing Allocation												
Summary:																	

Item	Question	Reply	Soundness Tests
1 2	Issue Summary I object to the proposal of giving access for construction site traffic through CEFN CLOSE to build 30 dwellings on land above CEFN CLOSE, off Cefn Lane Road.		Representation Text
2 3	Representation text If the council proposes to use this land to build which is off a main road CEFN lane road then access for both construction site traffic and for the dwellings should be off CEFN Lane Road and not through a private estate with limited vehicle access. The infrastructure should also be put in place off CEFN Lane Road before planning given		
4 5	Changes sought I would like the infrastructure to be put in place and access for all traffic to this site off CEFN Lane Road which is a main road and not through a secluded estate with limited vehicle access.		
9 7	Why no previous Representation I was not aware of the council's intention to use this land for development let alone use access through CEFN close		
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	Soundness Tests
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The change would mean access off CEFN Lane Road which is a main road without causing disruption to dwellings in CEFN CLOSE which has limited vehicle access		
3 4	Seek changes? Any changes to be made to the Plan?	Yes	Tick box Replies
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3220.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077		Site: 652//NSA 9.3		South East of Llwydcoed Community Centre		Delete Site		PEX Session:							
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Access has been refused twice by Highways Dept, and one by the Inspector on Highways & Pedestrian safety.	
2 3	Representation text Bad access on junction Merthyr Road & Corner House St. problems would appear o entrance to community centre & football field	
4 5	Changes sought Site (No.226) removed from LDP on safety grounds, as advised by your Highway Dept and N.A.W. Inspector.	
9 7	Why no previous Representation N/A.	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Less traffic would ensure safety of residents and school children. Traffic entering Corner House St, community centre entrance and exhibition Row would cause highway safety- e.g. very narrow roads.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3221.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077, para.3		Site: 652//NSA 9.3		South East of Llwydcoed Community Centre		Delete Site		PEX Session:							
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Access refused twice by your Highway Dept and one by WA Wales Inspector Highway & Pedestrian Safety.	
2 3	Representation text Problems with access at Merthyr Road / Corner H.St. junction problems occur at community centre / Merthyr Road junction too.	
4 5	Changes sought Site (226) removed from the LDP, all on safety grounds, as advised by your Highways Dept on previous application.	
9 7	Why no previous Representation N/A.	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Safer with less traffic using our narrow roads-eg Corner House St, Exhibition Row & Community Centre entrance. Safety for residents for children coming to school.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3222.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.060				Site: 745//AW 14.5		Limestone & Sandstone Quarry Buffer		Delete Site		PEX Session:				
Policy: AW 14		Map:		Issue: Minerals										
Summary:														

Item	Question	Representation Text
1 2	Issue Summary Page 61, AW 14. No new mereal (sic) extraction within - CRAIG YR HESG GLYCOCH (sic) Buffer zone (200m). I object to potential quarry extension as mineral resource	
2 3	Representation text -My home lies within the 200m buffer zone proposed -If extension of quarry SSA 16 (page 117) goes ahead potential structural damage to my house from blasting. -Loss of limited green field site in Glyncoch area -Noise and dust. Negative effect on market value of houses in area -Proximity to school and houses -Affect on wildlife -Traffic concerns	
4 5	Changes sought I unreservedly object to any further extension of Craig Yr Hesg quarry. See my attached letter - Copy of letter to Chief Executive of RCT County Borough Council (8.2.09)	
9 7	Why no previous Representation I was not aware of any preferred strategy consultation process. No notice was issued to me by R.C.T County Borough Council	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
20	9			Why changes satisfy Soundness											Give details why the changes you propose will ensure that the Plan I have grave concerns that any potential quarry extension may have on Health - both physical + psychological - and safety of the local population. It does not meet the criteria suggested by R.C.T's policy: "Better Life".	
<hr/>																
<i>Item</i>	<i>Question</i>														<i>Reply</i>	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?													Yes	
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit													No	
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3222.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.116		Site: 705//SSA 26		Graig-yr-Hesg Quarry, Pontypridd		Delete Site		PEX Session:							
Policy: SSA 26		Map:		Issue: Minerals											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary p. 117, SSA 26. Potential extension of existing mineral resource at Craig Yr Hesq Quarry, Glyncoch. I object TO ANY QUARRY EXTENSION	
2 3	Representation text -My home lies within the 200m Buffer Zone see AW14, SSA26 -Potential "further" structural damage to my house from blasting -Negative affect on my propety (sic) market vaule -Proximity to school -Loss of green field - only green field - in Glyncoch ward -Noise pollution, dirt pollution, loss of wildlife, loss of 'commodity' that contributes to the health of commuenity (sic) walrd (sic) etc -Traffic concern	
4 5	Changes sought I unreservedly object to any extension of the Craig yr Hesq Quarry. See attached grievance - sent to Chief Executive of R.C.T County Borough Council (8.2.09)	
9 7	Why no previous Representation I was not aware of any Preferred Stategy consultation process. No notice of any such process was made to me by the local council R.C.T	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan I have grave concerns that the quarry extension will have a detrimental influence on the physical, psychological and social health of the local community. It does not/will not promote a "Better Life" as quoted in the LDP (RCT) draft document		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										No			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No			

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3223.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.109		Site: 702//SSA 15.1 Land adjacent to Pontypridd Retail Park						PEX Session:							
Policy: SSA 15		Map:		Issue: Retail											
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1	2	Issue Summary
	4.14	We SUPPORT the detailed reference to the [Brown Lenox] site, and SUPPORT the Council's logical flexibility to the provision of retail.

Filtered to show: (All representations)

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2	3			Representation text										
<p>Site Specific Retail Allocation: SSA 15:</p> <p>4.9 Policy SSA 15 relates to retail allocations within the Southern Strategy Area.</p> <p>4.10 The Policy is produced below:</p> <p>Policy SSA 15 - Retail Allocations In accordance with Policy CS 7 land is allocated in the Southern Strategy Area for retail development at the following locations:</p> <p>Site: South of Llantrisant Business Park *. Floorspace: 5,500 sq.m.</p> <p>Site: Strategic Site 8: Former OCC Site, Llanilid. Floorspace: 2,000 sq.m.</p> <p>Site: Land East Of Mill Street, Tonyrefail. Floorspace: 2,000 sq.m.</p> <p>* As an administrative correction, we support the Council's amendments to the Deposit Draft LDP as follows: Page 109 Policy SSA 15 – Retail Allocations – Site 1 Delete “South of Llantrisant Business Park, Llantrisant” and Insert “Land adjacent to Pontypridd Retail Park”</p> <p>4.11 As is apparent from the above, Policy SSA 15 proposes the construction of 9,500m2 of new retail floorspace within the Southern Strategy Area over the plan period. The supporting text to the Policy confirms provision will comprise a combination of convenience (food) and comparison (non-food) provision. The sites referenced above have been selected specifically to support the principal towns and key settlements and to ensure the provision of modern and accessible retail facilities in the Southern Strategy Area. As per Policy CS7, we support the allocation of new retail floorspace on land adjacent to Pontypridd Retail Park, however we do request that Policy SSA 15 contains reference to “net” floorspace. We produce our suggested wording below with our amendments (in brackets):</p> <p>Policy SSA 15 - Retail Allocations In accordance with Policy CS 7 land is allocated in the Southern Strategy Area for retail development at the following locations:</p> <p>Site: South of Llantrisant Business Park. Floorspace: 5,500 sq.m (net).</p> <p>Site: Strategic Site 8: Former OCC Site, Llanilid. Floorspace: 2,000 sq.m. (net).</p> <p>Site: Land East Of Mill Street, Tonyrefail. Floorspace: 2,000 sq.m. (net).</p> <p>4.12 We also support and welcome the Council's position on retail capacity which is flexible and pragmatic. In addition, and as referred to earlier, our client currently has the benefit of a resolution to grant outline consent for c. 6,968 sq.m. of bulky goods retail (application reference 07/1554/13) on the subject site.</p>														

REPRESENTATION DETAIL by: Representation No

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4	5														
<p>Changes sought</p> <p>4.11 ... We produce our suggested wording below with our amendments (in brackets):</p> <p>Policy SSA 15 - Retail Allocations In accordance with Policy CS 7 land is allocated in the Southern Strategy Area for retail development at the following locations:</p> <p>Site: South of Llantrisant Business Park. Floorspace: 5,500 sq.m (net).</p> <p>Site: Strategic Site 8: Former OCC Site, Llanilid. Floorspace: 2,000 sq.m. (net).</p> <p>Site: Land East Of Mill Street, Tonyrefail. Floorspace: 2,000 sq.m. (net).</p>															
9	7														
<p>Why no previous Representation</p> <p>Not instructed at that time.</p>															

Item	Question	Reply	Soundness Tests
20	9		
<p>Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan [No tests selected under Q8.] The additions to the text will provide clarity and leave no room for misinterpretation.</p>			
Item	Question	Reply	Tick box Replies
3	4		
<p>Seek changes? Any changes to be made to the Plan?</p>			
7	7		
<p>Previous Representations? Did you make any previous representations on this issue during the Cons</p>			

REPRESENTATION DETAIL by: Representation No

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3223.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.037		Site: 702//SSA 15.1						Land adjacent to Pontypridd Retail Park				PEX Session:			
Policy: CS 7		Map:						Issue: Retail							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Qualified support for policy CS 7.	
2 3	Representation text Policy CS7 4.3 Policy CS7 relates to retail development within the County Borough of Rhondda Cynon Taf. It states: Policy CS7 – Retail Development Land will be allocated for the development of 33,500 m2 of new retail floorspace. Provision will be a combination of convenience goods (7,175 m2) and comparison goods (26,223 m2) on sites intended to meet strategic and local retail need. Land for retail development is allocated on the following Strategic Sites: Land for the provision of local retail development is allocated by policies NSA 17 and SSA 15. 4.4 We support this Policy although we would request that reference is made to “net” floorspace in order that it is not interpreted as a gross figure. Whilst we note this is clarified in Appendix 1, it should be added to the actual wording of the Policy for clarification. 4.8 As stated at paragraph 4.4 above, we support the above Policy and supporting text subject to our proposed amendments. We consider the subject site will play an important role in realising this projected retail provision and achieve the aspirations of the Council and our client.	
4 5	Changes sought The Policy therefore should read as follows (our additions IN CAPITALS): Policy CS7 – Retail Development Land will be allocated for the development of 33,500 m2 (NET) of new retail floorspace. Provision will be a combination of convenience goods (7,175 m2 NET) and comparison goods (26,223 m2 NET) on sites intended to meet strategic and local retail need. Land for retail development is allocated on the following Strategic Sites: Land for the provision of local retail development is allocated by policies NSA 17 and SSA 15.	
9 7	Why no previous Representation Not instructed at that time.	

Item	Question	Reply	Soundness Tests
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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20	9			Why changes satisfy Soundness												Give details why the changes you propose will ensure that the Plan [No tests selected under Q8.] The additions to the text will provide clarity and leave no room for misinterpretation.	
Item Question															Reply	Tick box Replies	
3	4			Seek changes? Any changes to be made to the Plan?												Yes	
7	7			Previous Representations? Did you make any previous representations on this issue during the Cons												No	

3223.D3

Document: Deposit Draft, p.037

Site: 702//SSA 15.1 Land adjacent to Pontypridd Retail Park

PEX Session:

Policy: CS 7

Map:

Issue: Retail

Summary:

Item Question															Representation Text	
1	2			Issue Summary												Support (unqualified) for supporting text to Policy CS 7.
2	3			Representation text												4.5 The supporting text to Policy CS7 follows on to say that, the objective of the LDP core strategy is three fold: <ul style="list-style-type: none"> · To reduce the leakage of retail expenditure from Rhondda Cynon Taf to the wider region; · To strengthen the role of retail centres in the Principal Towns and Key Settlements, and · To provide retail development intended to meet local need in sustainable locations. 4.6 Rhondda Cynon Taf's Retail Capacity Assessment (undertaken by NLP and dated 2007) indicates that there is a quantitative need for 7,175 sq.m. net convenience and 26,223 sq.m. net comparison goods retail floor space in Rhondda Cynon Taf County Borough over the plan period. This is in addition to those schemes already committed. Further, it should be noted that the 2007 NLP retail study is based on current market-share. As such, it does not reflect the ability of new retail provision in Pontypridd (i.e. at the former Brown Lenox site) to clawback expenditure currently lost beyond the town. As such, the estimate of additional floorspace required in the plan period is an underestimate. 4.7 The Deposit Draft LDP confirms this at paragraph 4.63 by stating that: <p>...total additional convenience (food) floor space is 7,175 sq.m. This is greater than the (tentative) quantitative need assessment of 2,507 m2 by 2021, but the absolute difference is not considered to be excessive and is considered to be justified in qualitative terms. Approximately half of the additional floor space is proposed to be in the Strategic Site 7: Mwyndy / Talbot Green, where a specific need to decongest existing convenience (food) provision in the principal town centre has been identified. The remainder comprises modest proposals considered essential to strengthen the retail status of three of the key settlements, thereby minimising the need for local residents to travel for convenience (food) shopping.</p> 4.8 As stated at paragraph 4.4 above, we support the above Policy and supporting text subject to our proposed amendments [to the policy]. We consider the subject site will play an important role in realising this projected retail provision and achieve the aspirations of the Council and our client.

Item Question															Reply	Tick box Replies	
3	4			Seek changes? Any changes to be made to the Plan?												No	

REPRESENTATION DETAIL by: Representation No

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3223.D4			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft A1: Detailed Allocations, p.109		Site: 702//SSA 15.1		Land adjacent to Pontypridd Retail Park		PEX Session:									
Policy: SSA 15		Map:		Issue: Retail											
Summary:															

Item	Question	Representation Text
1	2 Issue Summary Objection to text in Appendix 1 (page 130) for Policies CS 7 / SSA 15(1).	
2	3 Representation text 4.13 Details of each of the proposed retail allocations are contained in Appendix 1 to the Deposit Draft LDP. The In-Depth allocation relating to the subject site is produced below: Policy CS 7 / SSA 15 (1) Land Adjacent To Pontypridd Retail Park, Pontypridd Land adjoining Pontypridd Retail Park is allocated for between 3,500 and 5,500m2 net floor-space, either comparison (non-food) or convenience (food) or a mixture, subject to no detriment to the redevelopment of the in-centre Taff Street, Pontypridd Site. Land adjoining Pontypridd Retail Park (Brown Lenox) is considered to be an accessible location for the wider town, and therefore a sequentially preferable site for retail development that cannot be located in the defined retail core. A food-store of 3,354m2 net convenience (food) and comparison (nonfood) floor-space has been refused on this site, as there was insufficient retail need to support the convenience (food) stores proposed on both the in-centre Gas Road / Precinct site and the Brown Lenox site [03/0625]. There are undetermined proposals for 5,574m2 net comparison (non-food) retail floor-space on the same site [07/1554]. It is vital that development here does not frustrate the retail development of the town centre site. 4.14 We support this detailed reference to the site, and support the Council's logical flexibility to the provision of retail. It is considered that convenience retail floorspace could be provided on the subject site, subject to the usual Retail Assessment provisions. 4.15 Whilst we note reference to the convenience store refusal at the subject site, it is submitted that further work on retail need is likely to be able to justify food store development at the former Brown Lenox Site. It is also acknowledged that other consents granted within the County Borough should be closely monitored and, in line with the provisions of the forthcoming LDP, new planning applications submitted should be determined in line with the LDP as it progresses through the consultation process. Importantly, if current consents lapse, careful consideration should be given to other sites currently allocated. This is more so the case given the current economic climate and lack of development proposals coming forward on sites which are difficult to develop for a variety of reasons, ie ground conditions, land assembly issues, economic considerations etc. 4.16 In this regard we OBJECT to the text produced in Appendix 1, with specific regard to the referral to the refusal as we consider this could potentially pre-empt any further applications submitted on this site for food retail, which after further investigation, could prove a need for convenience retail. Times change and so do planning circumstances. Current economic climates may well see other developments, such as the Gas Road / Precinct Site, fall in to difficulties which may hinder the development, resulting in the former Brown Lenox site being the preferred option of food retail. If this were to occur, we consider it would be prejudicial to have any referral to a refusal contained within the LDP.	

REPRESENTATION DETAIL by: Representation No

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4	5			Changes sought											
<p>4.17 We would submit, therefore, that the text in Appendix 1 should read:</p> <p>Policy CS 7 / SSA 15 (1) Land Adjacent To Pontypridd Retail Park, Pontypridd Land adjoining Pontypridd Retail Park is allocated for between 3,500 and 5,500m2 net floor-space, either comparison (non-food) or convenience (food) or a mixture, subject to no detriment to the redevelopment of the in-centre Taff Street, Pontypridd Site. Land adjoining Pontypridd Retail Park (Brown Lenox) is considered to be an accessible location for the wider town, and therefore a sequentially preferable site for retail development that cannot be located in the defined retail core. [sentence deleted] There are undetermined proposals for 5,574m2 net comparison (non-food) retail floor-space on the same site [07 / 1554]. It is vital that development here does not frustrate the retail development of the town centre site.</p>															
<i>Item Question</i>										<i>Reply</i>			Tick box Replies		
3	4			Seek changes? Any changes to be made to the Plan?						Yes					

REPRESENTATION DETAIL by: Representation No

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3224.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.100		Site: 7//SSA 8 0STR Mwyndy						Amend site boun				PEX Session:			
Policy: SSA 8		Map:		Issue: Strategic Sites											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	For the reasons given in the supporting evidence, the boundary of the Mwyndy/ Talbot Green Strategic Site should be amended to include the Leekes and royal mail sites.	
2 3	Representation text	
	The evidence in support sets out reasons for representation.	
4 5	Changes sought	
	For the reasons given in the supporting evidence, the boundary of the Mwyndy/ Talbot Green Strategic Site should be amended to include the Leekes and royal mail sites.	
9 7	Why no previous Representation	
	Not instructed at that time.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	We support the policy but are seeking a change to the allocation boundary as per the attached submisison and accompanying plans.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3224.D2			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.100				Site: 7//SSA 8		0STR Mwyndy				Amend site boun		PEX Session:			
Policy: SSA 8				Map:				Issue: Strategic Sites							
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>	
1 2	Issue Summary For the reasons given in the supporting evidence, the Mwyndy / Talbot Green Strategic site is supported.		
2 3	Representation text The evidence in support sets out reasons for representation.		
<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Tick box Replies</i>
3 4	Seek changes? Any changes to be made to the Plan?	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3224.D3			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.032		Site: 713//CS 3.7						Mwyndy / Talbot Green		PEX Session:					
Policy: CS 3				Map:				Issue: Strategic Sites							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Please see attached Representation Submission. For the reasons given in the supporting evidence, CS 3.7 is supported	
2 3	Representation text Please see attached Representation Submission. The evidence in support sets out reasons for representation.	
4 5	Changes sought Please see attached Representation	
9 7	Why no previous Representation Not instructed at that time.	
21 11	Why attend Examination? N/A	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan We support the policy but are seeking a change to the allocation boundary as per the attached submission and accompanying plans.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.031		Site: 8//SSA 9 0STR OCC Llanilid					PEX Session:									
Policy: CS 2		Map:					Issue: Strategy Areas									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Cofton (Wales) Ltd are concerned that the Strategic Policy for the Southern Area does not refer to the importance that the Strategic Sites have in delivering the sustainable growth required.	
2 3	Representation text	
	Paragraph 4.7 of the supporting text refers to the need to promote sustainable development that benefits RCT as a whole. Paragraph 4.15 identifies Llanharan as being in an excellent strategic location and being capable of assimilating significant additional residential and commercial development. As such Llanharan is identified as having a major role to play in the successful delivery of the strategy. Paragraph 4.17 goes on to state that large scale sites have been identified as being capable of accommodating significant development for sustainable regeneration. Strategic Site SSA 9 – Former OCC Site Llanilid, Llanharan is identified as being the main deliverer of housing and commercial land within the southern area for the plan period, and the largest housing allocation within the borough. The policy wording for CS2 recognises the importance of the large scale regeneration schemes in Pontypridd and Tonyrefail. The wording should also recognise the importance of the Former OCC Site Llanilid, Llanharan in its wording for consistency and in recognition of the sustainability credentials for the site and its importance in delivering the LDP strategy.	
4 5	Changes sought	
	Policy CS2 needs to include reference to the contribution that the Strategic Sites will need to make to fulfil the LDP strategy, in particular reference should be made to the importance of Site SSA9. Text should be added to Policy CS2 as follows: x. Promoting development of the Former OCC Site Llanilid, Llanharan for a large scale residential and mixed use development.	
8 7	Previous Representation No	
	[blank]	
21 11	Why attend Examination?	
	Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The suggested changes to the policies / paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.032		Site: 8//SSA 9 0STR OCC Llanilid							PEX Session:							
Policy: CS 3		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Cofton (Wales) Ltd support the general aim of the strategic sites policy in the plan. However, specific wording set out within the policy is of concern and therefore an objection must be made.	
2 3	Representation text	
	The inclusion of the Former OCC Site Llanilid as a Strategic Site is supported.	
	Cofton (Wales) Ltd support the general aim of 'Policy CS 3 Strategic Sites' namely to promote the strategic sites for the development of a mixture of large scale residential, employment, retail and recreational purposes.	
	Site 8: Former OCC Site Llanilid, Llanharan has the potential to deliver significant socio-economic benefits to the Llanharan area and to the County Borough.	
	However, an objection is made to the reference to the wording relating to proposals for the Strategic Sites, given that it states that they 'must have regard to' the indicative concept plans identified on the proposals map.	
	Cofton (Wales) Ltd have engaged in extensive dialogue with the LPA over a number of years in relation to the proposed allocation of the northern element of the strategic site. A great deal of research into the site, its capacity, its constraints and its capability of delivering a high quality residential and mixed use environment has been undertaken and shared with the LPA, both as part of the LDP process and in site specific dialogue.	
	The 'Indicative Concept Plan' set out at page 105 of the Deposit Draft, whilst generally consistent with Cofton (Wales) Ltd's preferred masterplan that is included within this representation and which has been the subject of considerable dialogue and comments prior to the publication of the Deposit Draft, is not entirely consistent. These inconsistencies are covered in greater detail within the representations to Policy SSA9, the concept plan and the proposals map.	
	In addition, the word 'must' conflicts with the terminology in which is given to the plans, i.e. 'indicative' and 'concept'.	
	On a site of such strategic importance and scale such as SSA9, and given the work which has been undertaken so far on the preferred masterplan which differs from the concept plan, the plan should not contain such inflexible wording such as 'must' in reference to what are acknowledged to be 'indicative' and 'concept' plans. This could result in the full potential of the site not being realised, to the detriment of the contribution that the site needs to make to the plan strategy.	
	Notwithstanding the representations made to Policy SSA9, the Indicative Concept Plan and the Proposals Map, the wording of the final sentence of Policy CS3 should be revised as suggested. It should be recognised in any event that the final approval should not need to adhere rigidly to the concept plans, that they are indicative by nature.	
4 5	Changes sought	
	The final sentence of Policy CS3 should be revised as follows:	
	Proposals for the development of the Strategic Sites (delete) 'must' (replace with) 'should' have regard to the indicative concept plans identified on the proposals map.	
	Supporting text should be added in order to reinforce the indicative nature of the concept plans, recognising that they may be subject to change as development proposals evolve.	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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8	7			Previous Representation No											
				[blank]											
21	11			Why attend Examination?											
				Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.											
<i>Item Question</i>										<i>Reply</i>		Soundness Tests			
19	8			CE4 Test? Not flexible to deal with changing circumstances?											
20	9			Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan											
				The suggested changes to the policies / paragraphs allow for greater flexibility.											
<i>Item Question</i>										<i>Reply</i>		Tick box Replies			
3	4			Seek changes? Any changes to be made to the Plan?											
7	7			Previous Representations? Did you make any previous representations on this issue during the Cons											

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3225.D3			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.032		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:							
Policy: CS 3		Map:						Issue: Strategic Sites							
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1 2	Issue Summary	
<p>Whilst Cofton (Wales) Ltd support the reference to the Former OCC Site Llanilid as being required to deliver a large scale housing development, an objection is lodged with regard to the Paragraph 4.37 of the Deposit Plan - Housing Numbers - The Wider Site and Other Uses.</p>		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
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2 3 Representation text

Firstly, it is considered that the dwelling figure for 'Site 8. Former OCC Site, Llanilid' is too low / restrictive and as such an amendment to the table is required to read 'no less than 1700 dwellings'.

'Policy CS3 – Strategic Sites' recognises that the 8 sites identified have the potential to deliver 'significant benefits' to the borough. It is considered that should the proposed use of the Llanilid site be restricted to 1,700 dwellings, this will fail to achieve the full development potential of the site to deliver new homes.

Cofton (Wales) Ltd have been in regular dialogue (monthly meetings) with key senior officers at RCTCBC in relation to the preparation of an outline planning application proposing residential development, a new local centre, primary road infrastructure and associated development on the northern part of the Former OCC Site Llanilid. As the Council are aware, historically the Cofton proposals for the northern part of the Llanilid site have been for up to 2,000 houses (in part including planning permissions now granted).

A copy of the latest 'Parc Llanilid Masterplan' (reference 1233-L-002-001A) has been provided to the Council for formal comment (and is enclosed as part of this representation). Cofton await the Council's feedback on their proposals which will enable the finalisation of the Illustrative Masterplan. In addition, this will enable a final assessment of the impacts of the development proposals, as required for completion of the Environmental Statement and the outline planning application that it will accompany.

Based on the current iteration of the illustrative masterplan, the site is shown to be able to accommodate circa 1800 units – 126.13 acres @ 14.5 units / acre.

From the feedback received at the strategic site meetings the Council have indicated that the Council are more concerned about the under performance of the allocated housing land rather than over performance – to ensure that their overall housing figure will be met.

The table heading should make it clear that the land uses / housing numbers are indicative and not comprehensive.

The Wider Site and Other Uses

References to the other strategic sites within paragraph / table 4.37 are consistent in referring to the mix of uses that each site could be brought forward for. This is not the case with the reference to Site 8.

The Strategic Site designation includes both the residential led development of the northern part of the site and the mixed commercial / leisure / employment / associated uses of 308 hectares of the southern element of the site. The southern element of the site benefits from an extant permission for the following: film studios complex (including silent stages and sound stages, production and post-production facilities, administration, core services, celebrity residences, a film back-lot, parking and a film academy); golf course and clubhouse; leisure complex (including leisure attractions, themed retail outlets, restaurants / fast-food counter, multiplex cinema and parking); hotel and conference centre with health spa; offices; hospital; budget hotel; petrol filling station and new motorway junction.

Additionally, the site benefits from an existing allocation within the Rhondda Cynon Taf County Borough Council (Taff Ely) Local Plan (adopted June 2003) for 'Business Land' under site ref. E2.25, as well as a designation as a 'Special Employment Site' under Policy E5.

The wording of the table / paragraph needs to reflect the other uses proposed for Site 8 and make stronger reference to the southern element of site and its potential for alternative forms of development to the extant permission in the event that it does not come forward in the form currently consented.

(NB; this representation should be considered in parallel with Policy CS4 and Policy SSA9).

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Rhondda Cynon Taf County Borough Council Local Development Plan

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4	5			Changes sought											
<p>Revision required in relation to Housing Numbers:</p> <p>Revise the table at paragraph 4.37 to read 'no less than 1700 dwellings' in relation to 'Site 8: Former OCC Site, Llanilid, Llanharan'.</p> <p>It should be made clear in the table heading that the land uses / housing numbers are indicative and not comprehensive.</p> <p>Revision required in relation to the Wider Site:</p> <p>Reference to the 'Proposed Uses' for Site 8 should be revised as follows:</p> <p>Land North of Proposed Llanharan Bypass:</p> <ul style="list-style-type: none"> · not less than 1700 dwellings · Retail (approx 2,000 sq m Foodstore plus additional retail units) · Education · Community Uses · Open Space <p>Land South of Proposed Llanharan Bypass:</p> <ul style="list-style-type: none"> · B1, B2, B8 employment uses · Leisure / recreation uses · Tourism uses · Community / healthcare uses · New motorway junction 															
8	7			Previous Representation No											
[blank]															
21	11			Why attend Examination?											
Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.															
<i>Item Question</i>										<i>Reply</i>			Soundness Tests		
19	8			CE4 Test? Not flexible to deal with changing circumstances?						Yes					
20	9			Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan											
The suggested changes to the policies / paragraphs allow for greater flexibility.															
<i>Item Question</i>										<i>Reply</i>			Tick box Replies		
3	4			Seek changes? Any changes to be made to the Plan?						Yes					
7	7			Previous Representations? Did you make any previous representations on this issue during the Cons						Yes					

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D4			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033		Site: 8//SSA 9 0STR OCC Llanilid							PEX Session:							
Policy: CS 4		Map:			Issue: Housing Requirement											
Summary:																

Item	Question	Representation Text
1	2 Issue Summary	Whilst Cofton (Wales) Ltd support the reference to the Former OCC Site Llanilid as being required to deliver a large scale housing development, an objection is made to the detail contained in the housing requirement table at Policy CS4.
2	3 Representation text	<p>The table specifies that 1,700 dwellings are to be allocated at the Former OCC Site, Llanilid, Llanharan.</p> <p>As set out in relation to the representations regarding 'Paragraph 4.37' of the Draft LDP (see above), following careful review, in liaison with the Council, it is evident that the site is capable of accommodating up to 2,000 dwellings.</p> <p>Paragraph 4.40 of the plan recognises that the overall allocation of 14,850 new dwellings requires an increase of the current build rate by 50%. Paragraph 4.41 goes on to recognise the importance of the Strategic Sites (including the Former OCC Site) in achieving the increase in house building rates and their importance in delivering the distribution of new housing required to ensure stable growth.</p> <p>The build rate required will only therefore be delivered by maximising the potential of strategic sites such as the Former OCC site.</p> <p>Cofton (Wales) Ltd consider that the current housing capacity figure set out in Policy CS4 is too low and would result in the site under performing in its role as a key strategic housing allocation within the borough. As such, changes are required as suggested.</p> <p>Furthermore, it is necessary for the plan to recognise that the housing delivery is required in a proportionate rate over the plan period. The Former OCC site is recognised as being the most advanced strategic site in terms of the what is known about its characteristics and constraints. As a result, and compared with the other strategic site allocations, it is capable of being one of the first sites to deliver housing numbers early on during the plan period.</p> <p>In order to meet to required build rates, which in turn are key to the plan strategy, the early release of large scale sites such as the Former OCC site is essential. Therefore the supporting text to Policy CS4 should recognise that the Former OCC site is capable of delivering, and expected to deliver, dwellings within the early stages of the plan period.</p> <p>The need to realise early permissions and developments for housing has been highlighted in the recent Appeal Decision related to Land East and West of the A4119 at Mwyndy, whereby the Inspector and First Minister agreed that a 3.3 year housing land supply was material (amongst other factors) in allowing an appeal relating to residential development outside of the settlement boundary, in advance of the LDP Draft Deposit.</p> <p>The insufficient housing land supply therefore highlights the need to encourage the early development of the Strategic Sites allocations.</p> <p>[NB; This representation should be considered in parallel with our representations on Paragraph 4.37 and Policy SSA9].</p>

REPRESENTATION DETAIL by: Representation No

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4	5															Changes sought Suggested Changes to Table Revise the table contained in Policy CS 4 to read 'no less than 1700 dwellings' for the Former OCC Site Llanilid (identified as Site no. 6 in the table). Suggested Additional Supporting Text At the end of paragraph 4.41, add: 'The uplift in building rates will require early delivery of dwellings. As the Strategic Sites identified are recognised as being essential in achieving the increased rates, support will be given to the early realisation of the strategic allocations, particularly in the instance of the Former OCC Site Llanilid, which is recognised as being one of the sites most capable of early delivery of development'.
8	7															Previous Representation No [blank]
21	11															Why attend Examination? Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.
<i>Item Question</i>										<i>Reply</i>		Soundness Tests				
19	8															CE4 Test? Not flexible to deal with changing circumstances? Yes
20	9															Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested changes to the policies / paragraphs allow for greater flexibility.
<i>Item Question</i>										<i>Reply</i>		Tick box Replies				
3	4															Seek changes? Any changes to be made to the Plan? Yes
7	7															Previous Representations? Did you make any previous representations on this issue during the Cons Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D5			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.034		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:							
Policy: CS 5		Map:				Issue: Affordable Housing									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary An objection is made to the reference [in para. 4.48] to the need to provide 80% of the affordable housing requirement in the Southern Area.	
2 3	Representation text ... affordable housing requirements should be devised in the light of viability and site characteristics.	
4 5	Changes sought The reference [in para 4.48] to the need to provide 80% of affordable housing within the southern area should be removed ...	
8 7	Previous Representation No [blank]	
21 11	Why attend Examination? Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested changes to the policies / paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D6			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.035		Site: 8//SSA 9 0STR OCC Llanilid							PEX Session:							
Policy: CS 6				Map:				Issue: Employment								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Consistency is required in relation to the how the strategic sites are referred to in Policy CS6 and the representations made on behalf of Cofton (Wales) Ltd in relation to the land south of the proposed Land South of Proposed Llanharan Bypass.	
2 3	Representation text	
	As indicated in the objection to Paragraph 4.37, the Strategic Site designation includes both the residential led development of the northern part of the site and the mixed commercial / leisure / employment use of 308 hectares of the southern element of the site. The southern element of the site benefits from an extant permission for the following: film studios complex (including silent stages and sound stages, production and post-production facilities, administration, core services, celebrity residences, a film back-lot, parking and a film academy); golf course and clubhouse; leisure complex (including leisure attractions, themed retail outlets, restaurants / fast-food counters, multiplex cinema and parking); hotel and conference centre with health spa; offices; hospital; budget hotel; petrol filling station and new motorway junction.	
	Additionally, the site benefits from an existing allocation within the Rhondda Cynon Taf County Borough Council (Taff Ely) Local Plan (adopted June 2003) for 'Business Land' under site ref. E2.25, as well as a designation as a 'Special Employment Site' under Policy E5 of the Local Plan. Recognition is made within Paragraph 4.57 to the importance of the development of the Dragon Film Studios at Llanharan (which is included within the SSA9 Strategic Site designation) to the wider region in terms of its potential economic benefits.	
	The Dragon Film Studios is a key element of the development permitted south of the Proposed Llanharan Bypass. If for any reason the development does not come forward in the form permitted, this key strategic site will need to be developed for alternative uses in order to support the economic development strategy. Consequently, the Indicative Concept Plan, the site specific policy and other relevant policies should include reference to an allocation of the land for employment and other uses, irrespective of the extant permission currently on the site in order to reflect the site's strategic importance.	
	In regards to the wording of the Table / Paragraph 4.57, this needs to reflect the other uses proposed for the Former OCC Site. Policy CS6 should make also make reference to the southern element of site and its potential for alternative forms of development to the extant permission in the event that it does not come forward in the form currently consented.	
	Consequently, reference should be made to an allocation of the Land South of the Proposed Llanharan Bypass, as part of the Strategic Site 8 allocation (SSA9), for employment (B1, B2, B8) uses, should the extant consent not be developed out in its current form.	
4 5	Changes sought	
	Text should be added to Policy CS6 as follows:	
	3. Strategic Site 8: Former OCC Site Llanilid, Llanharan	
	Use – B1, B2, B8 as part of a mixed use development (as an alternative to the extant permission)	
	Size (Ha) – 308 hectares	
8 7	Previous Representation No	
	[blank]	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
21	11	Why attend Examination?														
Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.																
<i>Item Question</i>										<i>Reply</i>			Soundness Tests			
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?													Yes	
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan														
The suggested changes to the policies / paragraphs allow for greater flexibility.																
<i>Item Question</i>										<i>Reply</i>			Tick box Replies			
3	4	Seek changes? Any changes to be made to the Plan?													Yes	
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons														Yes

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D7			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:							
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary An objection is made to the wording of Policy [sic] [para] 4.72 on the basis that it sets out a blanket requirement for all major developments within specific road corridors to contribute towards strategic corridor management.	
2 3	Representation text The wording "will be required to fund the development of strategic corridor management" is considered to be overly prescriptive and onerous. Any contributions will need to be fairly related to any new development proposals, based upon the findings of detailed Transport Assessments and any resultant improvements deemed to be necessary, in negotiation with the relevant authorities. As such the wording should be removed.	
4 5	Changes sought Remove the latter part of the text from paragraph 4.72 as follows: (Delete:) As a result, development proposals on sites capable of accommodating five dwellings or more / 1,000 m2 commercial floorspace within the A4119 / A473, A470 / A4059 and A4059 / A465 Corridors will be required to fund the development of a strategic corridor management system, improvements to the highway network and key junctions, public transport enhancements and park and share provision. The objective of the strategic transport management system is to ensure the provision of highway improvements necessary to deliver allocated sites and to ensure that the growth proposed by the LDP has no adverse impact on the highway network. This approach will allow the Council to manage and minimise traffic growth within the County Borough and respond to change in the wider region.	
8 7	Previous Representation No [blank]	
21 11	Why attend Examination? Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested changes to the policies / paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D8			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.043		Site: 8//SSA 9 0STR OCC Llanilid										PEX Session:				
Policy: AW 1		Map:					Issue: Housing Requirement									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Whilst support is given to the New Housing Policy which states that the delivery of the housing provision of 14,850 homes will be met primarily through the allocations of the plan, it is considered that greater emphasis should be placed within the supporting text to the policy on the importance of the strategic site allocations.	
2 3	Representation text	
	As referred to in related representations on Policy CS4, Paragraphs 4.40 & 4.41 recognise that the overall allocation of 14,850 new dwellings and the increase in build-rate of 50% that this will require, is heavily reliant upon the Strategic Sites (including the Former OCC Site).	
	Furthermore, it is necessary for the plan to recognise that the housing delivery is required in a proportionate rate over the plan period, particularly in the light of the current recognised shortage of housing land supply. The Former OCC site is recognised as being the most advanced strategic site in terms of the what is known about its characteristics and constraints. As a result, and compared with the other strategic site allocations, it is capable of being one of the first sites to deliver housing numbers, early on during the plan period.	
	In order to meet to required build-rates, which in turn are key to the plan strategy, the early release of large scale sites such as the Former OCC site is essential. Therefore the supporting text to Policy AW1 should emphasise the importance of the strategic sites and recognise that the Former OCC site is capable of delivering, and expected to deliver, dwellings within the early stages of the plan period.	
4 5	Changes sought	
	Add supporting text to Policy AW1 as follows:	
	'The uplift in building rates that the housing provision of 14,850 dwellings will require will in turn require early delivery of dwellings in order to ensure that the boroughs housing needs are met in a sustainable manner. As the Strategic Sites identified are recognised as being essential in achieving the increased rates, support will be given to the early realisation of the strategic allocations, particularly in the instance of the Former OCC Site Llanilid, which is recognised as being one of the sites most capable of early delivery of development'.	
8 7	Previous Representation No	
	[blank]	
21 11	Why attend Examination?	
	Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The suggested changes to the policies / paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D9			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.041		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:							
Policy: CS 11		Map:				Issue: Climate Change									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
Although Cofton (Wales) Ltd are supportive of the Plan's overall objective to achieve sustainable development within RCT, an objection is made to the wording of Policy CS11 and paragraph 4.89.		
2 3	Representation text	
It is considered that a 'blanket' requirement for all development proposals to reduce their predicted CO2 emissions by a minimum of 10% is too inflexible a target, and is in advance of extant / adopted government guidance. A more flexible and appropriate approach is felt to entail the consideration of each site and proposal on its own merits and circumstances. In addition, it is considered that Part 15 of Policy AW6 deals with this issue adequately in requiring development to 'promote energy efficiency and the use of renewal energy'.		
4 5	Changes sought	
Amend Policy CS11 to remove Part A (1) the policy, as follows:		
A) Addressing the causes of climate change through:		
(delete) '1. Requiring development proposals to reduce their predicted CO2 emissions by a minimum of 10%'		
8 7	Previous Representation No	
[blank]		
21 11	Why attend Examination?	
Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.		

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
The suggested changes to the policies / paragraphs allow for greater flexibility.			

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D10			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.047		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:							
Policy: AW 5		Map:				Issue: Design									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Although Cofton (Wales) Ltd are supportive of the Plan's overall objective to achieve sustainable development within RCT, an objection is made to the wording of Policy AW5 (specifically Part B of this policy).	
2 3	Representation text	
	It is considered that a 'blanket' requirement for all residential developments of 10 or more units to achieve a 'very good' eco-homes target is too inflexible, and in advance of extant / adopted government guidance. A more flexible and appropriate approach is felt to entail the consideration of each site and proposal on its own merits and circumstances. In addition, it is considered that Part 15 of Policy AW6 deals with this issue adequately in requiring development to 'promote energy efficiency and the use of renewal energy'.	
4 5	Changes sought	
	Amend Policy AW 5 to remove Part B (3) from the policy, as follows:	
	B) Sustainable Design	
	(delete) 3. Residential schemes of 10 or more units achieve as a minimum the Very Good Eco-Homes (or equivalent) target.	
8 7	Previous Representation No	
	[blank]	
21 11	Why attend Examination?	
	Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The suggested changes to the policies / paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D11			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.097		Site: 8//SSA 9 0STR OCC Llanilid							PEX Session:							
Policy: SSA 6		Map:			Issue: Principal Towns & Key Settlements											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Cofton (Wales) Ltd support the aims and objectives of Policy SSA6 which seeks to provide a framework for assessment of proposals for residential, commercial and community development in Llanharan.	
2 3	Representation text	
	See Q2.	
21 11	Why attend Examination?	
	Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	No	

3225.D12			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.097		Site: 8//SSA 9 0STR OCC Llanilid							PEX Session:							
Policy: SSA 6		Map:			Issue: Principal Towns & Key Settlements											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Cofton (Wales) Ltd recognise that appropriate levels of local services and infrastructure will need to be provided, at the strategic site at Llanilid, in order to meet the needs of the existing and future community.	
2 3	Representation text	
	Cofton (Wales) Ltd has entered into constructive dialogue with the Council in order to review / assess and ultimately put forward development proposals that will meet the community service needs / requirements for existing and future occupiers.	
	Cofton (Wales) Ltd is committed to putting forward an exemplar development scheme for the 'Parc Llanilid' site, working alongside RCTCBC. This commitment is reflected in the significant amount of time that had been invested at pre application stage in relation to the residential scheme on the northern part of the Llanilid site.	
21 11	Why attend Examination?	
	Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D13			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103		Site: 8//SSA 9 0STR OCC Llanilid							PEX Session:							
Policy: SSA 9		Map:			Issue: Strategic Sites											
Summary:																

Item Question

Representation Text

1 2 Issue Summary

The Masterplan proposals that Cofton (Wales) Ltd has presented to the Council (included within the representation submission) are broadly consistent with the Council's Indicative Concept Plan for the site. However, there are a number of areas of 'detail' to which amendments are sought and these are set out below. Consequently, an objection is made to the policy, to the Indicative Concept Plan and to the Proposals Map (South). The latter two objections are set out under separate topics further below.

2 3 Representation text

Policy SSA9 – Former OCC Site, Llanilid, Llanharan (main policy text): Land Uses

Consistent with the representations made on Paragraph 4.37 and Policy CS2, the Strategic Site Allocation needs to make reference to the development of land south of the proposed Llanharan Bypass.

For the reasons set out above, and in the event that the extant permission does not come forward in the current proposed form, Policy SSA9 needs to refer specifically to an allocation of the land south of the proposed bypass in addition to the reference to the extant permission.

This will also promote consistency, given that a similar approach that has been adopted on the Mwyndy / Talbot Green Area allocation (SSA8), which largely benefits from an extant permission, but continues to be allocated for a variety of uses.

The policy should therefore be revised (in addition to revisions to the Indicative Concept Plan) to include reference to at least 1,700 dwellings and to take into account the need to allocate the land which currently benefits from an extant permission. Suggested revised wording is provided.

Access Reference

Cofton (Wales) Ltd express concern as to the ability to influence the provision of the entire length of the bypass and hence the reference within the policy text the 'construction of the bypass' needs clarification.

The bypass has been discussed at length with the Council and it is universally agreed that there are constraints to its implementation outside of the area controlled by Cofton (Wales) Ltd. The link to its provision as part of the residential development is significantly limiting if it is intended to refer to the entire length of the of the bypass being necessary to access the development. The policy wording should be revised to delete reference to the access requirement or, to make it clear that the full length of the bypass outside of the Strategic Site is not required to access the proposed development.

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
4	5			Changes sought											
<p>Amendments to the policy text are sought so that it is replaced with the following:</p> <p>"Therefore, in accordance with Policy CS3 land is allocated at the Former OCC Site Llanilid, Llanharan for the following:</p> <p>The development of the northern part of the site for:</p> <ul style="list-style-type: none"> · The construction of at least 1700 dwellings, · 2000m2 retail floorspace, · a medical centre, library / community facility, · a new primary school and; · associated public open space. <p>The development of the southern part of the site for:</p> <ul style="list-style-type: none"> · B1, B2, B8 employment uses · Leisure / recreation uses · Tourism uses · Community / healthcare uses · New motorway junction <p>The following text should be removed from the plan: "Access to the site will be provided by the construction of the A473 Llanharan Bypass as defined by Policy SSA 18".</p>															
8	7			Previous Representation No											
[blank]															
21	11			Why attend Examination?											
Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.															
<i>Item Question</i>										<i>Reply</i>		Soundness Tests			
17	8			CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?						Yes					
19	8			CE4 Test? Not flexible to deal with changing circumstances?						Yes					
20	9			Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan											
The suggested changes to the policies / paragraphs allow for greater flexibility.															
<i>Item Question</i>										<i>Reply</i>		Tick box Replies			
3	4			Seek changes? Any changes to be made to the Plan?						Yes					
7	7			Previous Representations? Did you make any previous representations on this issue during the Cons						Yes					

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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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D14			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:								
Policy: SSA 9		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Consistent with the objection to the policy wording of SSA9, supporting text to the policy referring to the extant permission for the southern element of the site should be removed from the plan.	
2 3	Representation text	
	Continuing to include the text would run contrary to the need to refer to the allocation of the land as opposed to simply land with planning permission.	
4 5	Changes sought	
	Delete the following text from the plan:	
	"The permission for the southern part is regarded as a planning commitment, so that it is not necessary to include the proposed development in the allocations in Policy SSA 9."	
8 7	Previous Representation No	
	[blank]	
21 11	Why attend Examination?	
	Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The suggested changes to the policies / paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D15			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:								
Policy: SSA 9		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text	
1 2	Issue Summary Cofton (Wales) Ltd object to the reference to 'Flood Risk' as a notable site constraint within Paragraph 6.145.		
2 3	Representation text Paragraph 6.145 details that 'Flood Risk' is a notable site constraint. Although, there are a number of watercourses to the north, east and west of the site, together with new watercourses established within the restored area, it has been established from survey work that flooding is not a significant site constraint. It is therefore requested that reference to flood risk be removed from the plan as the reference is misleading.		
4 5	Changes sought Deletion of the reference to 'Flood Risk' at Paragraph 6.145 of the plan.		
21 11	Why attend Examination? Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.		
Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested changes to the policies / paragraphs allow for greater flexibility.		
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D16			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103		Site: 8//SSA 9 0STR OCC Llanilid							PEX Session:							
Policy: SSA 9		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Cofton (Wales) Ltd object to the housing figure for the strategic site allocation.	
2 3	Representation text In line with the representations on: - Paragraph 4.37 [ref: D3], - Policy CS4 [ref: D4] and - Policy SSA9 [ref: D13], the reference to the housing numbers in Paragraph 6.146 (a) should be revised to refer to 'at least' 1700 dwellings. (Please refer to reasoned justification provided above in relation to representations on Policy CS4 and Paragraph 4.37).	
4 5	Changes sought Amend text at 6.146 (a) to read: a) Residential development of at least 1700 dwellings in three areas.	
8 7	Previous Representation No [blank]	
21 11	Why attend Examination? Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested changes to the policies / paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D17			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:								
Policy: SSA 9		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Cofton (Wales) Ltd object to the reference to a New Llanharan Centre to the north and south of New Road.	
2 3	Representation text The description of the New Llanharan Centre in the Deposit Plan refers to the facility located north and south of New Road. It has been discussed and agreed with the Council that the new centre should be as close as possible to the edge of the existing settlement and central to the proposed residential development. The latest masterplan depicts a new centre located on the southern side of New Road at the junction with Trenos Gardens. The Council have verbally agreed that this is the preferred siting option for the new local centre, given that it was agreed that New Road would continue to function as a main through road, and it would be more appropriate to locate facilities on one side of the road only. This latest position has also been reflected in the Indicative Concept Plan. As such the text should be revised for consistency.	
4 5	Changes sought Revise the plan to refer to a New Llanharan Centre located to the South of New Road. Revise text as follows: b) New Llanharan Centre – [delete: north and] south of New Road, comprising:	
8 7	Previous Representation No [blank]	
21 11	Why attend Examination? Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested changes to the policies / paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D18			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:								
Policy: SSA 9				Map:				Issue: Strategic Sites								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Cofton (Wales) Ltd object to the reference to the 'landmark feature' as set out at paragraph 6.146(b) of the plan. (Note that the lettering is out of order – this refers to the second (b) sub paragraph)	
2 3	Representation text The Council's description of the landmark feature is overly prescriptive. The policy text should be amended in order to retain flexibility in both the form of the landmark feature and the positioning of it. The revised description proposed would provide adequate flexibility to accommodate the desired feature in due course. This point has been raised in previous correspondence / discussions with the Strategic Planning Department and needs to be addressed accordingly.	
4 5	Changes sought The LDP text should be amended with regard to the description of the landmark feature – this currently refers to 'either residential, offices or commercial leisure'. The text should be amended as follows: b) Landmark feature, (delete) either residential, offices or commercial leisure –on New Road, on the east side of the Silent Stages roundabout (add) at the western end of the Strategic Site Allocation.	
8 7	Previous Representation No [blank]	
21 11	Why attend Examination? Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested changes to the policies / paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D19			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:							
Policy: SSA 9		Map:				Issue: Strategic Sites									
Summary:															

Item	Question	Representation Text	Reply	Tick box Replies
1 2	Issue Summary Cofton (Wales) Ltd provide a general comment on the provision of accessible open space within the strategic site allocation.			
2 3	Representation text Cofton (Wales) Ltd's latest iteration of their Illustrative Masterplan for the northern part of the Llanilid site incorporates the three areas of accessible open space identified at paragraph 6.146(d). However, the Indicative Concept Plan is overly prescriptive in this regard and should be revised in accordance with the representations made below.			
4 5	Changes sought None – however, changes are required to the indicative concept plan as set out within the representations [D22] below.			
21 11	Why attend Examination? Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.			
3 4	Seek changes? Any changes to be made to the Plan?		No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D20			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:								
Policy: SSA 9		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	An objection is made to Paragraph 6.146 (e) – Access, which refers to a requirement to provide improvements to the A473 including the provision of the Llanharan bypass.	
2 3	Representation text	
	The development proposals for the northern part of the Llanilid site will involve improvements to the A473. However, as per the representations made in relation to the policy text of SSA9, Cofton (Wales) Ltd are concerned over the ability to influence the provision of the entire length of the bypass.	
	This has been discussed at length with the Council and it is universally agreed that there are constraints to it's implementation outside of the area controlled by Cofton (Wales) Ltd. The link to its provision as part of the residential development is significantly limiting if it is intended to refer to the entire length of the of the bypass being necessary to access the development. The text wording should be revised to make it clear that the full length of the bypass outside of the Strategic Site is not required to access the proposed development.	
	The text is also considered to over-emphasise the Strategic Site's role in the provision of the improvements to the A473 and the Llanharan bypass. Revised wording is required in order to make it explicit that any provision will be commensurate to the requirements of the development proposed and in line with any detailed recommendations from the Transport Assessment.	
4 5	Changes sought	
	... the text needs to be explicit in stating that it does not require the full provision of the Llanharan bypass. Revision required as follows:	
	e) Access – Improvements to the A473 including the (add) partial provision of the Llanharan By Pass. (add) The provision of the elements of the by pass necessary to allow the development to proceed are to be determined in accordance with detailed analysis of the network as part of any planning application and related negotiations.	
8 7	Previous Representation No	
	[blank]	
21 11	Why attend Examination?	
	Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The suggested changes to the policies / paragraphs allow for greater flexibility.		
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D21			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103		Site: 8//SSA 9 0STR OCC Llanilid						PEX Session:							
Policy: SSA 9		Map:		Issue: Strategic Sites											
Summary:															

Item	Question	Representation Text
1	Issue Summary	
	Cofton (Wales) Ltd object to the specified phasing requirement for the development of the Former OCC Site set out within Paragraph 6.147.	
2	Representation text	
	The LDP text currently sets 2 'breaking triggers' or 'glass walls' to housing capacity i.e:	
	· Obligation to provide the local centre relative to housing numbers	
	· Obligation to provide the whole of the Llanharan bypass relative to housing numbers	
	In the first of these instances it is confirmed that there is no objection to providing the local centre prior to 75% of the proposed housing capacity coming forward.	
	In light of the ongoing discussions that have been held with the Council it has identified that the percentage figure (i.e. the proportion of housing that can come forward ahead of the Llanharan Bypass route) will need to be agreed in due course as a result of the findings and recommendations of the detailed transport assessment, which can only be provided at the stage of the planning application.	
	Cofton (Wales) Ltd consider that the specification that "no more than 25% of proposed residential development to the north of the Llanharan bypass route excluding existing commitments (2008) shall be completed before the whole bypass is opened" is unnecessarily restrictive and represents too early and significant an obligation relative to housing numbers. With regard to the provision of the bypass, Cofton (Wales) Ltd have already expressed anxiety as to the ability to influence the provision of this section of the bypass - particularly given the universally agreed constraints (see representations on Paragraph 6.146 (e)).	
	It is suggested that the precise 'trigger' to the provision of this infrastructure is made less specific at this stage - to allow further investigation of the likely timing of the provision of this link and pending further detailed investigation of the case for its provision. Without the rewording of Paragraph 6.147 the LDP will potentially bind all sides to something that is at present unquantifiable.	
	Revised wording is required to remove phasing relating to the bypass or for phasing to be determined following detailed analysis through the Transport Assessment (as had been agreed at meetings with the Council).	
4	Changes sought	
	Rewording of paragraph 6.147 of the Draft LDP required as follows:	
	Delete: Phasing – no more than 25% of the proposed residential development north of the Llanharan bypass route excluding existing commitments (2008) shall be completed before the whole Llanharan bypass is opened.	
	Or;	
	Revise as follows: Phasing – the phasing of the proposed residential development north of the Llanharan bypass route shall be determined following further detailed investigation of the case for the provision of the proposed bypass through the detailed analysis through the Transport Assessment that will be required to accompany the planning application.	
	And;	
	Retain following text: No more than 75% of the proposed residential development north of the Llanharan bypass route excluding existing commitments (2008) shall be completed before the local centre is completed.	

REPRESENTATION DETAIL by: Representation No

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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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
8	7			Previous Representation No											
				[blank]											
21	11			Why attend Examination?											
				Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.											
<i>Item Question</i>										<i>Reply</i>		Soundness Tests			
17	8			CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?						Yes					
19	8			CE4 Test? Not flexible to deal with changing circumstances?						Yes					
20	9			Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan											
				The suggested changes to the policies / paragraphs allow for greater flexibility.											
<i>Item Question</i>										<i>Reply</i>		Tick box Replies			
3	4			Seek changes? Any changes to be made to the Plan?						Yes					
7	7			Previous Representations? Did you make any previous representations on this issue during the Cons						Yes					

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D22			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103				Site: 8//SSA 9		0STR OCC Llanilid		Settlement Boun		PEX Session:					
Policy: SSA 9		Map:		Issue: Strategic Sites											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Cofton (Wales) Ltd object to the 'Indicative Concept Plan' for the Former OCCS Site, Llanilid contained in the draft plan. It is considered that the site layout should be dealt with in accordance with the preferred masterplan that accompanies these representations and has been the subject of detailed discussions with the LPA.	
2 3	Representation text	
	The status and the weight to be attached to the 'Indicative Concept Plans' has been commented upon in other representations on behalf of Cofton (Wales) Ltd, i.e. they should be seen as purely indicative and recognised as being subject to change in terms of the detailed location of the various component parts.	
	As such, the objections under Policy CS3 to the wording 'must have regard to' stand, but in any event, the indicative concept plan relating to Policy SSA9 should be altered in order to reflect up to date discussions and the evolution of the masterplan to date.	
	In accordance with the representations made to Policies SSA9 and CS6 the following comments need to be taken in to account on the Indicative Concept Plan, as annotated on the appended plan (entitled 'Objection to Proposals Map (South) – Changes required to Indicative Concept Plan').	
	(a) The settlement boundary does not currently correspond with the Strategic Site Allocation boundary. Instead the westerly point of the allocation is identified as being outside of the settlement boundary and as open space. The latest masterplan identifies this area for housing development, with open space located close by. The potential of this important strategic site must be realised in order to satisfy the plan strategy and to deliver the increased house building rate. Consequently, the settlement boundary should be extended to the full extent of the Strategic Site Allocation in order to maintain flexibility to maximise the housing delivery potential of the site and to create an appropriate masterplan.	
	(b) Similarly, the open space references on the Indicative Concept Plan should be deleted in order to allow a flexible and responsive masterplanning exercise to take place.	
	(c) Changes to the positioning to the local centre within the masterplan have taken place in order to maximise the integration of the strategic allocation with the existing settlement of Llanharan. The Indicative Concept Plan should reflect this, and allow flexibility by adding a note to the key to make it clear that the positioning of the school and local centre will be determined through the masterplanning exercise.	
	(d) In order to reflect the necessity to allocate the southern area of the strategic site for employment / commercial / leisure uses etc, the notation 'land with planning permission' should be revised to reflect the proposed changes to Policy SSA9, i.e. to read 'land with Planning Permission / Allocation for B1, B2, B8 Employment / Leisure / Tourism / Community / Associated Uses.	
4 5	Changes sought	
	Amendments to the Indicative Concept Plan to reflect Cofton (Wales) Ltd's proposals for the northern part of the site should be made as shown on the attached plan, i.e.	
	· Extend settlement boundary limit correspond with the Strategic Site Allocation boundary on the residential element (northern) part of the site.	
	· Remove references to Open Space (the location and quantum of space should be determined through the masterplan).	
	· Add reference to the indicative nature of the positioning of the school and local centre.	
	· Add reference to the allocation of the southern part of the site for uses to correspond with the extant permission.	
8 7	Previous Representation No	
	[blank]	

REPRESENTATION DETAIL by: Representation No

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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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
21	11	Why attend Examination?													
Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.															
<i>Item Question</i>										<i>Reply</i>			Soundness Tests		
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?										Yes			
19	8	CE4 Test? Not flexible to deal with changing circumstances?										Yes			
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan													
The suggested changes to the policies / paragraphs allow for greater flexibility.															
<i>Item Question</i>										<i>Reply</i>			Tick box Replies		
3	4	Seek changes? Any changes to be made to the Plan?										Yes			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										Yes			

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D23			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103		Site: 8//SSA 9 0STR OCC Llanilid							Amend site boun				PEX Session:			
Policy: SSA 9		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary ... an objection is made to the proposals map relating to the SSA9 allocation.	
2 3	Representation text In line with the concerns over the lack of continuity between the proposed settlement boundary and the strategic site allocation boundary (see objections on Indicative Concept Plan), an objection is made to the proposals map relating to the SSA9 allocation. The proposals map should be amended as per the attached plan.	
4 5	Changes sought Amend the proposals map as shown on the attached plan to extend the settlement boundary, in line with the Strategic Site Allocation (refer to attached plan entitled 'Objection to Proposals Map (South) – Revisions required to LDP Proposals Map Extract').	
8 7	Previous Representation No [blank]	
21 11	Why attend Examination? Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested changes to the policies / paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D24			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.107		Site: 8//SSA 9 0STR OCC Llanilid							PEX Session:							
Policy: SSA 12				Map:				Issue: Affordable Housing								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	An objection is made to Policy SSA12 which requires a 40% affordable housing provision on sites within the Southern Area.	
2 3	Representation text	
	The Affordable Housing target is considered to be too high and is insufficiently flexible to take into account the viability of provision on individual sites, particularly were land reclamation costs need to be taken into account in the deliverability of a viable package of planning obligations / contributions.	
	Supporting text indicates that the strength of the housing market in the Southern Area justifies the 40% requirement. Given the current financial climate and the condition of the housing market, this justification no longer applies and is considered un-representative and un-viable. Supporting text also recognises that sites individual circumstances will dictate the levels of affordable housing provided.	
	As such the policy should be amended to remove the blanket target of 40%.	
4 5	Changes sought	
	Text to the policy should be revised as follows:	
	The provision of [delete: 40%] affordable housing will be sought on sites of 30 units or more. [Add: – The provision of affordable housing will be determined on a site by site basis, taking into account the individual site circumstances and the local need.]	
8 7	Previous Representation No	
	[blank]	
21 11	Why attend Examination?	
	Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The suggested changes to the policies / paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D25			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.109		Site: 8//SSA 9 0STR OCC Llanilid							PEX Session:							
Policy: SSA 15		Map:			Issue: Retail											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Cofton (Wales) Ltd support the retail allocation at Strategic Site 8: Former OCC Site, Llanilid, Llanharan.	
2 3	Representation text	
	Policy SSA 15 identifies the Strategic Site at the Former OCC Site Llanilid, Llanharan for 2,000m ² of retail floorspace. The exact form and nature of the centre is a matter of detail which will be framed and discussed with the Council at more detailed design stage. However, Cofton (Wales) Ltd's initial research indicates that the proposed uses including retail floorspace are broadly consistent with those set out in the Draft LDP.	
21 11	Why attend Examination?	
	Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3225.D26			<input type="checkbox"/>	C	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.111		Site: 8//SSA 9 0STR OCC Llanilid							PEX Session:							
Policy: SSA 18		Map:			Issue: Transportation											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Provision of Llanharan bypass.	
2 3	Representation text Cofton (Wales) Ltd recognise the important role that the planned A473 Llanharan Bypass route has to play in reducing congestion and loss of amenity being experienced along this corridor. Although, it is evident and agreed that developers will need to contribute toward the cost of the bypass, if substantiated by detailed analysis of the transportation effects of proposed development, it is felt that this should not be at an unreasonable / unrealistic amount. The necessity of provision and any contributions towards the Llanharan Bypass in relation to the Former OCC site will need to be determined following detailed analysis through the transportation assessment and negotiations.	
21 11	Why attend Examination? Llanilid is a key strategic site and of great importance in meeting the LDP Strategy. As such, these representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	No	

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3227.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.069		Site: 2//NSA 5 0STR Fernhill Colliery, Blaenrhondda						Delete Site		PEX Session:					
Policy: NSA 5		Map:		Issue: Strategic Sites											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
I wish to object to the Former Fernhill Colliery Site, Blaenrhondda (Policy NSA 5) being allocated for residential purposes under the LDP for the period up to 2021.		
2 3	Representation text	
I do not consider the proposal to counteract the residential development in terms of environmental open space development to be adequate. An excessively large area of land which is accepted to be "dramatic landscape" will be lost to the area should the planning allocation that is proposed be accepted. The proposed level of development that would be permitted would be excessive and there are no clear proposals for increased public amenities (other than a school extension).		
4 5	Changes sought	
I wish to see the proposed land allocation of residential/housing development for the site deleted/ I would like to see the site removed as a housing allocation		
9 7	Why no previous Representation	
I was not aware of this consultation process		

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
The narrative that accompanies Policy NSA 5 merely sets out the LPA's vision for this strategic site. There is no evidence provided within the narrative that this 'vision' is supported by environmental studies or assessments, in fact it is declared that the development would be dependent on a land reclamation scheme, but it is not clear as to whether or not the LPA has even carried out a scoping exercise as to the feasibility of such a scheme. I do not consider that the environmental, transport and access implications of a housing allocation as proposed have been adequately considered.			

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3227.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.032		Site: 708//CS 3.2		Fernhill Colliery Site		Delete Site		PEX Session:						
Policy: CS 3		Map:		Issue: Strategic Sites										
Summary:														

Item	Question	Representation Text
1 2	Issue Summary	
I wish to object to the Former Fernhill Colliery Site, Blaenrhondda (Policy NSA 5) being allocated for residential purposes under the LDP for the period up to 2021.		
2 3	Representation text	
I do not consider the proposal to counteract the residential development in terms of environmental open space development to be adequate. An excessively large area of land which is accepted to be "dramatic landscape" will be lost to the area should the planning allocation that is proposed be accepted. The proposed level of development that would be permitted would be excessive and there are no clear proposals for increased public amenities (other than a school extension).		
4 5	Changes sought	
I wish to see the proposed land allocation of residential/housing development for the site deleted/ I would like to see the site removed as a housing allocation		
9 7	Why no previous Representation	
I was not aware of this consultation process		

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
The narrative that accompanies Policy NSA 5 merely sets out the LPA's vision for this strategic site. There is no evidence provided within the narrative that this 'vision' is supported by environmental studies or assessments, in fact it is declared that the development would be dependent on a land reclamation scheme, but it is not clear as to whether or not the LPA has even carried out a scoping exercise as to the feasibility of such a scheme. I do not consider that the environmental, transport and access implications of a housing allocation as proposed have been adequately considered.			

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3229.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 644/653		Garth Farm			New Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item Question

Representation Text

1 2 Issue Summary

Please see covering letter - site should be allocated for housing purposes

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
2	3			Representation text											
<p>See covering letter - site should be included for housing purposes.</p> <p>Site Assessment - Land at Garth Isaf Farm, Efail Isaf</p> <p>The site is located directly adjacent to the existing settlement boundary of Efail Isaf. The site's inclusion within the LDP for residential development would represent an appropriate extension to the settlement boundary.</p> <p>The site is centrally located in terms of proximity to the County Borough's Principal Towns i.e. the site is located within approximately 4 miles of Pontypridd and 8 miles of Llantrisant, and is therefore well-placed to serve the needs to the expanding populations of these towns and form an appropriate extension to Efail Isaf.</p> <p>In particular, in regards to the Principal Town of Pontypridd, the Deposit Draft LDP states at paragraph 4.13 that "topographical constraints mean that significant growth will be difficult to accommodate within the Principal Town of Pontypridd". The site at Garth Farm is very well-placed to accommodate the needs of the growing population of Pontypridd in particular.</p> <p>The LDP states at paragraph 4.44 that where possible the development of brownfield land will take preference over the use of greenfield land. However, the LDP highlights that "the availability of 'developable' brownfield land in RCT is a finite resort and it clear that it cannot accommodate the growth requirement of the County Borough. The development of brownfield and greenfield land will therefore be necessary to the strategy of the Plan".</p> <p>The Garth Farm site is ideally located (as well as readily available and developable) in terms of assisting in ensuring that levels of growth are sufficiently accommodated within the County Borough. The inclusion of the site within the LDP for residential development will therefore help ensure that the strategy of the plan is realised.</p> <p>The site is bounded by open land to the North, East and South, and by existing residential dwellings/highway to the West. The development of the site for residential purposes would therefore be compatible with adjoining land uses.</p> <p>As the site is located directly adjacent to the existing settlement of Efail Isaf and associated residential dwellings, the site is within close proximity to existing water, sewerage, electrical, gas and telecommunications services.</p> <p>Vehicular and pedestrian access to the site can be achieved off the existing highway (Heol Ffrwd Philip) which runs directly adjacent to the site at its south west corner.</p> <p>The site is located within approximately 1 mile of the settlement of Llantwit Fadre (sic) and 1.5 miles of the settlement of Tonteg. The site is therefore located within reasonable proximity of a range of local shops, services and facilities.</p> <p>A bus stop is located within approximately 500m of the site (adjacent to the Carpenters Arms Public House), which provides a regular public transport service to the surrounding area. In addition to the availability of regular and convenient bus services, the site is also located within approximately 3 miles of the train station at Treforest.</p> <p>As a consequence the site is considered appropriate and suitable to develop for housing purposes. At approximately 7.5 ha the site could accommodate approximately 200 houses if the full extent of the site is utilised. Consequently the site can provide a significant contribution towards the plan strategy to accommodate 14,850 dwellings on both brownfield and Greenfield sites. Allocation of the site will therefore ensure that the policies are realistic and have taken into account all of the alternatives to deliver the plan strategy.</p>															

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
4	5															Changes sought See covering letter-allocate site for housing-approx 200 homes The site is considered to be an appropriate extension to Efail Isaf in order to accommodate residential development required as part of the Plan Strategy. The plan recognises topographical constraints to significant growth of Pontypridd. The site at Garth Isaf Farm is considered to be well-placed to accommodate the needs of the growing population of Pontypridd in particular, and can provide a sustainable extension to Efail Isaf itself. Consequently, the plan is objected to in respect of the enclosed form and the site assessment set out above. The changes therefore sought are as follows: Include the site as identified on the attached plan as an allocation for housing development for up to 200 houses under Policy SSA 10 Revise the Proposals Map South in order to allocate the site for residential development and to extend the settlement boundary as per the enclosed candidate site plan Remove the Special Landscape Area designation from the extent of the proposed allocation.
6	6															Candidate Site Ref No 653
9	7															Why no previous Representation Site put forward as a candidate site
21	11															Why attend Examination? The site is of significant importance
<i>Item Question</i>										<i>Reply</i>		Soundness Tests				
17	8															CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence? Yes
20	9															Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan See covering letter
<i>Item Question</i>										<i>Reply</i>		Tick box Replies				
3	4															Seek changes? Any changes to be made to the Plan? Yes
5	6															Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit Yes
7	7															Previous Representations? Did you make any previous representations on this issue during the Cons No

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3229.D2			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.114		Site: 830//SSA 23.8						Efail Isaf, Garth & Nantgarw Western Slopes				PEX Session:			
Policy: SSA 23		Map:						Issue: Environment							
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1 2	Issue Summary	
	Please see covering letter - site should be included as an allocation	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
2	3			Representation text											
<p>See covering letter</p> <p>Site Assessment - Land at Garth Isaf Farm, Efail Isaf</p> <p>The site is located directly adjacent to the existing settlement boundary of Efail Isaf. The site's inclusion within the LDP for residential development would represent an appropriate extension to the settlement boundary.</p> <p>The site is centrally located in terms of proximity to the County Borough's Principal Towns i.e. the site is located within approximately 4 miles of Pontypridd and 8 miles of Llantrisant, and is therefore well-placed to serve the needs to the expanding populations of these towns and form an appropriate extension to Efail Isaf.</p> <p>In particular, in regards to the Principal Town of Pontypridd, the Deposit Draft LDP states at paragraph 4.13 that "topographical constraints mean that significant growth will be difficult to accommodate within the Principal Town of Pontypridd". The site at Garth Farm is very well-placed to accommodate the needs of the growing population of Pontypridd in particular.</p> <p>The LDP states at paragraph 4.44 that where possible the development of brownfield land will take preference over the use of greenfield land. However, the LDP highlights that "the availability of 'developable' brownfield land in RCT is a finite resort and it clear that it cannot accommodate the growth requirement of the County Borough. The development of brownfield and greenfield land will therefore be necessary to the strategy of the Plan".</p> <p>The Garth Farm site is ideally located (as well as readily available and developable) in terms of assisting in ensuring that levels of growth are sufficiently accommodated within the County Borough. The inclusion of the site within the LDP for residential development will therefore help ensure that the strategy of the plan is realised.</p> <p>The site is bounded by open land to the North, East and South, and by existing residential dwellings/highway to the West. The development of the site for residential purposes would therefore be compatible with adjoining land uses.</p> <p>As the site is located directly adjacent to the existing settlement of Efail Isaf and associated residential dwellings, the site is within close proximity to existing water, sewerage, electrical, gas and telecommunications services.</p> <p>Vehicular and pedestrian access to the site can be achieved off the existing highway (Heol Ffrwd Philip) which runs directly adjacent to the site at its south west corner.</p> <p>The site is located within approximately 1 mile of the settlement of Llantwit Fadre (sic) and 1.5 miles of the settlement of Tonteg. The site is therefore located within reasonable proximity of a range of local shops, services and facilities.</p> <p>A bus stop is located within approximately 500m of the site (adjacent to the Carpenters Arms Public House), which provides a regular public transport service to the surrounding area. In addition to the availability of regular and convenient bus services, the site is also located within approximately 3 miles of the train station at Treforest.</p> <p>As a consequence the site is considered appropriate and suitable to develop for housing purposes. At approximately 7.5 ha the site could accommodate approximately 200 houses if the full extent of the site is utilised. Consequently the site can provide a significant contribution towards the plan strategy to accommodate 14,850 dwellings on both brownfield and Greenfield sites. Allocation of the site will therefore ensure that the policies are realistic and have taken into account all of the alternatives to deliver the plan strategy.</p>															

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
4	5														Changes sought See covering letter-include site as an allocation and remove Special Landscape Area designation: The site is considered to be an appropriate extension to Efail Isaf in order to accommodate residential development required as part of the Plan Strategy. The plan recognises topographical constraints to significant growth of Pontypridd. The site at Garth Isaf Farm is considered to be well-placed to accommodate the needs of the growing population of Pontypridd in particular, and can provide a sustainable extension to Efail Isaf itself. Consequently, the plan is objected to in respect of the enclosed form and the site assessment set out above. The changes therefore sought are as follows: Include the site as identified on the attached plan as an allocation for housing development for up to 200 houses under Policy SSA 10 Revise the Proposals Map South in order to allocate the site for residential development and to extend the settlement boundary as per the enclosed candidate site plan Remove the Special Landscape Area designation from the extent of the proposed allocation.
6	6														Candidate Site Ref No 653
9	7														Why no previous Representation Site put forward as a candidate site
21	11														Why attend Examination? The site is of significant importance
<i>Item Question</i>										<i>Reply</i>		Soundness Tests			
17	8														CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence? Yes
20	9														Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan See covering letter
<i>Item Question</i>										<i>Reply</i>		Tick box Replies			
3	4														Seek changes? Any changes to be made to the Plan? Yes
5	6														Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit Yes
7	7														Previous Representations? Did you make any previous representations on this issue during the Cons No

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3229.D3			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108						Site: 644/653		Garth Farm					Settlement Boun		PEX Session:
Policy: SSA 13				Map:				Issue: Settlement Boundary							
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1 2	Issue Summary Please see covering letter - site should be allocated for housing purposes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
2	3			Representation text											
<p>See covering letter - site should be included for housing purposes.</p> <p>Site Assessment - Land at Garth Isaf Farm, Efail Isaf</p> <p>The site is located directly adjacent to the existing settlement boundary of Efail Isaf. The site's inclusion within the LDP for residential development would represent an appropriate extension to the settlement boundary.</p> <p>The site is centrally located in terms of proximity to the County Borough's Principal Towns i.e. the site is located within approximately 4 miles of Pontypridd and 8 miles of Llantrisant, and is therefore well-placed to serve the needs to the expanding populations of these towns and form an appropriate extension to Efail Isaf.</p> <p>In particular, in regards to the Principal Town of Pontypridd, the Deposit Draft LDP states at paragraph 4.13 that "topographical constraints mean that significant growth will be difficult to accommodate within the Principal Town of Pontypridd". The site at Garth Farm is very well-placed to accommodate the needs of the growing population of Pontypridd in particular.</p> <p>The LDP states at paragraph 4.44 that where possible the development of brownfield land will take preference over the use of greenfield land. However, the LDP highlights that "the availability of 'developable' brownfield land in RCT is a finite resort and it clear that it cannot accommodate the growth requirement of the County Borough. The development of brownfield and greenfield land will therefore be necessary to the strategy of the Plan".</p> <p>The Garth Farm site is ideally located (as well as readily available and developable) in terms of assisting in ensuring that levels of growth are sufficiently accommodated within the County Borough. The inclusion of the site within the LDP for residential development will therefore help ensure that the strategy of the plan is realised.</p> <p>The site is bounded by open land to the North, East and South, and by existing residential dwellings/highway to the West. The development of the site for residential purposes would therefore be compatible with adjoining land uses.</p> <p>As the site is located directly adjacent to the existing settlement of Efail Isaf and associated residential dwellings, the site is within close proximity to existing water, sewerage, electrical, gas and telecommunications services.</p> <p>Vehicular and pedestrian access to the site can be achieved off the existing highway (Heol Ffrwd Philip) which runs directly adjacent to the site at its south west corner.</p> <p>The site is located within approximately 1 mile of the settlement of Llantwit Fadre (sic) and 1.5 miles of the settlement of Tonteg. The site is therefore located within reasonable proximity of a range of local shops, services and facilities.</p> <p>A bus stop is located within approximately 500m of the site (adjacent to the Carpenters Arms Public House), which provides a regular public transport service to the surrounding area. In addition to the availability of regular and convenient bus services, the site is also located within approximately 3 miles of the train station at Treforest.</p> <p>As a consequence the site is considered appropriate and suitable to develop for housing purposes. At approximately 7.5 ha the site could accommodate approximately 200 houses if the full extent of the site is utilised. Consequently the site can provide a significant contribution towards the plan strategy to accommodate 14,850 dwellings on both brownfield and Greenfield sites. Allocation of the site will therefore ensure that the policies are realistic and have taken into account all of the alternatives to deliver the plan strategy.</p>															

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
4	5	Changes sought													
See covering letter-allocate site for housing-approx 200 homes															
The site is considered to be an appropriate extension to Efail Isaf in order to accommodate residential development required as part of the Plan Strategy. The plan recognises topographical constraints to significant growth of Pontypridd. The site at Garth Isaf Farm is considered to be well-placed to accommodate the needs of the growing population of Pontypridd in particular, and can provide a sustainable extension to Efail Isaf itself.															
Consequently, the plan is objected to in respect of the enclosed form and the site assessment set out above. The changes therefore sought are as follows:															
Include the site as identified on the attached plan as an allocation for housing development for up to 200 houses under Policy SSA 10															
Revise the Proposals Map South in order to allocate the site for residential development and to extend the settlement boundary as per the enclosed candidate site plan															
Remove the Special Landscape Area designation from the extent of the proposed allocation.															

6	6	Candidate Site Ref No													
653															
9	7	Why no previous Representation													
Site put forward as a candidate site															

<i>Item</i>	<i>Question</i>	<i>Reply</i>	Soundness Tests
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan	
See covering letter			

<i>Item</i>	<i>Question</i>	<i>Reply</i>	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3230.D1			<input type="checkbox"/>			M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.121, para.5		Site: 655//NSA 9.5		Tegfan Farm, Potters Field, Trecynon		PEX Session:									
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Housing allocation at Tegfan Farm, Trecynon, Aberdare	
2 3	Representation text I wish to object to the housing allocation policy at the Tegfan Farm, Trecynon Aberdare. With the proposal of entry to the existing residential housing development via Potters Field, Trecynon, Aberdare. I believe it will put the current residents of Pottersfield at a very high risk as the roads are not very suitable for the construction traffic and excess volume of traffic	
4 5	Changes sought Review the proposed access point to the proposed housing development at Tegfan Farm, Trecynon with entry from the Trecynon bypass road. As residents of Pottersfield will suffer due to the construction traffic, therefore putting people at risk.	
9 7	Why no previous Representation I was not aware of any consultation due to the very poor lack of communication methods adopted	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan There will be a very significant high risk to the residents of Petersfield, Trecynon during the construction stage and after construction completion. This will result in a very high increase in traffic as the current housing population is not suitable for an increase in the volume of traffic.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3231.D1			<input type="checkbox"/>			M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 679//SSA 10.1 Cefn Lane, Glyncoch						PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The use of the estate as road access through to Glyncoch estate for the purpose of constructing a further housing development	
2 3	Representation text	
	Using the estate as road access will result in a quiet family cul de sac being a busy thoroughfare for site traffic. The cul de sac is congested at the best of times, never mind being used as a main road	
4 5	Changes sought	
	An alternative access route to be identified	
9 7	Why no previous Representation	
	Was not aware of this proposal in January 2007. I have only become aware of this within the last month- and this was not by virtue of information provided by RCT	
21 11	Why attend Examination?	
	Because this form is not user friendly and I need to ensure my voice will be heard	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	It is more realistic for an alternative route to be identified as a road access to the site. Cefn Close cannot support or accommodate further traffic nor heavy plant traffic		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3232.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.109		Site: 702//SSA 15.1						Land adjacent to Pontypridd Retail Park				PEX Session:			
Policy: SSA 15				Map:				Issue: Retail							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Supportive of the view that development of this site should not in any way frustrate the retail development of the town centre site.	
4 5	Changes sought Would like this point re-iterated in policy no. SSA 15.	
8 7	Previous Representation No Unaware of this issue at this stage.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a		
13 8	C2 Test? Does not have regard to national policy?		
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will help strengthen Pontypridd's town centre and enable the regeneration projects identified within the Pontypridd regeneration strategy to be realised.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3232.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.109						Site:			PEX Session:						
Policy: SSA 15				Map:		Issue: Retail									
Summary:															

Item Question	Representation Text
1 2 Issue Summary Generally supportive of allocation of land adjacent to Pontypridd retail park for retail development but only if it does not in any way frustrate the retail development of the Taff Street town centre site.	
4 5 Changes sought Would like text added that the Pontypridd retail park site can only be brought forward for retail development if it does not in any way frustrate the retail development of the Taff St. town centre site.	
9 7 Why no previous Representation Unaware of this issue at that time.	

Item Question	Reply	Soundness Tests
12 8 C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8 C2 Test? Does not have regard to national policy?	Yes	
20 9 Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will help strengthen Pontypridd's town centre and enable the regeneration projects identified within the Pontypridd regeneration strategy to be realised.		

Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	Yes	
7 7 Previous Representations? Did you make any previous representations on this issue during the Cons	No	

3232.D3	<input type="checkbox"/>	S	W	M	<input type="checkbox"/>										
Document: Deposit Draft, p.110						Site:			PEX Session:						
Policy: SSA 16				Map:		Issue: Retail									
Summary:															

Item Question	Representation Text
1 2 Issue Summary Supports identification of Ponty as a principal town centre.	

Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	No	

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3232.D4			<input type="checkbox"/>	S	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.037																
Policy: CS 7																
Summary:																
<i>Item Question</i>																Representation Text
1	2	Issue Summary														
Supports the allocation of 33, 500m2 of new retail floorspace.																
<i>Item Question</i>																Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?										No				
3232.D5			<input type="checkbox"/>	S	W	M				<input type="checkbox"/>						
Document: Deposit Draft, p.031																
Policy: CS 2																
Summary:																
<i>Item Question</i>																Representation Text
1	2	Issue Summary														
Supports the policies promotion of large scale regeneration schemes in Ponty.																
<i>Item Question</i>																Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?										No				
3232.D6			<input type="checkbox"/>	S	W	M				<input type="checkbox"/>						
Document: Deposit Draft, p.093																
Policy: SSA 1																
Summary:																
<i>Item Question</i>																Representation Text
1	2	Issue Summary														
General support for this policy.																
<i>Item Question</i>																Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?										No				

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3232.D7			<input type="checkbox"/>	S	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.037				Site: 702//SSA 15.1				Land adjacent to Pontypridd Retail Park				PEX Session:				
Policy: CS 7				Map:				Issue: Retail								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Supportive of the view that development of this site should not in any way frustrate the retail development of the town centre site.	
4 5	Changes sought Would like this point re-iterated in Policy No. SSA 15	
9 7	Why no previous Representation Unaware of this issue at this stage	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will help strengthen Pontypridd's town centre and enable the regeneration projects identified within the Pontypridd Regeneration Strategy to be realised.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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3233.D1			<input type="checkbox"/>	C		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077		Site: 655//NSA 9.5 Tegfan Farm, Potters Field, Trecynon						PEX Session:							
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Reply	Soundness Tests
1 2	Issue Summary The increased traffic flow through the current Pottersfield site as a result of the new development		Representation Text
2 3	Representation text There should be alternative access to the new (Tegfan farm) development, not via the existing roads as this would cause congestion at busy times		
4 5	Changes sought Alternative access to the new development from the bypass/link road		
9 7	Why no previous Representation I was not aware of the plan until recently		
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
3 4	Seek changes? Any changes to be made to the Plan?	Yes	Tick box Replies
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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3234.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.052			Site:			PEX Session:									
Policy: AW 7			Map:			Issue: Design									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The provision of better off-road access for horse riders is not given the consideration it deserves in this LDP and it is not consistent with the Rights of Way Improvement Plan for the County which recognises the need for developing more equestrian routes.	
2 3	Representation text	
	Horses are only allowed to use bridleways or routes of a higher status and the bridleways in the County are very fragmented. It is essential that more horse routes are provided to make links between these bridleways so that riders are not forced onto the ever busy roads. It must be remembered that providing a network of bridleways benefits not just the horse riders but all other non-motorised user groups as well. Horses are not allowed on footpaths and neither are they normally allowed on cycletracks. Cyclists can share bridleways with horses but there is no such reciprocal arrangement for cycletracks at present unless by special agreement. There are a large number of riding horses kept in the County and they put a great deal into the local economy. Adjacent counties are working hard to provide more equestrian routes and also cross border routes which will benefit not only local riders but will also encourage the tourist industry in Wales with 'Holidays with Horses' where local farms are encouraged to provide B&B for both riders and their horses. This works as long as they have somewhere to ride.	
4 5	Changes sought	
	That equestrians are given equal status and consideration as are walkers, cyclists and the disabled. They are recognised by government as vulnerable road users in the same way as walkers and cyclists	
9 7	Why no previous Representation	
	I was unaware of the consultation because it seems that the British Horse Society was no a consultee	

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	CE 1 Neighbouring authorities are planning cross-border equestrian routes to benefit local riders and enhance tourism.		
	CE 2 So that it will come into line with the ROWIP for the County which recognises the needs of the large number of horse riders in Rhondda-Cynon-Taf		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3235.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.040							Site:			PEX Session:						
Policy: CS 10				Map:			Issue: Minerals									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Omission of Reference to Coal Bed Methane	
2 3	Representation text We agree with the content of paragraph 4.80. However, there is an opportunity to specifically include reference to this clean, valuable energy resource, especially in terms of the efficient use of resources.	
4 5	Changes sought Insert sentence at the end of the paragraph 4.80, as follows: ...However, the processes involved in the exploitation of Coal Bed Methane are not related to those of traditional minerals, and do not cause the major impacts associated with traditional mining.	
9 7	Why no previous Representation We have recently been appointed by Centrica Energy to take forward our comments to the Local Development Plan	
21 11	Why attend Examination? We consider that, as coal bed methane extraction accords with National Policy but is a new development process, it would be beneficial to the Inspector to hear a prepared, thorough and comprehensive presentation of the technology and its wider implications and benefits.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The policies and supporting text we detail in the attached report will address the 4 points identified in Question 8		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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3235.D2			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft						Site:								PEX Session:	
Policy:				Map:				Issue: Core Strategy							
Summary:															

Item	Question	Representation Text
1	2 Issue Summary Omission of a Strategic/Core Policy for Sustainable Energy	
2	3 Representation text Planning Policy Wales 2002 sets out a policy framework for the planning of sustainable energy (Section 12.0). This confirms the commitment to the UK Government's Energy Policy to ensure a secure, diverse and sustainable supply of energy. UK Government's Energy Policy encourages the generation of energy from locally sourced, non renewable natural resources such as coal, gas and oil as well as the development of renewable energy from a range of emerging technologies such as wind and geothermal sources. The UK Government is also committed to the development of low and zero carbon technologies and increased energy efficiency. Technical Advice Note 8: Planning for Renewable Energy (TAN 8) provides technical advice to supplement existing policy from the Welsh Assembly Government as stated in the Joint Ministerial Assembly Government Energy Statement (July 2004). Targets have been set for renewable energy generation and have identified additional capacity from on shore and off shore wind resources plus other renewable technologies. TAN 8 highlights seven strategic search areas for on shore wind to increase the potential capacity for renewable energy generation, as well as encouraging other areas. A range of other renewable energy technologies are also identified in the TAN all of which can assist in promoting energy generation. Renewable sources of energy generation are being developed to meet energy demands. Whenever possible, these should be integrated into existing or future developments in order to maximise local benefits. In addition, the Welsh Assembly Government in its Mineral Planning Policy Wales (2000) also supports energy generation from minerals such as coal and oil and gas – onshore. There is a support for oil and gas operations where these can be carried out in an environmentally acceptable way and consistent with the principles of sustainable development. This includes the exploration and development of coal bed methane (CBM).	

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4	5															Changes sought Policy CS 12: Sustainable Energy
<p>The Council will seek to contribute to energy development and generation from both renewable and non-renewable sources, and whilst meeting acceptable environmental standards, will promote this objective by:</p> <p>Avoiding sterilising known reserves of energy minerals;</p> <p>ii. Encouraging the generation of renewable energy from a range of sources such as wind, hydro, solar, geothermal;</p> <p>iii. Encouraging the generation of non renewable energy from unconventional resources of on shore gas;</p> <p>iv. Utilising energy generation which also provides heat recovery such as combined heat and power utilising district heating systems.</p> <p>All energy generation processes should seek to maximise at all times, the economic and regeneration benefits for the local economy. Reference will be made to Technical Advice Notes (TANs) to supplement the Policy set out in Planning Policy Wales 2002 (PPW) core policy and text.</p> <p>4.91 Developments in sustainable energy are complementary to improvements in energy efficiency and energy conservation in buildings.</p> <p>4.92 As well as renewable energy resources, a comprehensive range of emerging low and zero carbon technologies can be utilised to produce renewable energy. Non renewable and renewable energy resources can be used together to deliver more sustainable energy solutions using emerging technologies e.g. Combined Heat and Power using a range of fuels, renewable and non-renewable.</p> <p>4.93 Coal extraction can be environmentally damaging and current guidance is to mitigate impacts to an acceptable level or to provide local or community benefits which offset any disbenefits, must be followed. Coal reserves are to be safeguarded and CBM does not impact on the future extraction of this valuable energy resource.</p> <p>4.94 Energy generation and the exploitation of both renewable and non renewable resources have the potential to create local economic benefits and contribute to area regeneration initiatives. Emerging technologies which contribute to sustainable economic growth have considerable merit. Therefore, energy generation and the exploitation of natural resources which do not result in significant adverse environmental impacts or adversely affect local communities will not be unnecessarily restricted.</p> <p>4.95 Wherever possible, the LDP should indicate those areas of search where the exploration and development of resources are likely to be acceptable.</p>																
9	7															Why no previous Representation We have recently been appointed by Centrica Energy to take forward our comments to the Local Development Plan
21	11															Why attend Examination? We consider that, as coal bed methane extraction accords with National Policy but is a new development process, it would be beneficial to the Inspector to hear a prepared, thorough and comprehensive presentation of the technology and its wider implications and benefits.
<i>Item</i>	<i>Question</i>														<i>Reply</i>	<i>Soundness Tests</i>
13	8	C2 Test? Does not have regard to national policy?													Yes	
16	8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth													Yes	
18	8	CE3 Test? No clear mechanisms for implementation and monitoring?													Yes	
19	8	CE4 Test? Not flexible to deal with changing circumstances?													Yes	

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20	9			Why changes satisfy Soundness											Give details why the changes you propose will ensure that the Plan The policies and supporting text we detail in the attached report will address the 4 points identified in Question 8	
<i>Item</i>	<i>Question</i>														<i>Reply</i>	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?													Yes	
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit													No	
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													No	

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3235.D3			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft				Site:										PEX Session:		
Policy:				Map:										Issue: Policy Omission		
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Omission of Area Wide Policy – Onshore Gas	
2 3	Representation text In order to support the extraction and subsequent application of CBM, the addition of supporting text and a new Policy is recommended to accord with planning guidance. It is also recommended that the Proposal Maps show areas of search (identified as “Areas of Search”) to provide a guide to the potential areas of search for this resource in areas where future extraction and production is acceptable in principle. The best CBM prospects lie in coal seams thicker than 0.4m at depths between 200m and 1,200m. Currently, low permeability of the coal and high drilling costs make even deeper targets unattractive. Therefore, the traditional coalfields represent the broad areas where there is CBM potential. CBM extraction is a three dimensional process – surface workings at a series of locations (well sites) extracting gas from underground seams of coal via a series of vertical and horizontal boreholes with inter connecting pipelines (underground) connecting the surface facilities. The PEDL requires that well sites have to be located within the defined licence area. The operations for CBM extraction are dynamic and different wells will be drilled over time to continue to extract the gas. It is not possible to define the exact area of operations within the licence in advance due to the progressive nature of the process and its commercial constraints. It is therefore proposed that the development plan should identify an Area of Search where the full extent of CBM operations is permissible. This would be a designated area, similar and comparable to designated areas in most local development plans for a range of energy resources. Some LDPs, as does Rhondda Cynon Taf in Policy AW13, have designated areas of search for wind farms. As renewable energy technologies develop in the future, the use of search area designations for other energy sources are likely to become a common feature of strategic and LDPs. The definition of an Area of Search allows the necessary public consultation about the CBM process and provides the necessary degree of certainty to encourage investment in the exploration and development of this resource.	

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
4	5			Changes sought										
<p>Policy AW 16: Onshore Gas Extraction</p> <p>Proposals for the extraction of coal bed methane (CBM) are in the national interest and should be favourably considered in the Areas of Search of the Potential CBM Development Areas indicated on the Proposals Map. These identify the indicative boundaries for possible extraction areas (known as development areas).</p> <p>Applications for individual wells or groups of wells as part of the process of exploration and production for coal bed methane and the associated interconnecting pipelines and other essential gas processing or distribution infrastructure to serve more than one development area will be permitted as long as significant adverse environmental impacts do not arise.</p> <p>5.89 The area of search is not a presumption in favour of all development associated with CBM. It is a designation allowing further applications to be made in the knowledge that unless there are localised and significant adverse environmental impacts, the CBM operational process will continue to be supported.</p> <p>5.90 The area of search should be seen as a guide on where new CBM development activity is likely to take place and allow the public and others to make representation and objections as to the chosen area within which future exploration and development is to take place.</p> <p>5.91 A PEDL is the licensed area within which CBM can be explored. It is the initial area of search. The production area for the exploration of CBM can only be defined after exploration to determine whether the appropriate commercial and geological conditions exist to develop the potential resource of CBM. This will potentially restrict the area of search to a smaller area than a coalfield.</p> <p>5.92 The purpose of identifying an area of search is:</p> <ul style="list-style-type: none"> to provide clarity to the Council, neighbouring Councils and local communities about the potential area of working over the long term (20 to 25 years); to allow spatial interrelationships between neighbouring councils to be developed and integrated; and to provide certainty to investors that the Council and other agencies are supportive of the progressive exploration and development of this resource in its development plan. <p>5.93 The area of search is necessary to provide the spatial framework to consider future operations where a specific development activity will be encouraged in a plan led system.</p> <p>5.94 Initially, the area of search can only provide a general guide as to where any CBM extraction will take place. There may be circumstances where applications outside the area of search need to be considered. If this circumstance was to arise, then the applicant (CBM operator) will have to demonstrate the circumstances and merits in each case. Clearly, the area of search becomes more accurate through refinement arising from more detailed information.</p>														
9	7			Why no previous Representation										
<p>We have recently been appointed by Centrica Energy to take forward our comments to the Local Development Plan</p>														
21	11			Why attend Examination?										
<p>We consider that, as coal bed methane extraction accords with National Policy but is a new development process, it would be beneficial to the Inspector to hear a prepared, thorough and comprehensive presentation of the technology and its wider implications and benefits.</p>														
Item	Question											Reply	Soundness Tests	
13	8	C2 Test? Does not have regard to national policy?										Yes		
16	8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth										Yes		
18	8	CE3 Test? No clear mechanisms for implementation and monitoring?										Yes		
19	8	CE4 Test? Not flexible to deal with changing circumstances?										Yes		
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan												
<p>The policies and supporting text we detail in the attached report will address the 4 points identified in Question 8.</p>														

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<i>Item Question</i>										<i>Reply</i>		Tick box Replies				
3	4	Seek changes? Any changes to be made to the Plan?										Yes				
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										No				
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No				

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3235.D4			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft							Site:			PEX Session:							
Policy:				Map:				Issue: Policy Omission									
Summary:																	

Item	Question	Representation Text
1	2 Issue Summary Omission of Additional Area Wide Policy –CBM Extraction	
2	3 Representation text The LDP needs to support the development of the gas extraction process with due care being given to avoiding significant adverse impacts to the local environment and local communities. The criteria defined in the following Policy forms an essential framework for the determination of future CBM planning applications. In addition to the need for the Core Strategic Policy to identify area within which CBM extraction is acceptable, there is a requirement to incorporate a criterion based policy to assist the assessment of planning applications. A range of factors such as landscape and visual impact, ecology, transport and cultural heritage will be considered as part of an environmental appraisal for each well. Sites for CBM operations can be carefully selected. The potential subsurface (below ground) areas of target coals are normally mapped on the surface (ground level) and usually the designations in the Local Plan are plotted together with the extent of urban areas, environmentally sensitive areas and natural resources. This sieving process helps identify provisional areas on the surface within which locations for well sites can be explored. The selection of the specific locations for the well sites will need to take into account local receptors, environmental designations, ecology, landscape features, cultural heritage, noise and air quality and transport. The scale of the operations and the flexibility in the choice of site locations ensures that acceptable land use proposals can be appropriately accommodated even within policy designated areas such as AGLV or Green Belt or close to SAMs or SSSIs. In order for any Council to determine a CBM extraction application, many LDP policies may need to be examined and the merits of the application assessed against the LDP's criteria. Many of these policies are criteria based and not all relate to the establishment of the CBM operations. For example, it is evident that any reference to traditional mineral extraction policy is not relevant. If the LDP does not have a specific CBM or On Shore Gas Extraction development management policy, the concern is applications will continue to be assessed against a raft of inappropriate policies and criteria. For example, despite the fact that their respective surface and sub surface impacts are largely different in scale and kind, the inevitable first point of reference for most development management officers, who are unacquainted with the technology, would be the plan's minerals section. The application of a bespoke CBM development management framework would facilitate a standard and relevant approach. It would be possible to remove the need to refer to numerous other LDP policies if the policy framework was tailored made to the topic under consideration. A specific policy framework would focus on key determining issues. It would also guide development management by highlighting the criteria by which the application would be assessed in the first instance.	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
4	5			Changes sought											
<p>Policy AW 17: Coal Bed Methane Extraction</p> <p>The extraction of coal bed methane gas will be supported where: ·The exploration wells and subsequent production wells within the proposed development area lie within an area designated as a Potential CBM Development Area; · There would be no significant adverse effect on the immediate locality's natural heritage and the historic environment; ·Access arrangements are adequate and the traffic associated with the production can be safely accommodated on the highway network; ·There would be no adverse impact on the quality and/or quantity of controlled waters from water discharges; and ·Adequate acoustic mitigation measures are adopted at source to comply with agreed standards.Any application should be accompanied by an appraisal of environmental impacts which demonstrates that no significant impacts arise.</p> <p>5.95 The extraction of CBM as a nationally important natural energy resource can take place without adverse environmental impacts. The surface impacts arising from the extraction of CBM are entirely different in scale and, to a large extent, kind from the impacts arising from opencast or deep coal mining operations.</p> <p>5.96 The location and siting of a CBM well site is carefully chosen. This involves a sieving process which identifies all relevant designations from the Local Plan and relevant stakeholders. The process is designed to locate the proposed site in the most appropriate location taking account of all relevant designations and receptors.</p> <p>5.97 Current and emerging technologies in drilling now allow the gas resource to be explored and developed horizontally in the seam without having to be vertically above the target areas of coal. Operations can be close to sensitive receptors (at depth) without creating adverse affects.</p>															
9	7			Why no previous Representation											
<p>We have recently been appointed by Centrica Energy to take forward our comments to the Local Development Plan</p>															
21	11			Why attend Examination?											
<p>We consider that, as coal bed methane extraction accords with National Policy but is a new development process, it would be benefical to the Inspector to hear a prepared, thorough and comprehensive presentation of the technology and its wider implications and benefits.</p>															
Item Question										Reply		Soundness Tests			
13	8			C2 Test? Does not have regard to national policy?						Yes					
16	8			CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth						Yes					
18	8			CE3 Test? No clear mechanisms for implementation and monitoring?						Yes					
19	8			CE4 Test? Not flexible to deal with changing circumstances?						Yes					
20	9			Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan											
<p>The policies and supporting text we detail in the attached report will address the 4 points identified in Question 8</p>															
Item Question										Reply		Tick box Replies			
3	4			Seek changes? Any changes to be made to the Plan?						Yes					
5	6			Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit						No					
7	7			Previous Representations? Did you make any previous representations on this issue during the Cons						No					

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3235.D5			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.060							Site:			PEX Session:					
Policy: AW 14				Map:			Issue: Minerals								
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Clarification of AW 14 Safeguarding of Minerals	
2 3	Representation text CBM extraction is a different process to mineral extraction and, in comparison, is relatively benign in environmental terms. Therefore a buffer zone to protect local communities from the impacts of CBM extraction or production is not necessary in absolute terms. Sensitive location of wellheads or mitigation at source can adequately deal with any environmental impacts that may arise.	
4 5	Changes sought Insert new sentence at the end of d) within the Policy, as follows: ... This buffer zone does not apply to the development areas for Coal Bed Methane extraction	
9 7	Why no previous Representation We have recently been appointed by Centrica Energy to take forward our comments to the Local Development Plan	
21 11	Why attend Examination? We consider that, as coal bed methane extraction accords with National Policy but is a new development process, it would be beneficial to the Inspector to hear a prepared, thorough and comprehensive presentation of the technology and its wider implications and benefits.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The Policies and supporting text we detail in the attached report will address the 4 points identified in Question 8		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3236.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.071, para.6.30							Site:			PEX Session:							
Policy: NSA 6				Map:			Issue: Strategic Sites										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Policy NSA 6 has the potential to conflict with Policy AW 13.	
2 3	Representation text The development envisaged by Policy NSA 6 (the former Phurnacite Plant, Abercwmboi) has the potential to conflict with and sterilise land for large windfarm developments envisaged in SSA F by TAN 8.	
4 5	Changes sought Modify paragraph 6.30 with the following additional bullet point: Large wind farm developments in SSA F.	
21 11	Why attend Examination? The implications of Strategic Site Area F as identified in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed change ensures the Deposit Plan is consistent with TAN 8 which recommends local planning authorities be aware that developments could sterilise land for wind power proposals and bear this in mind during policy formulation and decision making (paragraph 2.10). To secure the best outcome for SSA F as identified in TAN 8. Furthermore, the proposed changes ensure this land use plan has regard to Policy AW 13.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.069, para.6.25		Site: 2//NSA 5 0STR Fernhill Colliery, Blaenrhondda							PEX Session:							
Policy: NSA 5		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Policy NSA 5 could conflict with Policy AW 13.	
2 3	Representation text The development envisaged by Policy NSA 5 (the former Fernhill Colliery Site, Blaenrhondda) has the potential to constrain development for windfarms by inappropriate juxtaposition of uses for the land identified for wind farm development in Strategic Search Area F from TAN 8 which is supported by Policy AW 13.	
4 5	Changes sought Modify paragraph 6.25 with the following additional bullet point: Large wind farm developments in SSA F.	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed change ensures the Deposit Plan is consistent with TAN 8 which recommends local planning authorities be aware that developments could sterilise land for wind power proposals and bear this in mind during policy formulation and decision making (paragraph 2.10). To secure the best outcome for SSA F as identified in TAN 8. The proposed change ensures this land use plan has regard to policy AW 13.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D3			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.073, para.6.35		Site: 4//NSA 7 0STR Robertstown/Abernant						PEX Session:							
Policy: NSA 7		Map:						Issue: Strategic Sites							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Policy NSA 7 has the potential to conflict with Policy AW 13.	
2 3	Representation text The development envisaged by Policy NSA 7 (Land at Robertstown/Abernant, Aberdare) has the potential to conflict with and sterilise land for large windfarm developments envisaged in SSA F by TAN 8.	
4 5	Changes sought Modify paragraph 6.35 with the following additional bullet point: Large wind farm developments in SSA F.	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed change ensures the Deposit Plan is consistent with TAN 8 which recommends local planning authorities be aware that developments could sterilise land for wind power proposals and bear this in mind during policy formulation and decision making(paragraph 2.10). To secure the best outcome for SSA F as identified in TAN 8. Furthermore, the proposed change ensures this land use plan had regard to Policy AW 13.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D4			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.075, para.6.41		Site: 5//NSA 8 OSTR Hirwaun/Penywaun							PEX Session:							
Policy: NSA 8				Map:				Issue: Strategic Sites								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Policy NSA 8 has the potential to conflict with Policy AW 13.	
2 3	Representation text The development envisaged by Policy NSA 8 (Land South of Hirwaun) has the potential to conflict with and sterilise land for large windfarm developments envisaged in SSA F by TAN 8. The development could also conflict with the cgrid connection of the wind farm proposed for SSA F.	
4 5	Changes sought Modify paragraph 6.41 with the following additional bullet point: Large wind farm developments in SSA F.	
21 11	Why attend Examination? Te implication of Strategic Search Area F as identified in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed change ensures the Deposit Plan is consistent with TAN 8 which recommends local planning authorities be aware that developments could sterilise land for wind power proposals and bear this in mind during policy formulation and decision making (paragraph 2.10). To secure the best outcome for SSA F as identified in TAN 8. The proposed change also ensures the Deposit Planis consistant with MIPPS 01/2005 which points out that additional electricity grid network infrasructure will be needed to support the SSAs and states that local planning authorities should facilitate grid developments (paragraph 12.8.11). Furthermore, the proposed change ensures this land use plan has regard to policy AW 13.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D5			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.090, para.6.99						Site:			PEX Session:						
Policy: NSA 25				Map:			Issue: Environment								
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Policy NSA 25 has the potential to conflict with Policy AW 13.	
2 3	Representation text The protection specified for the Special Landscape Areas in Policy NSA 25 - Special Landscape Areas need to take into account the implied acceptance of landscape change in SSA F identified in TAN 8. The conflict between NSA 25 and renewable energy projects has been identified in the January 2009 Sustainability Appraisal Report on the draft Deposit Plan. The report recommends that the policy be supported by text which clarifies that mitigation will not always be possible whatever the benefits of development (Table 5.1 of the Sustainability Appraisal Report). No such text appears in the Deposit Plan.	
4 5	Changes sought Modify paragraph 6.99 to accept that windfarm development in Strategic Search Area F from TAN 8 in accordance with AW 13 will be permitted to alter the landscape.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan To secure the best outcome for SSA F as identified in TAN 8. The proposed change ensures that the borough Council has considered the specific requirements of wind farm proposals, a renewable energy technology outlined in TAN 8, which are likely to come forward during the Deposit Plan period (paragraph 5.2) It also ensures the Deposit Plan is consistent with TAN 8 which recommends local planning authorities to be aware that developments could sterilise land for which power proposals and bear this in mind during policy formulation and decision making (paragraph 2.10). The proposed change also ensures the Deposit Plan is consistent with the recognition in TAN 8 that within (and immediately adjacent) to the SSAs, the implicit objective is to accept landscape change i.e. significant change in landscape character from wind turbine development (AnnexD, paragraph 8.4). Furthermore, the proposed change ensures this land use plan has regard to Policy AW 13.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons														No

3236.D6 O I M

Document: Deposit Draft, p.059 Site: PEX Session:

Policy: AW 13 Map: Issue: Renewable Energy/Wind farms

Summary:

Item	Question	Representation Text
1 2	Issue Summary Policy AW 13 is too rigid ly defined and will unnecessarily constrain windfarm developments.	
2 3	Representation text Paragraph 4 of AW 13 should not be absolute. Accepted guidance on proximity to windfarms should be followed.	
4 5	Changes sought Modify paragraph 4 as follows: 4. Is located a minimum of 500 metres away from the nearest residential property or closer if the amenity impact can be mitigated to an acceptable level.	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Any representation can be made on the basis that the Deposit Plan does not consider the specific requirements of individual renewable energy technologies which are likely to come forward during the plan period in accordance with TAN 8 (paragraph 5.2).		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3236.D7			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.059							Site:			PEX Session:							
Policy: AW 13				Map:			Issue: Renewable Energy/Wind farms										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Policy AW 13 needs to reflect TAN 8 in regards to acceptance of landscape.	
2 3	Representation text Paragraph 5 of AW 13 needs to reflect that within Strategic Search Area (SSA) F as identified in TAN 8 the implicit objective is to accept landscape change.	
4 5	Changes sought Modify paragraph 5 as follows: 5. Whilst accepting that within and immediately adjacent to the SSA F there is an implicit objective to accept landscape change the proposals will not because of its siting, scale or design have a significant adverse effect on the visual quality of the wider landscape.	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan To secure the best outcome for SSA F as identified in TAN 8 and specifically to recognise paragraph 8.4 Annex D of TAN 8.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D8			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.059							Site:			PEX Session:						
Policy: AW 13				Map:			Issue: Renewable Energy/Wind farms									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The policy needs a clearer definition of what would be required in a land management agreement.	
2 3	Representation text Details of what would be required in a land management agreement are required before this policy can be considered sound. Paragraph 5.77 is not sufficient.	
4 5	Changes sought Provide more details of the scope of land management agreements in the policy or supporting text.	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified (sic) in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan To secure the best outcome for Strategic Search Area F as identified in TAN 8.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D9			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.059						Site:								PEX Session:	
Policy: AW 13				Map:										Issue: Renewable Energy/Wind farms	
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The Plan does not safeguard Strategic Search Area F identified in TAN 8.	
2 3	Representation text The Plan does not safeguard Strategic Search Area F identified in TAN 8 the refined version of which should be shown on the Proposals map and not left to the SPG. Change to the policy is necessary to ensure compliance with paragraph 2.10 of TAN 8 and ensure consistency with the approach adopted for mineral development in AW 14.	
4 5	Changes sought Identify SSA F on the Proposals Map and add the following paragraph to AW 13. 7. SSA F areas identified on the Proposals map will be safeguarded from other uses which would constrain the potential for the area SSA F to generate renewable energy.	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan To secure the best outcome for Strategic Search Area F as identified in TAN 8.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3236.D10			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.061, para.5.80			Site:			PEX Session:								
Policy: AW 14			Map:			Issue: Minerals								
Summary:														

Item	Question	Representation Text
1 2	Issue Summary There is a conflict between AW 14 and the large windfarm policies in AW 13 and TAN 8.	
2 3	Representation text Designation for safeguarding areas for minerals under policy AW 14 potentially conflicts with TAN 8 in terms of maximising and safeguarding SSAs for the development of renewable energy.	
4 5	Changes sought Modify paragraph 5.80 as follows: "There are also significant constraints to the extraction of the minerals from within these identified safeguarding areas. These include firstly the proximity to residential areas, which is discussed in further detail in Policy AW 15. Secondly, the proposed wind farm development in SSA F, discussed in further detail in Policy AW 15. Secondly, the proposed wind farm development in adjacent to SSA F, will be subject to the proposed wind farm development in SSA F. There are also designated sites...."	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed change ensures the Deposit Plan is consistent with TAN 8 which recommends local planning authorities to be aware that developments could sterilise land for wind power proposals and bear this in mind during policy formulation and decision making (paragraph 2.10). It also ensures that the Borough Council has considered the specific requirements of wind farm proposals, a renewable energy technology outlined in TAN 8, which are likely to come forward during the Deposit Plan period. To secure the best outcome for SSA F as identified in TAN 8. The proposed change ensures this land use plan has regard to policy AW 13.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D11			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.059				Site:										PEX Session:		
Policy: AW 13				Map:										Issue: Renewable Energy/Wind farms		
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The Proposals Map should show SSA F.	
2 3	Representation text The Council has jointly with neighbouring councils commissioned a refining report from ARUP. The Council should not therefore wait for the SPG (para 5.76) but should show the refined Strategic Search Area F from TAN 8 on the Deposit Draft Proposals Map.	
4 5	Changes sought Show the refined Strategic Search Area F Coed Morgannwg from TAN 8 on the Deposit Draft Proposals Map	
21 11	Why attend Examination? The implications of Strategic Search Area F as indentified (sic) in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Incorporation of the refined SSA F area on the Deposit Draft Proposals Map will ensure the Deposit Plan is consistent with paragraph 5.4 of TAN 8, which requires SSAs to be considered in local development plans and, if refined, to be incorporated into local development plan proposals map.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3236.D12			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.054							Site:			PEX Session:							
Policy: AW 8				Map:			Issue: Environment										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Policy AW 8 is poorly defined making it difficult to apply and correlate with other policies particularly AW 10.	
2 3	Representation text Policy AW 8 is poorly defined making it difficult to apply and correlate with other policies, particularly AW 10.	
4 5	Changes sought Modify the first sentence in a) to read: "a) They would not cause demonstrable harm to the features of a Site of Importance for Nature Conservation..." And modify the first sentence in b) to read: "b) There would be no significant adverse impact upon features of importance to landscape or nature conservation."	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified (sic) in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan To maintain consistency between AW 7 and AW 13 and to secure the best outcome for SSA F as identified in TAN 8.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D13			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.056							Site:			PEX Session:						
Policy: AW 10				Map:			Issue: Environment									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	The need to strike a balance between the need to protect the environment and the need for renewable energy from windfarms should be recognised.	
2 3	Representation text	
	Windfarms have the propensity to create impacts on the local amenity, inparticular through noise. This policy will place constraints on windfarms. Windfarm impact upon local amenity should be allowed where it can be shown that there is an appropraite balance struck between the need identified by WAG policy and the protection of local amenity.	
4 5	Changes sought	
	Modify Policy AW 10 to allow the local amenity impact from those windfarms which are in accordance with Policy AW 13 when it is shown that an appropriate alance between need and local amenity has been struck.	
21 11	Why attend Examination?	
	The implications of Strategic Search Area F as indentified (sic) in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	To secure the best outcome for the Strategic Search Areas F as identified in TAN 8.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D14			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.052							Site:			PEX Session:						
Policy: AW 7				Map:			Issue: Design									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Windfarms have the potential to conflict with this policy thereby constraining windfarm developments which would otherwise be recognised as being needed by WAG policy.	
2 3	Representation text Windfarms have the potential to conflict with this policy thereby constraining windfarm developments which would otherwise be recognised as being needed by WAG policy.	
4 5	Changes sought Modify Policy AW 7 to allow developments which affect public rights of way, bridleways and cycle tracks where those developments accord with Policy AW 13.	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified (sic) in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan To maintain consistency with AW 13 and to secure the best outcome fro SSA F as identified in TAN 8.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D15			<input type="checkbox"/>			M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.43, para.5.1						Site:		PEX Session:							
Policy:				Map:		Issue: Renewable Energy/Wind farms									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Some of the general policies in Chapter 5, if interpreted inappropriately could be considered to introduce tests for renewable energy developments which go beyond the positive support envisaged by TAN 8 and MIPPS 01/2005.	
2 3	Representation text Some of the general policies in Chapter 5, if interpreted inappropriately could not be considered to introduce tests for renewable energy developments which go beyond the positive support envisaged by TAN 8 and MIPPS 01/2005.	
4 5	Changes sought Add to the end of paragraph 5.1: These policies will be applied within the context of TAN 8.	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed amendment will ensure the interpretation of all area wide policies is consistent with TAN 8 and MIPPS 1/2005.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3236.D16			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.041							Site:			PEX Session:							
Policy: CS 11				Map:			Issue: Climate Change										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary The Policy does not mention the contribution that large scale onshore windfarms represent as a source of renewable energy.	
2 3	Representation text The Policy does not mention the contribution that large scale onshore wind farms represent as a source of renewable energy.	
4 5	Changes sought Insert into CS 11 A) the following new paragraph: "6. Supporting large wind farm development proposals as detailed in Policy AW 13"	
21 11	Why attend Examination? The implications of Strategic Search Area F as indentified (sic) in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed change ensures the Deposit Plan is consistent with paragraph 5.2 of TAN 8 by promoting the use of renewable energy as part of the national and international response ro climate change and reflecting this in the strategy of the development plan.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D17			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Deposit Draft, p.23, para.3.5(8)				Site:						PEX Session:			
Policy:		Map:				Issue: Vision & Objectives									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary There is no recognition of the WAG policy that energy from onshore wind farms will make up the significant proportion of the supply of renewable energy.	
2 3	Representation text There is no recognition of the WAG policy that energy from onshore wind farms will make up the significant proportion of the supply of renewable energy.	
4 5	Changes sought Modify paragraph 3.5(8) to acknowledge the importance of increased generation of renewable energy, particularly from onshore wind, to managing the effects of climate change.	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed change ensures the objectives of the Deposit Draft LDP is consistent MIPPS 01/2005 which sets out the WAG's energy policy. Specifically in order to meet the 2010 renewable energy target 800MW of renewables capacity should be provided from strategic onshore wind energy development, mostly in the form of a small number of large wind farms. The proposed change also ensures the Deposit Draft LDP is consistent with Paragraph 5.1 and 5.2 of TAN 8 by the promoting the use of renewable energy as part of the national and international response to climate change and reflecting this in the strategy of the development plan.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D18			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.29, para.4.19				Site:								PEX Session:			
Policy:				Map:				Issue: Core Strategy							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary There is no mention of provision of renewable energy resources as a way of mitigating the impacts of climate change.	
2 3	Representation text There is no mention of provision of renewable energy resources as a way of mitigating the impacts of climate change.	
4 5	Changes sought Modify paragraph 4.19 to acknowledge that the promotion of renewable energy resources contributes to the mitigation of the impacts of climate change.	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified (sic) in TAN 8 and MIPPS policy on renewable energy are far reaching and omplex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed change ensures the Deposit Plan is consistent with Paragraph 5.2 of TAN 8 by the promoting the use of renewable energy as part of the national and international response to climate change and reflecting this in the strategy of the development plan.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3236.D19			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.030							Site:			PEX Session:						
Policy: CS 1				Map:			Issue: Strategy Areas									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	There is no mention of the Strategic Search Areas (SSA)s from TAN 8 and the potential that the implementation of large wind farms has to contribute to local regeneration.	
2 3	Representation text	
	There is no mention of the Strategic Search Area (SSA)s from TAN 8 and the potential that the implementations of large wind farms has to contribute to local regeneration. To comply with TAN 8 the refined Strategic Search Area F identified in TAN 8 should be shown on the Proposals Map.	
4 5	Changes sought	
	Insert "9. Promoting wind farm development in Strategic Search Areas, identified in TAN 8"	
	Show the refined SSA F on the Proposals Map.	
21 11	Why attend Examination?	
	The implications of Strategic Search Area F as identified (sic) in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Paragraph 12.8.4 of MIPPS 01/2005 higlights that WAG regards renewable energy developments to be an economic driver which ought to be reflected in the Policy CS 1 which includes the area covered by TAN 8 SSA F Coed Morgannwg.		
	The proposed change ensures that the Deposit Plan has regard to theWales Spatial Plan 2008 Update, which identifies that the South East Wales Capital Network area needs to sieze opportunities to create jobs in renewable energy (p133).		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3236.D20			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.030, para.4.29						Site:			PEX Session:							
Policy: CS 1				Map:				Issue: Strategy Areas								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary There is no mention of the Strategic Search Area (SSA)s from TAN 8 and the potential that the implementation of large wind farms has to contribute local regeneration.	
2 3	Representation text There is no mention of the Strategic Search Area (SSA)s from TAN 8 and the potential that the implementation of large wind farms has to contribute local regeneration.	
4 5	Changes sought Modify paragraph 4.29 to acknowledge the potential for the promotion of large-scale renewable energy proposals in the SSAs identified in TAN 8 to secure regeneration.	
21 11	Why attend Examination? The implications of Strategic Search Area F as identified (sic) in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatible with plans of neighbouring auth	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Paragraph 12.8.4 of MIPPS 01/2005 highlights that WAG regards renewable energy developments to be an economic driver which ought to be selected in the policy CS 1 which includes the area covered by TAN 8 SSA F Coed Morgannwg. Furthermore the proposed changes ensures that the Deposit Plan has regard to the Wales Spatial Plan 2008 Update, which identifies that the South East Wales Capital Network area needs to seize opportunities to create jobs in renewable energy (p133).		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3236.D21			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.041							Site:			PEX Session:							
Policy: CS 11				Map:			Issue: Climate Change										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary The policy does not mention the contribution that large scale onshore wind farms represent as a source of renewable energy.	
2 3	Representation text The policy does not mention the contribution that large scale onshore wind farms represent as a source of renewable energy.	
4 5	Changes sought Insert into CS 11 A) the following new paragraph: "6. Supporting large wind farm development proposals as detailed in Policy AW 13"	
21 11	Why attend Examination? The implications of Strategic Search Area F as indentified (sic) in TAN 8 and MIPPS policy on renewable energy are far reaching and complex and they warrant oral representation.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed change ensures the Deposit Plan is consistent with Paragraph 5.2 of TAN 8 by the promoting the use of renewable energy as part of the national and international response to climate change and reflecting this in the strategy of the development plan.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3237.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.052						Site:			PEX Session:						
Policy: AW 7				Map:				Issue: Design							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The provision of dedicating bridleways and access for horse riders is not considered in the draft Local Development Plan. There is a need in RCT for safe access for horse riders. There is a high level of horse ownership in RCT. Whilst I understand that there are designated new cycle routes in the LDP these do not automatically result in a right of way for horse riders. RCT has the potential in terms of its natural resources to greatly develop rights of way for horse riders and thereby tap into the significant potential for horse rider tourism, as well as enhancing the opportunities for leisure, safety and sport for local people.	
	It is not consistent with the rights of way improvement plan which recognises the need to develop more rights of way and permissive routes for horse riders.	
2 3	Representation text	
	I would like to see access for horse riders included in the LDP on an equal basis to access for other users of rights of way such as walkers and cyclists	
4 5	Changes sought	
	Equity of access for horseriders with a statement that horse riders can use new cycleways rather than just assumption that this will be so	
9 7	Why no previous Representation	
	Not aware	

Item	Question	Reply	Soundness Tests
10 8	P1 Test? Not prepared in accordance with Delivery Agreement, including Community Involvement Sc	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Horse rider access should be included to ensure consistency with the rights of way improvement plan. It does not meet equitable access tests		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3239.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 317/317		Aubrey Road E				New Site		PEX Session:			
Policy: NSA 9				Map:						Issue: Housing Allocation					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Land east of Aubrey Rd, Porth (CS 317) should be allocated for residential development and allotments	
2 3	Representation text To evidence to support this rep are set out in the supporting letter	
4 5	Changes sought See attached covering letter and layout plan.	
6 6	Candidate Site Ref No 317.	
8 7	Previous Representation No OJ / 12.2 / K Warren	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan See attached covering letter and layout plan.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3240.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.038		Site: 726//CS 8.a3 Ynysmaerdy to Talbot Green						PEX Session:							
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The basis of this objection is that the alignment of the 'Ynysmaerdy to Talbot Green Relief Road' (proposal CS8.3) through land at Lanelay Hall is inappropriate. The objection is not against the principle of the relief road, nor is it seeking to challenge the basis of evidence of need for it.	
2 3	Representation text	
	It is considered that the proposed alignment of the 'Ynysmaerdy to Talbot Green Relief Road' (proposal CS8.3) would: conflict with an existing planning application; harm interests of acknowledged importance; prevent the efficient re-use of the site; prevent the SWFRS from achieving a cost-neutral improvements in service efficiency; and it is considered that if funding is uncertain then the site could become blighted indefinitely; and that an alternative route would be preferable. Please refer to the supporting statement.	
4 5	Changes sought	
	The realignment of the 'Ynysmaerdy to Talbot Green Relief Road' (proposal CS8.3). Please refer to the supporting statement.	
9 7	Why no previous Representation	
	Site specific alignment was not known.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Realigning the 'Ynysmaerdy to Talbot Green Relief Road' (proposal CS8.3) should allow for more efficient use of the Lanelay Hall site in accord with national policy. An alternative alignment would be more realistic as it will not prevent the beneficial re-use of the Lanelay Hall site. A more flexible route would enable retention of the Hall and protected trees, and a more flexible approach to its design could take into account contemporary good practice in the design of highways through residential areas.		
	Please refer to supporting statement.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3240.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.131		Site: 726//CS 8.a3 Ynysmaerdy to Talbot Green						PEX Session:							
Policy: CS 8		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The basis of this objection is that the alignment of the 'Ynysmaerdy to Talbot Green Relief Road' (proposal CS8.3) through land at Lanelay Hall is inappropriate. The objection is not against the PRINCIPLE of the relief road, nor is it seeking to challenge the basis of evidence of need for it.	
2 3	Representation text	
	It is considered that the proposed alignment of the 'Ynysmaerdy to Talbot Green Relief Road' (proposal CS8.3) would: conflict with an existing planning application; harm interests of acknowledged importance; prevent the efficient re-use of the site; prevent the SWFRS from achieving a cost-neutral improvement in service efficiency; and it is considered that if funding is uncertain then the site could become blighted indefinitely; and that an alternative route would be preferable. Please refer to the supporting statement.	
4 5	Changes sought	
	The realignment of the 'Ynysmaerdy to Talbot Green Relief Road' (proposal CS8.3). Please refer to the supporting statement.	
9 7	Why no previous Representation	
	Site specific alignment was not known	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Realigning the 'Ynysmaerdy to Talbot Green Relief Road' (proposal CS8.3) should allow for more efficient use of the Lanelay Hall site in accord with national policy. An alternative alignment would be more realistic as it would not prevent the beneficial re-use of the Lanelay Hall site. A more flexible route would enable retention of the Hall and protected trees, and a more flexible approach to its design could take into account contemporary good practice in the design in the design could take into account contemporary good practice in the design of highways through residential areas.		
	Please refer to supporting statement.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3241.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106							Site:		New Site			PEX Session:				
Policy: SSA 10				Map:			Issue: Housing Allocation									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary To obtain a housing allocation for the site.	
2 3	Representation text The land at Groesfaen is shown edged red on the attached plan. Also attached is the necessary site appraisal. The LDP does not allocate any land at Groesfaen and the settlement boundary is tightly drawn. It is considered that Groesfaen is a settlement in which people would wish to live and there does not appear to be an over-riding environmental reason why development should not take place. In some ways this is a logical place to develop, given the high incidence of commuting from the RCT Valleys to the M4 corridor. A housing development her would probably reduce the length of travel for its residents compared with that were they to reside on most of the Council's allocated sites. Although this proposed site involves the development of a greenfield site, it is noted that many of the Council's proposed allocations also involve such land. Thus, the site should not be excluded for this reason alone. The site is also on a public transport route and is close to a park and ride facility proposed by the adjoining Cardiff Council at M4 junction 33. The visual impact of the development would be localised and its allocation would result in a greater range of quality of housing land being offered than is currently the case.	
4 5	Changes sought That the site be added to the list of housing allocations in the southern policy area.	
9 7	Why no previous Representation No specific allocations made then.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The Council does not appear to have fully considered the relevant alternatives in making its housing allocations. It has seemingly not given sufficient weight to the incidence of commuting to the south, and has not made appropriate provision in this respect, particularly in allocating so much land in Tonyrefail. Whilst the Council seeks to reduce the incidence of commuting along the M4 corridor, particularly to Cardiff, its prospects for succeeding are regarded as forlorn.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.030										Site: 620/629 Fford Llanbad rear		PEX Session:				
Policy: CS 1				Map:				Issue: Strategy Areas								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The basis on which these areas were derived is, however objected to.	
2 3	Representation text It is contended that the site subject to these representations would be more appropriately located in the Northern Strategy Area. Gilfach Goch lies in the Southern Strategy Area. It is accepted that Ward boundaries were used to delineate these boundaries. However, Gilfach Goch has characteristics which are associated with the northern valley settlements where small sites will continue to make an important contribution to the housing landbank.	
4 5	Changes sought Include Gilfach Goch/Hendreforgan in Northern Strategy Area.	
6 6	Candidate Site Ref No 628	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Strategy Areas derived from administrative boundaries rather than proper consideration of the characteristics of individual settlements.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.031										Site: 620/629 Fford Llanbad rear		PEX Session:				
Policy: CS 2				Map:				Issue: Strategy Areas								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The basis on which these areas were derived is, however objected to.	
2 3	Representation text It is contended that the site subject to these representations would be more appropriately located in the Northern Strategy Area. Gilfach Goch lies in the Southern Strategy Area. It is accepted that Ward boundaries were used to delineate these boundaries. However, Gilfach Goch has characteristics which are associated with the northern valley settlements where small sites will continue to make an important contribution to the housing landbank.	
4 5	Changes sought Include Gilfach Goch/Hendreforgan in Northern Strategy Area.	
6 6	Candidate Site Ref No 628	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Strategy Areas derived from administrative boundaries rather than proper consideration of the characteristics of individual settlements.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D3			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079		Site: 620/629 Fford Llanbad rear						PEX Session:								
Policy: NSA 12		Map:						Issue: Settlement Boundary								
Summary:																

Item	Question	Representation Text	
1 2	Issue Summary The provisions of the Policy in allowing flexibility adjacent to settlement boundaries is generally supported. However, it is objected to for the reasons given below.		
2 3	Representation text Either the area to which the policy applies should be extended to include Gilfach Goch, which has clear physical characteristics of a 'valleys' settlement, or the Northern Strategy Area boundary should be extended to include such areas which are physically related to the settlements concerned but are separated from them purely by administrative boundaries as in the case of Gilfach Goch which was part of the former Taff Ely administrative area.		
4 5	Changes sought Apply above policy to include Gilfach Goch area.		
6 6	Candidate Site Ref No 628		
9 7	Why no previous Representation Detailed Boundaries not shown.		
21 11	Why attend Examination? To present full case before inspector.		
Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D4			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079		Site: 620/629 Fford Llanbad rear						PEX Session:								
Policy: NSA 12		Map:						Issue: Settlement Boundary								
Summary:																

Item	Question	Representation Text	
1 2	Issue Summary		
	The provisions of the Policy in allowing flexibility adjacent to settlement boundaries is generally supported. However, it is objected to for the reasons given below.		
2 3	Representation text		
	Either the area to which to the policy applies should be extended to include Gilfach Goch, which has clear physical characteristics of a 'valleys' settlement, or the Northern Strategy Area boundary should be extended to include such areas which are physically related to the settlements concerned but are separated from them purely by administrative boundaries as in the case of Gilfach Goch which was part of the former Taff Ely administrative area.		
4 5	Changes sought		
	Apply above policy to include Gilfach Goch area.		
6 6	Candidate Site Ref No		
	628		
9 7	Why no previous Representation		
	Detailed Boundaries not shown.		
21 11	Why attend Examination?		
	To present full case before inspector.		
Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3243.D5			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.106							Site: 620/629 Fford Llanbad rear			New Site		PEX Session:					
Policy: SSA 10				Map:				Issue: Housing Allocation									
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary	
	We object to the above Policy on the basis that the submission site has not been included as a housing land allocation.	
2 3	Representation text	
	Development on the site, as an extension of the previous 'Ferns' development, would not impact on the wider landscape as it is already overlooked by the existing development. A well-designed scheme at this location with sensitive boundary landscaping and tree planting, would have positive visual benefits to the surrounding urban and rural setting as it would consolidate the existing forms of development at this location and provide an improved edge to the development.	
4 5	Changes sought	
	Include site as a housing land allocation.	
6 6	Candidate Site Ref No	
	628	
9 7	Why no previous Representation	
	Detailed Boundaries not shown.	
21 11	Why attend Examination?	
	To present full case before inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Need to maximise housing opportunities in a valleys context where sites are unconstrained and would not have an impact on protected areas.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D6			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.113		Site: 816//SSA 22.2		Gilfach Goch & Parc Eirin		PEX Session:										
Policy: SSA 22		Map:		Issue: Environment												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The inclusion of the land in the Green Wedge designation SSA 22.2 is objected to.	
2 3	Representation text The submission site can be developed without compromising the land to the south and east where a large open gap will be retained. Therefore, the inclusion of the submission site is not 'strictly necessary to fulfill the purposes of the policy' and should be excluded as per the provision of guidance in Planning Policy Wales.	
4 5	Changes sought Remove Green Wedge designation form site.	
6 6	Candidate Site Ref No 628	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Proposed Green Wedge designations not applied consistently..		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D7			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079		Site: 620/629 Fford Llanbad rear						PEX Session:								
Policy: NSA 12		Map:			Issue: Settlement Boundary											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The Proposals Map is objected to on the grounds of the exclusion of the submission site as a housing land allocation.	
2 3	Representation text The proposals map is also objected to on the basis that Gilfach Goch should be included in the Northern Strategy area and the Green Wedge designation removed.	
4 5	Changes sought Make necessary changes to the Proposals Map	
6 6	Candidate Site Ref No 628	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before inspector	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Boundaries not applied consistently.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D8			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.113		Site: 816//SSA 22.2 Gilfach Goch & Parc Eirin							PEX Session:							
Policy: SSA 22		Map:			Issue: Environment											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The Proposals Map is objected to on the grounds of the exclusion of the submission site as a housing land allocation.	
2 3	Representation text The proposals map is also objected to on the basis that Gilfach Goch should be included in the Northern Strategy area and the Green Wedge designation removed.	
4 5	Changes sought Make necessary changes to the Proposals Map	
6 6	Candidate Site Ref No 628	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before inspector	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Boundaries not applied consistently.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D9			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:Deposit Draft, p.033		Site: 620/629 Fford Llanbad rear							PEX Session:							
Policy: CS 4		Map:			Issue: Housing Requirement											
Summary:																

Item Question

Representation Text

2 3 Representation text

Policy CS4 - Housing Requirements and Policy - AW1 - Housing Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary and within the Northern Strategy Area, in order that it fully complies with the criteria.

3243.D10			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:Deposit Draft, p.043		Site: 620/629 Fford Llanbad rear							PEX Session:							
Policy: AW 1		Map:			Issue: Housing Requirement											
Summary:																

Item Question

Representation Text

2 3 Representation text

Policy CS4 - Housing Requirements and Policy - AW1 - Housing Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary and within the Northern Strategy Area, in order that it fully complies with the criteria.

3243.D11			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:Deposit Draft, p.045		Site: 620/629 Fford Llanbad rear							PEX Session:							
Policy: AW 2		Map:			Issue: Design											
Summary:																

Item Question

Representation Text

2 3 Representation text

Policy CS4 - Housing Requirements and Policy - AW1 - Housing Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary and within the Northern Strategy Area, in order that it fully complies with the criteria.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D12			<input type="checkbox"/>	S	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.096		Site: 620/629 Fford Llanbad rear						PEX Session:							
Policy: SSA 4		Map:		Issue: Principal Towns & Key Settlements											
Summary:															

Item Question

Representation Text

2 3 Representation text

Southern Strategy Area Policy SSA4 - Development in the Key Settlement of Tonyrefail.

4.1 Support is given to the identification of Tonyrefail as a key settlement and the above policy, which encourages development which supports and reinforces the role of the centre as a Key Settlement.

4.2 It is noted, however, that whilst Tonyrefail is proposed to accommodate large scale housing growth of some 1400 units, comparatively small levels of growth are envisaged in the Gilfach Goch area.

4.3 Due to factors such as ground condition constraints and topography, few large scale developable sites are available in the Rhondda Valley. Hence, traditionally, the area has relied on small sites for its housing requirements. Furthermore, Tonyrefail has accommodated growth in recent years which is linked to the lack of opportunities in the Rhondda. The release of sites such as the submission site would, therefore, be compatible with the strategy objectives of supporting the role of Tonyrefail whilst also contributing to regeneration initiatives in Gilfach by providing for housing opportunities which would help maintain local facilities.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D13			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.030										Site: 619/628 Meadow cottage/Ffordd Llanbad			PEX Session:			
Policy: CS 1				Map:				Issue: Strategy Areas								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The basis on which these areas were derived is, however objected to.	
2 3	Representation text It is contended that the site subject to these representations would be more appropriately located in the Northern Strategy Area. Gilfach Goch lies in the Southern Strategy Area. It is accepted that Ward boundaries were used to delineate these boundaries. However, Gilfach Goch has characteristics which are associated with the northern valley settlements where small sites will continue to make an important contribution to the housing landbank.	
4 5	Changes sought Include Gilfach Goch/Hendreforgan in Northern Strategy Area.	
6 6	Candidate Site Ref No 628	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Strategy Areas derived from administrative boundaries rather than proper consideration of the characteristics of individual settlements.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D14			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.031										Site: 619/628 Meadow cottage/Ffordd Llanbad			PEX Session:			
Policy: CS 2				Map:				Issue: Strategy Areas								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The basis on which these areas were derived is, however objected to.	
2 3	Representation text It is contended that the site subject to these representations would be more appropriately located in the Northern Strategy Area. Gilfach Goch lies in the Southern Strategy Area. It is accepted that Ward boundaries were used to delineate these boundaries. However, Gilfach Goch has characteristics which are associated with the northern valley settlements where small sites will continue to make an important contribution to the housing landbank.	
4 5	Changes sought Include Gilfach Goch/Hendreforgan in Northern Strategy Area.	
6 6	Candidate Site Ref No 628	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Strategy Areas derived from administrative boundaries rather than proper consideration of the characteristics of individual settlements.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D15			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079		Site: 619/628 Meadow cottage/Ffordd Llanbad							PEX Session:							
Policy: NSA 12				Map:				Issue: Settlement Boundary								
Summary:																

Item	Question	Representation Text	
1 2	Issue Summary		
	The provisions of the Policy in allowing flexibility adjacent to settlement boundaries is generally supported. However, it is objected to for the reasons given below.		
2 3	Representation text		
	Either the area to which the policy applies should be extended to include Gilfach Goch, which has clear physical characteristics of a 'valleys' settlement, or the Northern Strategy Area boundary should be extended to include such areas which are physically related to the settlements concerned but are separated from them purely by administrative boundaries as in the case of Gilfach Goch which was part of the former Taff Ely administrative area.		
4 5	Changes sought		
	Apply above policy to include Gilfach Goch area.		
6 6	Candidate Site Ref No		
	628		
9 7	Why no previous Representation		
	Detailed Boundaries not shown.		
21 11	Why attend Examination?		
	To present full case before inspector.		
Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D16			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079		Site: 619/628 Meadow cottage/Ffordd Llanbad						PEX Session:								
Policy: NSA 12		Map:						Issue: Settlement Boundary								
Summary:																

Item	Question	Representation Text	
1 2	Issue Summary		
	The provisions of the Policy in allowing flexibility adjacent to settlement boundaries is generally supported. However, it is objected to for the reasons given below.		
2 3	Representation text		
	Either the area to which to the policy applies should be extended to include Gilfach Goch, which has clear physical characteristics of a 'valleys' settlement, or the Northern Strategy Area boundary should be extended to include such areas which are physically related to the settlements concerned but are separated from them purely by administrative boundaries as in the case of Gilfach Goch which was part of the former Taff Ely administrative area.		
4 5	Changes sought		
	Apply above policy to include Gilfach Goch area.		
6 6	Candidate Site Ref No		
	628		
9 7	Why no previous Representation		
	Detailed Boundaries not shown.		
21 11	Why attend Examination?		
	To present full case before inspector.		
Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D17			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.113		Site: 619/628 Meadow cottage/Ffordd Llanbad							PEX Session:							
Policy: SSA 22		Map:			Issue: Environment											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The inclusion of the land in the Green Wedge designation SSA 22.2 is objected to.	
2 3	Representation text The submission site can be developed without compromising the land to the south and east where a large open gap will be retained. Therefore, the inclusion of the submission site is not 'strictly necessary to fulfill the purposes of the policy' and should be excluded as per the provision of guidance in Planning Policy Wales.	
4 5	Changes sought Remove Green Wedge designation form site.	
6 6	Candidate Site Ref No 628	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Proposed Green Wedge designations not applied consistently..		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3243.D18			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.079		Site: 619/628 Meadow cottage/Ffordd Llanbad								PEX Session:					
Policy: NSA 12				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The Proposals Map is objected to on the grounds of the exclusion of the submission site as a housing land allocation.	
2 3	Representation text The proposals map is also objected to on the basis that Gilfach Goch should be included in the Northern Strategy area and the Green Wedge designation removed.	
4 5	Changes sought Make necessary changes to the Proposals Map	
6 6	Candidate Site Ref No 628	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before inspector	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Boundaries not applied consistently.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D19			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.113		Site: 816//SSA 22.2 Gilfach Goch & Parc Eirin							PEX Session:							
Policy: SSA 22		Map:			Issue: Environment											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The Proposals Map is objected to on the grounds of the exclusion of the submission site as a housing land allocation.	
2 3	Representation text The proposals map is also objected to on the basis that Gilfach Goch should be included in the Northern Strategy area and the Green Wedge designation removed.	
4 5	Changes sought Make necessary changes to the Proposals Map	
6 6	Candidate Site Ref No 628	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before inspector	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Boundaries not applied consistently.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D20			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 619/628		Meadow cottage/Ffordd Llanbad		New Site		PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	We object to the above Policy on the basis that the submission site has not been included as a housing land allocation.	
2 3	Representation text	
	Development on the site, as an extension of the previous 'Ferns' development, would not impact on the wider landscape as it is already overlooked by the existing development. A well-designed scheme at this location with sensitive boundary landscaping and tree planting, would have positive visual benefits to the surrounding urban and rural setting as it would consolidate the existing forms of development at this location and provide an improved edge to the development.	
4 5	Changes sought	
	Include site as a housing land allocation.	
6 6	Candidate Site Ref No	
	628	
9 7	Why no previous Representation	
	Detailed Boundaries not shown.	
21 11	Why attend Examination?	
	To present full case before inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Need to maximise housing opportunities in a valleys context where sites are unconstrained and would not have an impact on protected areas.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D21			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033		Site: 619/628 Meadow cottage/Ffordd Llanbad							PEX Session:							
Policy: CS 4		Map:			Issue: Housing Requirement											
Summary:																

Item Question

Representation Text

2 3 Representation text

Policy CS4 - Housing Requirements and Policy - AW1 - Housing Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary and within the Northern Strategy Area, in order that it fully complies with the criteria.

3243.D22			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.043		Site: 619/628 Meadow cottage/Ffordd Llanbad							PEX Session:							
Policy: AW 1		Map:			Issue: Housing Requirement											
Summary:																

Item Question

Representation Text

2 3 Representation text

Policy CS4 - Housing Requirements and Policy - AW1 - Housing Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary and within the Northern Strategy Area, in order that it fully complies with the criteria.

3243.D23			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.045		Site: 619/628 Meadow cottage/Ffordd Llanbad							PEX Session:							
Policy: AW 2		Map:			Issue: Design											
Summary:																

Item Question

Representation Text

2 3 Representation text

Policy CS4 - Housing Requirements and Policy - AW1 - Housing Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary and within the Northern Strategy Area, in order that it fully complies with the criteria.

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3243.D24			<input type="checkbox"/>	S	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.096		Site: 619/628 Meadow cottage/Ffordd Llanbad						PEX Session:							
Policy: SSA 4		Map:		Issue: Principal Towns & Key Settlements											
Summary:															

Item	Question	Representation Text
2 3	Representation text	
	Southern Strategy Area Policy SSA4 - Development in the Key Settlement of Tonyrefail.	
	4.1 Support is given to the identification of Tonyrefail as a key settlement and the above policy, which encourages development which supports and reinforces the role of the centre as a Key Settlement.	
	4.2 It is noted, however, that whilst Tonyrefail is proposed to accommodate large scale housing growth of some 1400 units, comparatively small levels of growth are envisaged in the Gilfach Goch area.	
	4.3 Due to factors such as ground condition constraints and topography, few large scale developable sites are available in the Rhondda Valley. Hence, traditionally, the area has relied on small sites for its housing requirements. Furthermore, Tonyrefail has accommodated growth in recent years which is linked to the lack of opportunities in the Rhondda. The release of sites such as the submission site would, therefore, be compatible with the strategy objectives of supporting the role of Tonyrefail whilst also contributing to regeneration initiatives in Gilfach by providing for housing opportunities which would help maintain local facilities.	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3244.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 696//SSA 10.18 Gelliwion Reclamation, Pontypridd						PEX Session:							
Policy: SSA 10		Map:		Issue:											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Too many houses and the road leading to it is in a terrible condition and too narrow	
2 3	Representation text Far too many houses. Should be a maximum of ten. Access appalling. Too much congestion will arise	
4 5	Changes sought Reduce number of houses. Improve road to site	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan We need a smaller (sic) number of houses		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3246.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.082				Site: 673//NSA 14.1		Ferndale & Highfield Industrial Estate, Maerdy		New Site		PEX Session:							
Policy: NSA 14				Map:						Issue: Employment							
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Site should be identified for mixed use.	
2 3	Representation text The prospects of obtaining a solely employment use for the site during the plan period is considered remote. It is also likely to prove economically unfeasible. Discussions have taken place with various parties, adjoining landowners and Welsh Assembly Government representatives with a view to creating a scheme of greater critical mass. This would involve a mixed-use scheme of employment; housing; community uses and service uses implemented in accordance with an agreed Master Plan.	
4 5	Changes sought To change the current allocation to one for mixed use purposes.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will make for a more realistically attained and robust policy.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3247.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 696//SSA 10.18		Gelliwion Reclamation, Pontypridd		Delete Site		PEX Session:					
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Don't wish to see housing on this site	
2 3	Representation text We feel that the site is not suitable for 40, or any houses, due to unsuitable access, County road. Also land ownership to be resolved between Council and ourselves on this site !	
4 5	Changes sought The housing allocation should be removed from the plan, remain in settlement boundary for smaller scale development	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan More appropriate sites should be considered for residential development of this scale		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3248.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.062		Site: 177/174		Otters Brook/ Ceulan Farm		New Site		PEX Session:						
Policy: AW 15		Map:		Issue: Minerals										
Summary:														

Item	Question	Representation Text
1 2	Issue Summary	
	The site was the original R5 residential site of the Llantrisant Interim Local Plan (your correspondance FPC15/1/71/DJ/2003) p 61. Sand and Grave: Cadw (Roman Fort GM591) would not allow 200m buffer zone. Constructing the WW sewerage main to a depth of 3m in 1989 did not reveal any sand or gravel. Similarly the Geo Arch Survey (2004) for the Roman Fort (copy enclosed) Symonds Survey in marked contrast to Brit Geol Survey.	
2 3	Representation text	
	The site is last remaining "in fill" site between Pontyclun, Miskin and the M4 motorway. It is surrounded by houses on all sides including the Mil Race site (across the river) built on a flood plain. The site was turned down at the public enquiry 12th Nov 1998 on the grounds of access with the proposed route from M4 exit 34 to Cardiff Airport and the upgrading of the access roads (Hensol Road) access would be from Hensol Road which is the way construction vehicles accessed during the construction the of the Welsh Water sewerage main in 1989	
4 5	Changes sought	
	Inclusion of site 174 (reduced area) omitting the flood plain and Nature Conservation Site 87 (97)	
6 6	Candidate Site Ref No	
	174	
8 7	Previous Representation No	
	12.2.5	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Not founded on credible evidence - Geo Arch Report enclosed		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3248.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 177/174 Otters Brook/ Ceulan Farm		New Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	The site was the original R5 residential site of the Llantrisant Interim Local Plan (your correspondance FPC15/1/71/DJ/2003) p 61. Sand and Grave: Cadw (Roman Fort GM591) would not allow 200m buffer zone. Constructing the WW sewerage main to a depth of 3m in 1989 did not reveal any sand or gravel. Similarly the Geo Arch Survey (2004) for the Roman Fort (copy enclosed) Symonds Survey in marked contrast to Brit Geol Survey.
2 3	Representation text	The site is last remaining "in fill" site between Pontyclun, Miskin and the M4 motorway. It is surrounded by houses on all sides including the Mil Race site (across the river) built on a flood plain. The site was turned down at the public enquiry 12th Nov 1998 on the grounds of access with the proposed route from M4 exit 34 to Cardiff Airport and the upgrading of the access roads (Hensol Road) access would be from Hensol Road which is the way construction vehicles accessed during the construction the of the Welsh Water sewerage main in 1989
4 5	Changes sought	Inclusion of site 174 (reduced area) omitting the flood plain and Nature Conservation Site 87 (97)
6 6	Candidate Site Ref No	174
8 7	Previous Representation No	12.2.5

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		Not founded on credible evidence - Geo Arch Report enclosed

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3249.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.077		Site: 578/587			Bedw Farm Estate adj			New Site			PEX Session:				
Policy: NSA 9		Map:			Issue: Housing Allocation										
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is made to the Housing Allocations in the Draft Deposit LDP - CS 587 has not been allocated as housing.	
2 3	Representation text	
	Candidate site number 587 is adjacent the settlement boundary of Cymmer. The current use of the land is agricultural, but this is hindered due to rubbish being dumped on the site and the site being burnt by arsonists. The development of the land would improve the unsightliness of the continuous dumping and scorched areas of the site and provide housing within the Deposit LDP. The site is accessible from existing road networks. – Please see additional submitted representation forms regarding candidate site number 587.	
4 5	Changes sought	
	Policy Number NSA 9 should be amended to include candidate site number 587 in the Deposit LDP as residential development.	
8 7	Previous Representation No	
	587.	
9 7	Why no previous Representation	
	No instruction to do so.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The topography of the site was a given reason for objection in the Council Meeting – 14th January 2009, but in the Findings of the Candidate Site Assessment Process 2009 – Appendix 5.3 Candidate Sites – Stage 1 Assessments, Objective 12 on site 587 - the topographical characteristics of the site presenting an obstacle to development suitability was Neutral, which suggests that the topography of the land would not be a valid reason to reject the site for development.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3249.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077		Site: 578/587		Bedw Farm Estate adj		New Site		PEX Session:							
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is made to the Housing Allocations in the Draft Deposit LDP – Candidate Site Number 587 has not been allocated as housing. Please could PART OF the site be considered for residential development as per the attached amended plan.	
2 3	Representation text	
	Candidate site number 587 is adjacent the settlement boundary of Cymmer. The current use of the land is agricultural, but this is hindered due to rubbish being dumped on the site and the site being burnt by arsonists. The development of the land would improve the unsightliness of the continuous dumping and scorched areas of the site and provide housing within the Deposit LDP. The site is accessible from existing road networks. NSA12 Housing Development within and Adjacent to Settlement Boundaries, criteria 5 states that '...proposals for residential development outside, but adjoining the defined settlement boundary will be permitted where.....the proposals does not result in the construction of more than 10 dwellings' – please could you consider part of this site for residential development if this is more preferable to development of the whole site. – Please see additional submitted representation forms regarding candidate site number 587.	
4 5	Changes sought	
	Policy Number NSA 9 should be amended to include candidate site number 587 (or part of it if more favourable) in the Deposit LDP as residential development.	
6 6	Candidate Site Ref No	
	[Part of] 587.	
9 7	Why no previous Representation	
	No instruction to do so.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The topography of the site was a given reason for objection in the Council Meeting – 14th January 2009, but in the Findings of the Candidate Site Assessment Process 2009 – Appendix 5.3 Candidate Sites – Stage 1 Assessments, Objective 12 on site 587 - the topographical characteristics of the site presenting an obstacle to development suitability was Neutral, which suggests that the topography of the land would not be a valid reason to reject the site for development.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3249.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.054		Site: 578/587 Bedw Farm Estate adj						PEX Session:							
Policy: AW 8		Map:		Issue: Environment											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is made to the Site of Importance for Nature Conservation (SINC) allocation – SINC number 49 – Trebanog Slopes – to be amended to exclude the site.	
2 3	Representation text	
	Candidate site number 587 is in part of SINC 49, adjacent the settlement boundary of Cymmer. The site is currently used for agriculture. The agricultural activity is hindered and disturbed due to rubbish being dumped on the site and the site being burnt by arsonists. The ecological value of the site would be negligible due to these damaging events. - Please see additional submitted representation forms regarding candidate site number 587.	
4 5	Changes sought	
	SINC 49 should be amended to exclude the land in candidate site number 587 (or part of it if more favourable). Please see additional submitted representation forms regarding candidate site number 587.	
6 6	Candidate Site Ref No	
	587.	
9 7	Why no previous Representation	
	No instruction to do so.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The ecological value of the site is negligible due the regular dumping and burning of the land/site and hence should not be included in SINC 49 as it does not satisfy the SINC criteria.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3250.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.100						Site: 7//SSA 8 0STR Mwyndy				Delete Site		PEX Session:			
Policy: SSA 8				Map:				Issue: Strategic Sites							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Strong opposition to further ' Residential Development of 400 dwellings...and local center (LDP, page 101, para 6.142,h)	
2 3	Representation text	
	As a local resident I oppose the following proposal in the Local Development Plan:	
	Cefn-yr-Hendy	
	h) Residential development of 400 dwellings adjoining the existing residential area, served from the existing spine road roundabouts, new primary school and local centre (LDP, 2009, page 101, para 6.142,h).	
4 5	Changes sought	
	Re. Cefn-yr-Hendy, Miskin.	
	Removal of the following clause in the proposed LDP (2009, page 101,para 6.142,h) - "Residential Development of 400 dwellings.... And local centre."	
9 7	Why no previous Representation	
	I made two representations against the Mwyndy Cross development- yet it was railroaded through an appeal - Democracy - What democracy?	

Item	Question	Reply	Soundness Tests
11 8	P2 Test? Not subjected to a Sustainability Appraisal, including Strategic Environmental Assessment?	Yes	
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?		
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	See attached sheets.		

Item	Question	Reply	Tick box Replies
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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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3	4	Seek changes? Any changes to be made to the Plan?										Yes				
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										No				
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										Yes				

3251.D1 O W M

Document: Deposit Draft, p.106 Site: New Site PEX Session:

Policy: SSA 10 Map: Issue: Housing Allocation

Summary:

Item	Question	Representation Text
1	2	Issue Summary To obtain a mixed-use allocation (including housing) for the land.
2	3	Representation text The site subject of the representation is shown outlined in green on the attached plan. It has been historically used for manufacturing, but changes in economic circumstances are such that that function has ceased. The buildings on the site are in a poor state and it is not feasible to renovate them. The intention is to clear the site with a view to redevelopment. The proposed uses include but would not be exclusively housing. Some retail and community uses would also be contemplated. It is acknowledged that the land, as with all adjoining developed land in this area, forms part of the flood plain. However the land would be developed in conjunction with adjoining undeveloped land which lies above the flood plain to enable mitigation measures to be put in place.
4	5	Changes sought To allocate the land as a site suitable for mixed use. The representation is made in respect of policy SSA 10 as there doesn't appear to be another appropriate policy provision under which to make the representation.
9	7	Why no previous Representation The site was not affected at the time.

Item	Question	Reply	Soundness Tests
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The future use of a brownfield site would be achieved; the site is placed in a highly accessible location; a mixed use would prove a sustainable use of the land.	

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3252.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.033							Site:			PEX Session:							
Policy: CS 4				Map:			Issue: Housing Requirement										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary There are no clear mechanisms for implantation and monitoring of the apportionment of housing in South East Wales.	
2 3	Representation text The current planned house building in RCT is based on the SEWPG apportionment numbers. The apportionment numbers were designed to accommodate all household growth forecast for South East Wales according to the best available population forecasts of that time. Accordingly, each district was given a target number of dwellings for construction. However, there are no formal mechanisms in place to insure each of the districts actually deliver the housing as apportioned, or any monitoring strategy for when new information becomes available..	
4 5	Changes sought A plan that includes cooperative mechanisms for implementation and monitoring of a coherent and robust house building strategy in the region should replace the present apportionment. This could have an impact on planned house building in RCT.	
9 7	Why no previous Representation RTP did not make any representation on this issue during the Preferred Strategy consultation. RTP was not aware of the preferred strategy, or its impact on SEW at that time.	
21 11	Why attend Examination? I would like to attend the examination in order to answer any potential questions that might arise from this representation.	

Item	Question	Reply	Soundness Tests
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The housing requirement figure for RCT should be reviewed as part of SEW, so that it is clearly evidence based.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3252.D2			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033						Site:			PEX Session:						
Policy: CS 4				Map:				Issue: Housing Requirement							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	The present RCT housing allocation accepts the SEWSPG Regional Household Apportionment (the apportionment) amount to inform planned house building. The apportionment is not based on a robust evidence base.
2 3	Representation text	In terms of regional strategy, the plan states: "...The housing requirement figure in Policy CS 4 accords with the agreed housing apportionment for South East Wales..."* According to the Apportionment Memorandum*, house building allocations by district were derived through a negotiation process among district representatives. The apportionment is not based on any: population forecast by district, broad economic, environmental, or any other publicised strategy. It is instead believed to be based on "...previous house-building rates, current land availability and the aspirations of individual authorities"*. This justification suggests that no consideration of regional or national needs has been made. It has not been made clear how the large amounts of planned housing in RCT will positively affect the growth of the wider region. RCT must insure that the planned house building strategy accords with regional policy objectives, particularly regarding travel reduction, support of the knowledge based sectors, and development of a thriving European Capital in South East Wales. Dwellings allocation should not rely on the apportionment numbers. The planned dwellings should be based on a robust evidence base. Accordingly, it is suggested that the housing requirement figure should be reviewed so that it is clearly evidence based.
*Rhondda Cynon Taf 2009, Deposit Draft Local Development Plan 2006 – 2021 Para 4.43 and Para 5.3. *South East Wales Regional Housing Apportionment Memorandum of Understanding *Caerphilly Council October 2008 "Population and Housing Background Paper 6" page 6.16		
4 5	Changes sought	Dwellings allocation should not rely on the apportionment numbers. The planned dwellings should be based on a robust evidence base. Accordingly, it is suggested that the housing requirement figure should be reviewed so that it is clearly evidence based.
9 7	Why no previous Representation	RTP did not make any representation on this issue during the Preferred Strategy consultation. RTP was not aware of the preferred strategy, or its impact on SEW at that time.
21 11	Why attend Examination?	I would like to attend the examination in order to answer any potential questions that might arise from this representation.

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		The housing requirement figure for RCT should be reviewed as part of SEW, so that it is clearly evidence based.

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													
		No													

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3252.D3			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033				Site:										PEX Session:	
Policy: CS 4				Map:										Issue: Housing Requirement	
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1	2 Issue Summary	
The plan does not set out a coherent strategy from which its policies and allocations logically flow. The current house building allocation is not compatible with development and sustainability goals in SEW.		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
2	3	Representation text													
<p>The implied strategy of the apportionment, which informs house building in RCT, is to continue provide too few dwellings in Cardiff district so that residents who would otherwise like to work and live in Cardiff are instead housed in surrounding districts.* There has been no opportunity to challenge the housing apportionment at a regional level, as there is no formal body directly accountable for its outputs under the Welsh planning system. The apportionment has thus, not been held to any scrutiny.</p> <p>In neighboring Caerphilly recent in-migration has been attributed to shortages of housing supply in South Wales. Figure 1 shows that in 2001, Cardiff was the largest district level contributor to Caerphilly in-migration.</p> <p>Figure 1 Migration Patterns to/from Caerphilly County Borough (Number of persons) (this can be seen on the representor form) Source: Caerphilly Council Local Housing Market Assessment table 3.5, from Census 2001 SAR</p> <p>Since 2001, this migration pattern is believed to have continued. "...This [recent migration] increase is probably primarily due to the overspill pressure from the M4 corridor, and Cardiff in particular, where high house prices mean that many are unable to purchase property there." Analysis for RCT may reveal similar findings.</p> <p>There is no strategy document or other robust argument recognising planned sprawl out of Cardiff as desirable, it has occurred through market pressures: a lack of housing supply closer to the employment centre.</p> <p>Because significant out migration from Cardiff has been happening already, accommodating the most recent migration trends through planned building reinforces the existing pattern, creating a strategy of out-migration without any justification.*</p> <p>A significant negative consequence of this unintended strategy is to increase travel. According to the 2001 Census, more than 14,000 RCT residents commuted to Cardiff. Between 2001 and 2006 Cardiff job has accounted for 67% of jobs growth in SEW; Jobs forecasts for South East Wales indicate that 60% of jobs growth in SEW after 2006 will occur in Cardiff*. There is no business plan, or other evidence indicating that RCT will break jobs growth trends. Therefore, if the present allocation is realised it would promote an increase in commuting between RCT and Cardiff 2006 – 2016.</p> <p>Transportation for commuting requires significant energy consumption. Planning to promote increased commuting across the region violates sustainability commitments including; the National Carbon Reduction Commitment, and RCT County Borough Council's own sustainable development objectives for transport.*</p> <p>It is not known if transport plans as envisioned for the region could accommodate further commuting as implied by the apportionment, thus the apportionment could potentially restrict the supply of labour required for Cardiff's continued growth. Cardiff has ambitions to be a competitive European Capital and Cardiff's growth is important for the growth of Wales*. It must be insured that house-building allocations contribute to the success of the wider city region.</p> <p>The planned house building must recognise the implications of housing targets which lead to unnecessary and inevitable commuting to Cardiff for employment purposes. If the currently proposed regional strategy is to be maintained it must be evidence-based to justify the proposed break in agglomeration based jobs growth.</p> <p>*An implied strategy that is in direct conflict with the Wales Ministerial Planning Policy Statement on housing which states within its objectives that the Assembly Government's vision for housing is for everyone in Wales to have the opportunity to be able to choose where they live. (WAG MIPPS 01/2006 paragraph 9.1.1) *Caerphilly Council December 2007 "Local Housing Market Assessment" *Caerphilly Council October 2008 "Population and Housing Background Paper 6" page 6.17 *Cambridge Econometrics June 2006 "Economic Forecasts for Cardiff" *RCT January 2009, Deposit Draft Plan Sustainability Appraisal (Sa) Strategic Environmental Assessment (Sea). *Cardiff's Ambitions are outlined in Cardiff Council's economic Strategy "Competitive Capital: the Cardiff economic Strategy 2007-2012" The importance of Cardiff to the Welsh economy is highlighted in the Wales Spatial Plan.</p>															
4	5	Changes sought													
<p>Dwellings allocation should not rely on the apportionment numbers. The planned dwellings should be based on a robust evidence base. Accordingly, it is suggested that the housing requirement figure should be reviewed so that it is clearly evidence based.</p>															

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>		
9	7	Why no previous Representation															
RTP did not make any representation on this issue during the Preferred Strategy consultation. RTP was not aware of the preferred strategy, or its impact on SEW at that time.																	
21	11	Why attend Examination?															
I would like to attend the examination in order to answer any potential questions that might arise from this representation.																	
<i>Item Question</i>															<i>Reply</i>	Soundness Tests	
16	8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth														Yes	
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan															
The housing requirement figure for RCT should be reviewed as part of an SEW strategy that it is clearly evidence based.																	
<i>Item Question</i>															<i>Reply</i>	Tick box Replies	
3	4	Seek changes? Any changes to be made to the Plan?														Yes	
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit														No	
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons														No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft				Site: 394/398		Cricket Field				New Site		PEX Session:			
Policy:				Map:				Issue: Core Strategy							
Summary:															

Item	Question	Representation Text
2 3	Representation text	
With regards to para 4.7 we agree with the emphasis placed on Llanharan as a focus for sustainable growth due to it having excellent public transport links to both Bridgend and Cardiff.		
We also agree that the key settlements should be places for social and economic activity, however in terms of the Council's objective no. 6 there is a need to focus development on towns with railway stations. Church Village, Llantwit Fardre and some of the other key settlements do not have such facilities and therefore significant amounts of growth at these points would further encourage the use of the private car.		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D2			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.041				Site: 394/398		Cricket Field				New Site		PEX Session:			
Policy: CS 11				Map:				Issue: Climate Change							
Summary:															

Item	Question	Representation Text
2 3	Representation text	We feel that Policy CS11 needs to be made more precise as criteria i) is currently ill defined and could prove to be impossible to monitor.

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D3			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.043		Site: 394/398		Cricket Field		New Site		PEX Session:								
Policy: AW 1		Map:		Issue: Housing Requirement												
Summary:																

Item	Question	Representation Text
2 3	Representation text	<p>With reference to para 5.3, the SEWSPG housing apportionment has no standing and is neither agreed nor based upon a scientific or robust analysis of household growth, being based on extrapolating past development rates. The Wales Spatial Plan requires Councils to determine their own needs and requirements and we consider this has not be robustly undertaken by RCT.</p> <p>This section also sets out a breakdown of the components that will make up the total dwelling requirement for the plan period of 2006-21. This should not include windfall sites or sites with planning permission or allocations without a discount for non-implementation, and is therefore unsound as it will not deliver adequate levels of housing within the plan period.</p> <p>This table is confusing and needs to be clarified as the residual dwelling requirement of 8,889 is insufficient as it is not based upon sound evidence or a sound assessment of deliverability in terms of the historic consents/ allocations/ windfalls etc.</p> <p>More importantly, the 14,850 dwelling requirement is not based upon the latest household forecasts and is not sufficiently robust. This is a fundamental flaw which exists at the centre of the Local Plan strategy and if not addressed undermines the soundness of the entire plan.</p>

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D4			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.067				Site: 394/398		Cricket Field						New Site		PEX Session:		
Policy: NSA 4				Map:						Issue: Strategic Sites						
Summary:																

Item	Question	Representation Text
2 3	Representation text	
	We have concerns over the deliverability of strategic sites NSA 4 and 5. Both of these sites are old collieries which will require extensive remediation and infrastructure improvements to ensure that they can be redeveloped for residential use. This will be costly and we question whether a developer can be found in the short/medium term to deliver this. It must also be noted that both of these sites are situated some distance from established employment centres and strategic transport links, and we therefore question their sustainability as locations for major housing growth.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D5			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.069										Site: 394/398 Cricket Field		New Site		PEX Session:		
Policy: NSA 5				Map:				Issue: Strategic Sites								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
	We have concerns over the deliverability of strategic sites NSA 4 and 5. Both of these sites are old collieries which will require extensive remediation and infrastructure improvements to ensure that they can be redeveloped for residential use. This will be costly and we question whether a developer can be found in the short/medium term to deliver this. It must also be noted that both of these sites are situated some distance from established employment centres and strategic transport links, and we therefore question their sustainability as locations for major housing growth.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D6			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.071										Site: 394/398 Cricket Field		New Site		PEX Session:		
Policy: NSA 6				Map:				Issue: Strategic Sites								
Summary:																

Item Question	Representation Text
2 3 Representation text	
We also question the evidence base which proves the site NSA 6 can be delivered given the enormous contamination issues associated which may make its development economically unviable. We therefore question its deliverability.	

Item Question	Reply	Soundness Tests
12 8 C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8 C2 Test? Does not have regard to national policy?	Yes	
14 8 C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8 CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8 CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8 CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	Yes	
5 6 Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7 Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D7			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079				Site: 394/398		Cricket Field				New Site		PEX Session:			
Policy: NSA 12				Map:				Issue: Settlement Boundary							
Summary:															

Item Question	Representation Text
2 3	Representation text
We also question the approach adopted in the LDP in relation to a less restrictive approach to housing development in the Northern area (Policy NSA12). Historically there has been an over supply of housing land in the northern part of the Borough and shortfalls in the south.	

Item Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes
13 8	C2 Test? Does not have regard to national policy?	Yes
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D8			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft				Site: 394/398		Cricket Field				New Site		PEX Session:			
Policy:				Map:				Issue: Policy Omission							
Summary:															

Item	Question	Representation Text
2 3	Representation text	
We therefore consider that there should be a policy similar to NSA3 adopted for the south of the borough to ensure that the council can respond positively to market forces and changing housing needs		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D9			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.097				Site: 394/398		Cricket Field				New Site		PEX Session:			
Policy: SSA 6				Map:						Issue: Principal Towns & Key Settlements					
Summary:															

Item	Question	Representation Text
2 3	Representation text	
	We support the Council's identification of Llanharan as a Key Settlement and Growth area as it exhibits excellent public transport links and potential for new employment development, whilst having limited environmental constraints on its future growth.	
	In light of this we agree that this area has the potential to accommodate significant levels of growth that will benefit the wider County area.	
	However, we have concerns that the spatial strategy will not fulfil(SIC) the DDLDP's objectives 1 and 2 as the current allocations will undermine the existing settlements in their area, not reinforce their roles.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D10			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103				Site: 394/398		Cricket Field				New Site		PEX Session:			
Policy: SSA 9				Map:				Issue: Strategic Sites							
Summary:															

Item	Question	Representation Text
2 3	Representation text	In principle we agree with the allocation of a strategic site at the OCS Site in Llanilid, however we have grave concerns over the overreliance on this site and the scale of development proposed.

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D11			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 394/398 Cricket Field		New Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
<p>We consider that insufficient sites have been identified in the Llanharan area to ensure that the objectives currently set out in the DDLDP are realised, importantly no specific allocations in close proximity to the existing centre of Llanharan have been made, with sites 11 and 12 being located in Brynna and Bryncae respectively. We find this astonishing given the new train station located in the centre of Llanharan and in light of objective 3 which aims to reinforce the roles of the principle towns and key settlements.</p>		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA Repr Council	Officer	Recommendation	Response
3254.D12			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106				Site: 394/398		Cricket Field				New Site		PEX Session:		
Policy: SSA 10				Map:						Issue: Housing Allocation				
Summary:														

Item	Question	Representation Text
2 3	Representation text	<p>We consider that the Plan needs to ensure that the supply of development land in the south of the County is not restricted if market demand and housing need require additional supply within the plan period. As such we consider that a policy similar to NSA12 should be adopted for the Southern Strategy Area. This will allow the Council flexibility to meet changing housing need requirements to ensure that no abnormal market conditions arise as a result of excessive land supply restrictions in this area during the plan period.</p> <p>With specific reference to Llanharan and Brynna we see there is a clear need to provide sufficient land for development throughout the plan period, which will ensure that a steady supply of housing and commercial development is provided to meet the needs of this key settlement.</p> <p>Consequently, additional land needs to be allocated, close to the existing centres of Llanharan and Brynna, so that new housing can be delivered that is not totally reliant on the provision of a new bypass and a new community centre being created. Land adjacent to the recreational field at Llanharan (Site No. 398 in the Draft Candidate Sites Register), Land to the South of Brynna Road, Brynna (Site 617) and land south of Brynna Road, Brynna (Site 618) are three suitable sites, all of which are controlled and promoted by Southward Properties.</p>

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D13			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 689//SSA 10.11 Brynna Road, Brynna							Delete Site		PEX Session:					
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
<p>This site is severely constrained in terms of its topography which slopes down dramatically from Brynna Road towards the Brynna Woods nature reserve. We also question why this site was not identified as being located "in the countryside and unrelated to an existing settlement" in the same way as sites 618 and 398 were as it exhibits a similar character to these sites in terms of its relation to the existing urban area.</p> <p>In Appendix 1 of the DDLDP the Council also acknowledge that the site offers extensive views over Brynna Woods and Bryncae and we therefore question why no assessment of the landscape impact of this site has been undertaken to assess its visual impact on the area. We also have concerns in relation to any future development of this site's effect on the setting of Brynna Woods and its ecological value.</p>		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D14			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 690//SSA 10.12 Dolau County Primary School, Bryncae		Delete Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
<p>Critically this site offers no existing acceptable access to the existing local highways network and as the council set out in Appendix 1 to the DDLDP 'access will need to be obtained from the adjoining Llanhilid Strategic site to the south.' This means that the delivery of this site is totally dependant on the delivery of the adjoining strategic site.</p> <p>For the reasons we have previously identified we have significant concerns over the viability and delivery of this strategic site, allocating another non-strategic site which is dependant on it simply reinforces our concerns that insufficient land will be available to meet the housing needs of Llanharan.</p>		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D15			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108				Site: 119/114		Rhyd Lethin				Delete Site		PEX Session:			
Policy: SSA 13				Map:						Issue: Settlement Boundary					
Summary:															

Item Question	Representation Text
2 3	Representation text
This site forms part of the larger strategic allocation and we assume it has been approved by default. However, it lies within the floodplain and we therefore strongly believe that its inclusion in the DDLDP is unsound as it results in the plan being unsound as it does not comply with national planning guidance contained in Technical Advice Note 15 - Development and Flood Risk.	

Item Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes
13 8	C2 Test? Does not have regard to national policy?	Yes
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatible with plans of neighbouring authority	Yes
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site?	Yes
7 7	Previous Representations? Did you make any previous representations on this issue during the Consultation?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D16			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft				Site: 608/617		Golf course Brynna Road				New Site		PEX Session:			
Policy:				Map:						Issue: Core Strategy					
Summary:															

Item	Question	Representation Text
2 3	Representation text	
With regards to para 4.7 we agree with the emphasis placed on Llanharan as a focus for sustainable growth due to it having excellent public transport links to both Bridgend and Cardiff.		
We also agree that the key settlements should be places for social and economic activity, however in terms of the Council's objective no. 6 there is a need to focus development on towns with railway stations. Church Village, Llantwit Fardre and some of the other key settlements do not have such facilities and therefore significant amounts of growth at these points would further encourage the use of the private car.		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D17			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.041				Site: 608/617		Golf course Brynna Road				New Site		PEX Session:			
Policy: CS 11				Map:						Issue: Climate Change					
Summary:															

Item	Question	Representation Text
2 3	Representation text	
We feel that Policy CS11 needs to be made more precise as criteria i) is currently ill defined and could prove to be impossible to monitor.		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D18			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.043		Site: 608/617			Golf course Brynna Road			New Site			PEX Session:					
Policy: AW 1		Map:			Issue: Housing Requirement											
Summary:																

Item	Question	Representation Text
2 3	Representation text	<p>With reference to para 5.3, the SEWSPG housing apportionment has no standing and is neither agreed nor based upon a scientific or robust analysis of household growth, being based on extrapolating past development rates. The Wales Spatial Plan requires Councils to determine their own needs and requirements and we consider this has not be robustly undertaken by RCT.</p> <p>This section also sets out a breakdown of the components that will make up the total dwelling requirement for the plan period of 2006-21. This should not include windfall sites or sites with planning permission or allocations without a discount for non-implementation, and is therefore unsound as it will not deliver adequate levels of housing within the plan period.</p> <p>This table is confusing and needs to be clarified as the residual dwelling requirement of 8,889 is insufficient as it is not based upon sound evidence or a sound assessment of deliverability in terms of the historic consents/ allocations/ windfalls etc.</p> <p>More importantly, the 14,850 dwelling requirement is not based upon the latest household forecasts and is not sufficiently robust. This is a fundamental flaw which exists at the centre of the Local Plan strategy and if not addressed undermines the soundness of the entire plan.</p>

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D19			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.067										Site: 608/617 Golf course Brynna Road		New Site		PEX Session:		
Policy: NSA 4				Map:				Issue: Strategic Sites								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
<p>We have concerns over the deliverability of strategic sites NSA 4 and 5. Both of these sites are old collieries which will require extensive remediation and infrastructure improvements to ensure that they can be redeveloped for residential use. This will be costly and we question whether a developer can be found in the short/medium term to deliver this. It must also be noted that both of these sites are situated some distance from established employment centres and strategic transport links, and we therefore question their sustainability as locations for major housing growth.</p>		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D20			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.069										Site: 608/617 Golf course Brynna Road		New Site		PEX Session:		
Policy: NSA 5				Map:				Issue: Strategic Sites								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
<p>We have concerns over the deliverability of strategic sites NSA 4 and 5. Both of these sites are old collieries which will require extensive remediation and infrastructure improvements to ensure that they can be redeveloped for residential use. This will be costly and we question whether a developer can be found in the short/medium term to deliver this. It must also be noted that both of these sites are situated some distance from established employment centres and strategic transport links, and we therefore question their sustainability as locations for major housing growth.</p>		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D21			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.071				Site: 608/617		Golf course Brynna Road				New Site		PEX Session:			
Policy: NSA 6				Map:						Issue: Strategic Sites					
Summary:															

Item Question	Representation Text
2 3	Representation text
	We also question the evidence base which proves the site NSA 6 can be delivered given the enormous contamination issues associated which may make its development economically unviable. We therefore question its deliverability.

Item Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes
13 8	C2 Test? Does not have regard to national policy?	Yes
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D22			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079				Site: 608/617		Golf course Brynna Road				New Site		PEX Session:			
Policy: NSA 12				Map:						Issue: Settlement Boundary					
Summary:															

Item Question	Representation Text
2 3	Representation text
We also question the approach adopted in the LDP in relation to a less restrictive approach to housing development in the Northern area (Policy NSA12). Historically there has been an over supply of housing land in the northern part of the Borough and shortfalls in the south.	

Item Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes
13 8	C2 Test? Does not have regard to national policy?	Yes
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D23			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft				Site: 608/617		Golf course Brynna Road				New Site		PEX Session:			
Policy:				Map:				Issue: Policy Omission							
Summary:															

Item	Question	Representation Text
2 3	Representation text	
We therefore consider that there should be a policy similar to NSA3 adopted for the south of the borough to ensure that the council can respond positively to market forces and changing housing needs		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D24			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.097										Site: 608/617 Golf course Brynna Road		New Site		PEX Session:		
Policy: SSA 6				Map:				Issue: Principal Towns & Key Settlements								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
	We support the Council's identification of Llanharan as a Key Settlement and Growth area as it exhibits excellent public transport links and potential for new employment development, whilst having limited environmental constraints on its future growth.	
	In light of this we agree that this area has the potential to accommodate significant levels of growth that will benefit the wider County area.	
	However, we have concerns that the spatial strategy will not fulfil(SIC) the DDLDP's objectives 1 and 2 as the current allocations will undermine the existing settlements in their area, not reinforce their roles.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D25			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103				Site: 608/617		Golf course Brynna Road				New Site		PEX Session:			
Policy: SSA 9				Map:						Issue: Strategic Sites					
Summary:															

Item	Question	Representation Text
2 3	Representation text	
In principle we agree with the allocation of a strategic site at the OCS Site in Llanilid, however we have grave concerns over the overreliance on this site and the scale of development proposed.		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D26			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 608/617		Golf course Brynna Road		New Site		PEX Session:								
Policy: SSA 10		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
2 3	Representation text	
<p>We consider that insufficient sites have been identified in the Llanharan area to ensure that the objectives currently set out in the DDLDP are realised, importantly no specific allocations in close proximity to the existing centre of Llanharan have been made, with sites 11 and 12 being located in Brynna and Bryncae respectively. We find this astonishing given the new train station located in the centre of Llanharan and in light of objective 3 which aims to reinforce the roles of the principle towns and key settlements.</p>		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3254.D27			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106				Site: 608/617		Golf course Brynna Road				New Site		PEX Session:		
Policy: SSA 10				Map:						Issue: Housing Allocation				
Summary:														

Item	Question	Representation Text
2 3	Representation text	<p>We consider that the Plan needs to ensure that the supply of development land in the south of the County is not restricted if market demand and housing need require additional supply within the plan period. As such we consider that a policy similar to NSA12 should be adopted for the Southern Strategy Area. This will allow the Council flexibility to meet changing housing need requirements to ensure that no abnormal market conditions arise as a result of excessive land supply restrictions in this area during the plan period.</p> <p>With specific reference to Llanharan and Brynna we see there is a clear need to provide sufficient land for development throughout the plan period, which will ensure that a steady supply of housing and commercial development is provided to meet the needs of this key settlement.</p> <p>Consequently, additional land needs to be allocated, close to the existing centres of Llanharan and Brynna, so that new housing can be delivered that is not totally reliant on the provision of a new by-pass and a new community centre being created. Land adjacent to the recreational field at Llanharan (Site No. 398 in the Draft Candidate Sites Register), Land to the South of Brynna Road, Brynna (Site 617) and land south of Brynna Road, Brynna (Site 618) are three suitable sites, all of which are controlled and promoted by Southward Properties.</p>

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D28			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 689//SSA 10.11 Brynna Road, Brynna							Delete Site		PEX Session:					
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
<p>This site is severely constrained in terms of its topography which slopes down dramatically from Brynna Road towards the Brynna Woods nature reserve. We also question why this site was not identified as being located "in the countryside and unrelated to an existing settlement" in the same way as sites 618 and 398 were as it exhibits a similar character to these sites in terms of its relation to the existing urban area.</p> <p>In Appendix 1 of the DDLDP the Council also acknowledge that the site offers extensive views over Brynna Woods and Bryncae and we therefore question why no assessment of the landscape impact of this site has been undertaken to assess its visual impact on the area. We also have concerns in relation to any future development of this site's effect on the setting of Brynna Woods and its ecological value.</p>		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3254.D29			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.106				Site: 690//SSA 10.12		Dolau County Primary School, Bryncae		Delete Site		PEX Session:							
Policy: SSA 10				Map:				Issue: Housing Allocation									
Summary:																	

Item	Question	Representation Text
2 3	Representation text	
<p>Critically this site offers no existing acceptable access to the existing local highways network and as the council set out in Appendix 1 to the DDLDP 'access will need to be obtained from the adjoining Llanhilid Strategic site to the south.' This means that the delivery of this site is totally dependant on the delivery of the adjoining strategic site.</p> <p>For the reasons we have previously identified we have significant concerns over the viability and delivery of this strategic site, allocating another non-strategic site which is dependant on it simply reinforces our concerns that insufficient land will be available to meet the housing needs of Llanharan.</p>		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D30			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108				Site: 119/114		Rhyd Lethin				Delete Site		PEX Session:			
Policy: SSA 13				Map:						Issue: Settlement Boundary					
Summary:															

Item Question	Representation Text
2 3 Representation text	
This site forms part of the larger strategic allocation and we assume it has been approved by default. However, it lies within the floodplain and we therefore strongly believe that its inclusion in the DDLDP is unsound as it results in the plan being unsound as it does not comply with national planning guidance contained in Technical Advice Note 15 - Development and Flood Risk.	

Item Question	Reply	Soundness Tests
12 8 C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8 C2 Test? Does not have regard to national policy?	Yes	
14 8 C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8 CE1 Test? Does not set out a coherent strategy and/or not compatible with plans of neighbouring auth	Yes	
17 8 CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
19 8 CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	Yes	
5 6 Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7 Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D31			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft				Site: 609/618 Brynna Road S.						New Site		PEX Session:			
Policy:				Map:						Issue: Core Strategy					
Summary:															

Item	Question	Representation Text
2 3	Representation text	
With regards to para 4.7 we agree with the emphasis placed on Llanharan as a focus for sustainable growth due to it having excellent public transport links to both Bridgend and Cardiff.		
We also agree that the key settlements should be places for social and economic activity, however in terms of the Council's objective no. 6 there is a need to focus development on towns with railway stations. Church Village, Llantwit Fardre and some of the other key settlements do not have such facilities and therefore significant amounts of growth at these points would further encourage the use of the private car.		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D32			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.041				Site: 609/618 Brynna Road S.						New Site		PEX Session:			
Policy: CS 11				Map:						Issue: Climate Change					
Summary:															

Item	Question	Representation Text
2 3	Representation text	
We feel that Policy CS11 needs to be made more precise as criteria i) is currently ill defined and could prove to be impossible to monitor.		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D33			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.043		Site: 609/618		Brynna Road S.		New Site		PEX Session:								
Policy: AW 1		Map:		Issue: Housing Requirement												
Summary:																

Item	Question	Representation Text
2 3	Representation text	<p>With reference to para 5.3, the SEWSPG housing apportionment has no standing and is neither agreed nor based upon a scientific or robust analysis of household growth, being based on extrapolating past development rates. The Wales Spatial Plan requires Councils to determine their own needs and requirements and we consider this has not be robustly undertaken by RCT.</p> <p>This section also sets out a breakdown of the components that will make up the total dwelling requirement for the plan period of 2006-21. This should not include windfall sites or sites with planning permission or allocations without a discount for non-implementation, and is therefore unsound as it will not deliver adequate levels of housing within the plan period.</p> <p>This table is confusing and needs to be clarified as the residual dwelling requirement of 8,889 is insufficient as it is not based upon sound evidence or a sound assessment of deliverability in terms of the historic consents/ allocations/ windfalls etc.</p> <p>More importantly, the 14,850 dwelling requirement is not based upon the latest household forecasts and is not sufficiently robust. This is a fundamental flaw which exists at the centre of the Local Plan strategy and if not addressed undermines the soundness of the entire plan.</p>

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D34			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.067										Site: 609/618 Brynna Road S.		New Site		PEX Session:		
Policy: NSA 4				Map:				Issue: Strategic Sites								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
<p>We have concerns over the deliverability of strategic sites NSA 4 and 5. Both of these sites are old collieries which will require extensive remediation and infrastructure improvements to ensure that they can be redeveloped for residential use. This will be costly and we question whether a developer can be found in the short/medium term to deliver this. It must also be noted that both of these sites are situated some distance from established employment centres and strategic transport links, and we therefore question their sustainability as locations for major housing growth.</p>		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D35			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.069				Site: 609/618 Brynna Road S.				New Site				PEX Session:				
Policy: NSA 5				Map:				Issue: Strategic Sites								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
	We have concerns over the deliverability of strategic sites NSA 4 and 5. Both of these sites are old collieries which will require extensive remediation and infrastructure improvements to ensure that they can be redeveloped for residential use. This will be costly and we question whether a developer can be found in the short/medium term to deliver this. It must also be noted that both of these sites are situated some distance from established employment centres and strategic transport links, and we therefore question their sustainability as locations for major housing growth.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D36			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.071				Site: 609/618 Brynna Road S.						New Site		PEX Session:			
Policy: NSA 6		Map:		Issue: Strategic Sites											
Summary:															

Item Question	Representation Text
2 3 Representation text	
	We also question the evidence base which proves the site NSA 6 can be delivered given the enormous contamination issues associated which may make its development economically unviable. We therefore question its deliverability.

Item Question	Reply	Soundness Tests
12 8 C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
13 8 C2 Test? Does not have regard to national policy?	Yes	
14 8 C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8 CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8 CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8 CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	Yes	
5 6 Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7 Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D37			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079				Site: 609/618		Brynna Road S.				New Site		PEX Session:			
Policy: NSA 12				Map:				Issue: Settlement Boundary							
Summary:															

Item Question	Representation Text
2 3	Representation text
We also question the approach adopted in the LDP in relation to a less restrictive approach to housing development in the Northern area (Policy NSA12). Historically there has been an over supply of housing land in the northern part of the Borough and shortfalls in the south.	

Item Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes
13 8	C2 Test? Does not have regard to national policy?	Yes
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D38			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft				Site: 609/618 Brynna Road S.						New Site		PEX Session:			
Policy:		Map:		Issue: Policy Omission											
Summary:															

Item Question	Representation Text
2 3	Representation text
We therefore consider that there should be a policy similar to NSA3 adopted for the south of the borough to ensure that the council can respond positively to market forces and changing housing needs	

Item Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes
13 8	C2 Test? Does not have regard to national policy?	Yes
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D39			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.097				Site: 609/618		Brynna Road S.				New Site		PEX Session:			
Policy: SSA 6				Map:						Issue: Principal Towns & Key Settlements					
Summary:															

Item	Question	Representation Text
2 3	Representation text	
	We support the Council's identification of Llanharan as a Key Settlement and Growth area as it exhibits excellent public transport links and potential for new employment development, whilst having limited environmental constraints on its future growth.	
	In light of this we agree that this area has the potential to accommodate significant levels of growth that will benefit the wider County area.	
	However, we have concerns that the spatial strategy will not fulfil(SIC) the DDLDP's objectives 1 and 2 as the current allocations will undermine the existing settlements in their area, not reinforce their roles.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D40			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.103				Site: 609/618		Brynna Road S.				New Site		PEX Session:			
Policy: SSA 9				Map:				Issue: Strategic Sites							
Summary:															

Item	Question	Representation Text
2 3	Representation text	In principle we agree with the allocation of a strategic site at the OCS Site in Llanilid, however we have grave concerns over the overreliance on this site and the scale of development proposed.

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D41			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 609/618 Brynna Road S.		New Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
<p>We consider that insufficient sites have been identified in the Llanharan area to ensure that the objectives currently set out in the DDLDP are realised, importantly no specific allocations in close proximity to the existing centre of Llanharan have been made, with sites 11 and 12 being located in Brynna and Bryncae respectively. We find this astonishing given the new train station located in the centre of Llanharan and in light of objective 3 which aims to reinforce the roles of the principle towns and key settlements.</p>		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D42			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 609/618 Brynna Road S.		New Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
2 3	Representation text	<p>We consider that the Plan needs to ensure that the supply of development land in the south of the County is not restricted if market demand and housing need require additional supply within the plan period. As such we consider that a policy similar to NSA12 should be adopted for the Southern Strategy Area. This will allow the Council flexibility to meet changing housing need requirements to ensure that no abnormal market conditions arise as a result of excessive land supply restrictions in this area during the plan period.</p> <p>With specific reference to Llanharan and Brynna we see there is a clear need to provide sufficient land for development throughout the plan period, which will ensure that a steady supply of housing and commercial development is provided to meet the needs of this key settlement.</p> <p>Consequently, additional land needs to be allocated, close to the existing centres of Llanharan and Brynna, so that new housing can be delivered that is not totally reliant on the provision of a new bypass and a new community centre being created. Land adjacent to the recreational field at Llanharan (Site No. 398 in the Draft Candidate Sites Register), Land to the South of Brynna Road, Brynna (Site 617) and land south of Brynna Road, Brynna (Site 618) are three suitable sites, all of which are controlled and promoted by Southward Properties.</p>

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D43			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 689//SSA 10.11 Brynna Road, Brynna							Delete Site		PEX Session:					
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
	This site is severely constrained in terms of its topography which slopes down dramatically from Brynna Road towards the Brynna Woods nature reserve. We also question why this site was not identified as being located "in the countryside and unrelated to an existing settlement" in the same way as sites 618 and 398 were as it exhibits a similar character to these sites in terms of its relation to the existing urban area.	
	In Appendix 1 of the DDLDP the Council also acknowledge that the site offers extensive views over Brynna Woods and Bryncae and we therefore question why no assessment of the landscape impact of this site has been undertaken to assess its visual impact on the area. We also have concerns in relation to any future development of this site's effect on the setting of Brynna Woods and its ecological value.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D44			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 690//SSA 10.12 Dolau County Primary School, Bryncae			Delete Site		PEX Session:	
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
2 3	Representation text	
<p>Critically this site offers no existing acceptable access to the existing local highways network and as the council set out in Appendix 1 to the DDLDP 'access will need to be obtained from the adjoining Llanhilid Strategic site to the south.' This means that the delivery of this site is totally dependant on the delivery of the adjoining strategic site.</p> <p>For the reasons we have previously identified we have significant concerns over the viability and delivery of this strategic site, allocating another non-strategic site which is dependant on it simply reinforces our concerns that insufficient land will be available to meet the housing needs of Llanharan.</p>		

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3254.D45			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108				Site: 119/114		Rhyd Lethin				Delete Site		PEX Session:			
Policy: SSA 13				Map:						Issue: Settlement Boundary					
Summary:															

Item Question	Representation Text
2 3	Representation text
This site forms part of the larger strategic allocation and we assume it has been approved by default. However, it lies within the floodplain and we therefore strongly believe that its inclusion in the DDLDP is unsound as it results in the plan being unsound as it does not comply with national planning guidance contained in Technical Advice Note 15 - Development and Flood Risk.	

Item Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes
13 8	C2 Test? Does not have regard to national policy?	Yes
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatible with plans of neighbouring auth	Yes
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes

Item Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3255.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 691//SSA 10.13 West of Llechau, Llanharry						Delete Site		PEX Session:				
Policy: SSA 10				Map:				Issue: Housing Allocation						
Summary:														

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is made to the housing allocation policy in the LDP.	
2 3	Representation text	
	Objection is made to the development of the site [West of Llechau, Llanharry] for the following [7] reasons:	
	1. It is in a highly conspicuous location in the open countryside, where new development would be intrusive to existing residents, to users of nearby highways and footpaths, to users of the surrounding countryside and conspicuous from important long-distance views.	
	2. It lies outside the settlement boundary and is too far from local commercial, retail, community and recreation facilities.	
	3. It would result in the loss of trees and hedgerows that make a significant contribution to the landscape and local biodiversity.	
	4. It would result in a linear form of development, which is inefficient in terms of land utilisation and provision of infrastructure and services.	
	5. The site and much of the adjoining area have been affected by previous mining activities, which makes it an unsuitable location for housing.	
	6. Ecological, archaeological and other interests of recognised importance would be harmed by the development.	
	7. It would not meet the requirements for sustainable development.	
4 5	Changes sought	
	Policy SSA 10 should be amended to exclude site no. 115 (as identified above) [SSA 10.13] as a residential allocation. In order to meet the needs of the settlement for additional affordable housing, candidate site 555 to the north of The Patch (within the existing settlement boundary) should be allocated for housing instead and included in policy SSA 10.	
9 7	Why no previous Representation	
	Because the implications of the proposed allocation under policy SSA 10.13 of the new LDP, including its role as a replacement housing site for CS 555, were not realised at that stage in the process.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatible with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	C1: The inclusion of site 115 in policy SSA 10.13 pays insufficient regard to the policies and allocations in the adopted Taff Ely Local Plan.		
	C2: The exclusion of site 115 from policy SSA 10.13 would be consistent with the provision of PPW March 2002 and particularly with the following (inter alia): the relevant passages contained in para. 2.3.2, para. 2.5.2, para. 8.1.3; the relevant passages contained in para. 5.4.6, para. 9.1.1 and para. 9.1.2. There is insufficient evidence to justify setting aside national planning policy in this case.		
	CE1: The exclusion of site 115 would be consistent with para.s 4.1, 4.7 and 4.17 of the LDP Core Strategy to provide development in locations that meet local needs whilst promoting sustainable growth.		
	CE2: The evidence available at Stages 1, 2 and 3 of the CS Assessment process provides insufficient support for the inclusion of site 115 in policy SSA 10 and therefore the decision is unsound.		

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
<i>Item Question</i>										<i>Reply</i>		Tick box Replies				
3	4	Seek changes? Any changes to be made to the Plan?										Yes				
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										No				
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No				

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3255.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106		Site: 546/555		The Patch N.		New Site		PEX Session:								
Policy: SSA 10		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Objection is made to the housing allocation policy.	
2 3	Representation text Site 555 of Appendix B, which was rejected as a CS by the Council on 14/01/09, should be retained as a residential allocation. Outline planning permission (ref 56/81/0284) was originally garneted for residential development on site 555 in November 1988. Accordingly, in the 1996 version of the Taff Ely Local Plan, the site was allocated for residential development by policy h1.27. Following development of the southern part of the site, the housing allocation was deleted from the 2000 version of the Local Plan, but the whole area remained within the settlement boundary identified for Llanharry by policy en1. The policy states that proposed development inside the defined settlement boundaries will be permitted where proposals accord with other policies of the plan.	
4 5	Changes sought Policy SSA 10 should be amended to include site 555 (as identified above) as a residential allocation.	
6 6	Candidate Site Ref No 555.	
9 7	Why no previous Representation Because representations to include land as 'candidate residential site' as part of the initial preparation work for the LDP were made in August 2006. Please refer to my letter ref: Patch.let05 dated 21/08/06 and to your response ref: 12.2.5.555 dated 06/09/06.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth		
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?		
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan C2: The inclusion of site 555 in policy SSA 10.13 would be consistent with the provision of PPW March 2002 and particularly with the following (inter alia): the relevant passages contained in para. 2.3.2, para. 2.5.2, para. 8.1.3; the relevant passages contained in para. 9.1.1 and para. 9.1.2. CE1: The exclusion of site 555 would be inconsistent with para.s 4.1, 4.7 and 4.17 of the LDP Core Strategy to provide development in locations that meet local needs whilst promoting sustainable growth. CE2: The evidence available at Stage 1 of the CS Assessment process 2009 clearly supports the inclusion of site 555 in policy SSA 10; and the decision to then exclude the site at Stage 2 is highly subjective, inconsistent with the evidence and therefore unsound.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										Yes			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No			

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3255.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.114		Site: 823//SSA 23.1 Llanharry Surrounds						PEX Session:							
Policy: SSA 23				Map:				Issue: Environment							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is made to the southern boundary of the SLA for the "Llanharry Surrounds" as it relates to the northern part of the settlement of Llanharry.	
2 3	Representation text	
	The SLA to the North of Llanharry as defined by policy en5 of the adopted Taff Ely Local Plan excludes approximately 1.55 ha of land to the North of The Patch. The land, which is contiguous with the settlement boundary, is identified as CS 555 in the consultation process for the new LDP. Even though the physical and visual characteristics of the area have remained largely unchanged since policy en5 was conceived, the SLA as defined by policy SSA 23.1 of the LDP has now been extended to cover CS 555. While further to the east, the SLA designation under policy en5 has actually been reduced in extent and replaced by part of a new residential allocation under policy SSA 10.13. The evidence presented in the supporting LDP documents and landscape studies do not justify these changes to the boundary of the SLA and the designation should be withdrawn from CS 555. Instead, the SLA designation should replace the housing allocation on CS 115 and be extended to cover the undisturbed countryside and areas of historical interest nearby.	
4 5	Changes sought	
	The SLA designation under policy SSA 23.1 should be changed to the North of Llanharry to exclude CS 115 and to be consistent with approved policy en5 of the adopted Taff Ely Local Plan. A new SLA designation should replace the housing allocation on CS 115 and be extended to cover the undisturbed countryside and areas of historic interest nearby.	
9 7	Why no previous Representation	
	Because representations to include 'candidate site 555 as a residential allocation were made in August 2006. Please refer to my letter ref: Patch.let05 dated 21/08/06 and to your response ref: 12.2.5.555 dated 06/09/06.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	C2: The amendments to the SLA boundary for the northern part of Llanharry as defined by policy SSA 23.1 would be inconsistent with para. 5.3.11 of PPW March 2002. The implementation of policy SSA 23.1 would result in the loss of a residential site within the approved residential settlement boundary for Llanharry, which would also conflict with the relevant passages contained in para.s 2.3.2, 2.5.2 and 8.1.3 of PPW. CE1: The amendments to the SLA boundary would be inconsistent with para.s 4.1, 4.7 and 4.17 of the LDP Core Strategy to provide development in locations that meet local needs whilst promoting sustainable growth. CE2: The amendments to the SLA boundary would also be inconsistent with much of the evidence and the methodologies contained in the supporting SLA documents and landscape studies.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										No			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No			

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3255.D4			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.108				Site: 546/555		The Patch N.				Settlement Boun		PEX Session:			
Policy: SSA 13				Map:						Issue: Settlement Boundary					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is made to the settlement boundary policy as it relates to the northern boundary of Llanharry.	
2 3	Representation text	
	The settlement boundary for Llanharry as defined by policy en1 of the adopted Taff Ely Local Plan includes approximately 1.55 ha of land to the North of The Patch. The land is identified as CS 555 in the consultation process for the new LDP. The physical and visual characteristics of the area have remained largely unchanged since policy en1 was conceived, and the policy states that proposed development inside the settlement boundaries will be permitted where proposals are in accordance with other policies in the Plan. The settlement boundary which has been defined for Llanharry by policy SSA 13 of the new LDP now excludes site 555 and instead includes a larger are to the east (CS 115), all of which is designated as open countryside in the adopted Taff Ely Local Plan and part of which is in the SLA (policy en5). The proposed LDP settlement boundary as it relates to the northern part of Llanharry should be amended to revert to the approved and long-established settlement boundary as defined by policy en1 of the Taff Ely Local Plan.	
4 5	Changes sought	
	The Council has identified the need for some additional housing land to be made available in Llanharry to support the role of Llanharan as a key settlement. Accordingly, the settlement boundary which has been defined for the northern part of Llanharry by policy SSA 13 should be amended to follow the boundary as defined by policy en1 of the adopted Taff Ely Local Plan - to include CS 555 but exclude CS 115.	
6 6	Candidate Site Ref No	
	555.	
9 7	Why no previous Representation	
	Because representations to include the land as a 'candidate residential site' as part of the initial preparation work for the LDP were made in August 2006. Please refer to my letter ref: Patch.let05 dated 21/08/06 and to your response ref: 12.2.5.555 dated 06/09/06.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
20	9			Why changes satisfy Soundness												Give details why the changes you propose will ensure that the Plan
				C2:												The amendments to the settlement boundary for the northern part of Llanharry as defined by policy SSA 13 would be inconsistent with the provisions of PPW March 2002 and particularly with the following (inter alia): the relevant passages contained in para.s 2.3.2, 2.5.2 and 8.1.3.
				CE1:												The amendment to the settlement boundary would also be inconsistent with para.s 4.1, 4.7 and 4.17 of the LDP Core Strategy.
				CE2:												The evidence available at Stages 1 and 2 of the CS Assessment process 2009 clearly favours the retention of the settlement boundary for the northern part of Llanharry as defined by policy en1 of the adopted TaffEly Local Plan as opposed to the amended boundary proposed by policy SSA 13 of the new LDP.

<i>Item</i>	<i>Question</i>	<i>Reply</i>	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3256.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077						Site:				New Site		PEX Session:			
Policy: NSA 9				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text	
1 2	Issue Summary Inclusion of land within an alternative candidate site.		
2 3	Representation text Attached letter and OS plan: My clients, would request your department give consideration to the redesignating of all or part of the land edged red on the attached OS extract, an area of approximately 5.25 ha (13 acres), to residential. The natural topography is a gentle slope from Halt Road down to Cwm Wyrfa allowing gravity sewerage to existing main foul sewer, not being within a flood plan ensuring natural surface water runoff to soakaways of water courses. The natural slope would also provide reasonable development costs, which would result in a high percentage of any proposal being low cost housing i.e. link and semi-detached dwellings to comply with recent Housing Policy decisions.		
4 5	Changes sought Inclusion of land.		
8 7	Previous Representation No PER 12.2.5		
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3259.D1			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 680//SSA 10.2						Trane Farm, Tonyrefail			PEX Session:				
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item Question	Representation Text
1 2 Issue Summary Re- Trane Farm, Tonyrefail- housng allocation	
2 3 Representation text Support land allocation in policy SSA10.2 for residential development.	

Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	No	

3259.D2		<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 680//SSA 10.2						Trane Farm, Tonyrefail			New Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item Question	Representation Text
1 2 Issue Summary Re land adjacent to Trane Farm, Tonyrefail	
2 3 Representation text It is submitted that the land shown in red on the plan attached is capable of residential development and should be included in SSA10.2	
4 5 Changes sought Idenification of land shown in red on plan attached for housing development.	
6 6 Candidate Site Ref No Not known- reps made by prosepitive developer.	

Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	Yes	
5 6 Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7 Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3260.D1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.030						Site:								PEX Session:	
Policy: CS 1				Map:				Issue: Strategy Areas							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary General support is given to Policy CS1.	
2 3	Representation text Policy SA1 - Development in the North General support is given to the provisions of the above where the emphasis will be building strong, sustainable communities and where residential and commercial development is promoted in locations which will support and reinforce the roles of Principal Towns (including Aberdare) and ket settlements (including Hirwaun).	

3260.D2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.032						Site:								PEX Session:	
Policy: CS 3				Map:				Issue: Strategic Sites							
Summary:															

Item	Question	Representation Text
2 3	Representation text Policy CS 4 - Housing Requirements and Policy AW1 - New Housing. Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. In this context the identification of the Strategic Site - Land South of Hirwaun (also referred to in Policy CS 3) is also generally supported but it is considered that the site boundary should be extended to include the Submission Site (Representations on Policy NSA 7 refer). Support for AW2 - Sustainable Locations is also given. However representations within this document will seek to demonstrate that the submission site should be included in the Settlement Boundary and supports the development of the nearby strategic site in order that it fully complies with the criteria.	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3260.D3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033						Site:								PEX Session:	
Policy: CS 4				Map:				Issue: Housing Requirement							
Summary:															

Item Question

Representation Text

2 3 Representation text

Policy CS 4 - Housing Requirements and Policy AW1 - New Housing.

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. In this context the identification of the Strategic Site - Land South of Hirwaun (also referred to in Policy CS 3) is also generally supported but it is considered that the site boundary should be extended to include the Submission Site (Representations on Policy NSA 7 refer).

Support for AW2 - Sustainable Locations is also given. However representations within this document will seek to demonstrate that the submission site should be included in the Settlement Boundary and supports the development of the nearby strategic site in order that it fully complies with the criteria.

3260.D4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.043						Site:								PEX Session:	
Policy: AW 1				Map:				Issue: Housing Requirement							
Summary:															

Item Question

Representation Text

2 3 Representation text

Policy CS 4 - Housing Requirements and Policy AW1 - New Housing.

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. In this context the identification of the Strategic Site - Land South of Hirwaun (also referred to in Policy CS 3) is also generally supported but it is considered that the site boundary should be extended to include the Submission Site (Representations on Policy NSA 7 refer).

Support for AW2 - Sustainable Locations is also given. However representations within this document will seek to demonstrate that the submission site should be included in the Settlement Boundary and supports the development of the nearby strategic site in order that it fully complies with the criteria.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3260.D5			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.045						Site:								PEX Session:	
Policy: AW 2				Map:				Issue: Design							
Summary:															

Item Question

Representation Text

2 3 Representation text

Policy CS 4 - Housing Requirements and Policy AW1 - New Housing.

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. In this context the identification of the Strategic Site - Land South of Hirwaun (also referred to in Policy CS 3) is also generally supported but it is considered that the site boundary should be extended to include the Submission Site (Representations on Policy NSA 7 refer).

Support for AW2 - Sustainable Locations is also given. However representations within this document will seek to demonstrate that the submission site should be included in the Settlement Boundary and supports the development of the nearby strategic site in order that it fully complies with the criteria.

3260.D6			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.066						Site:								PEX Session:	
Policy: NSA 3				Map:				Issue: Principal Towns & Key Settlements							
Summary:															

Item Question

Representation Text

1 2 Issue Summary

Support NSA 3.

2 3 Representation text

This policy is supported as it recognises the need for Hirwaun to grow in a comprehensive way which avoids the incremental forms of development experienced in the past. It is proposed that the development of the land subject to these representations would contribute to early phases of the development of the Strategic Site, would be of a high standard of design and would help sustain local facilities in the shorter term as much of the wider scheme has land reclamation and access constraints (associated with the dualling of the A465 Heads of the Valleys Road) which will impede development in the shorter term.

The timescale of the construction of the dualled and diverted A465 improvement schemes has been confirmed by Andy Falley of the Welsh Assesmbly Government Highways Division. The scheme is included in Phase 3 of he 2008 Trunk Road Programme and is scheduled to commence in 2017 with completion in 2020.

Much of the central portion of the strategic site is affected by these proposals, as the realigned route will sweep in an arc to the south of the existing A465 route between the existing Hirwaun Road and Rhigos Road roundabouts. Development of a large part of the site may therefore be inhibited until the later stages of the LDP plan period as the improved access opportunities resulting from the dualling will be needed to serve housing and employment development on the scale proposed. Land at Tower Colliery is also dependant on major land reclamation works.

As well as meeting shorter term housing needs, the development of the additional land being promoted in this submission would meet other criteria in the policy as it is not affected by nature conservation constraints and would not involve the loss of important open space.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3260.D7			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079						Site:								PEX Session:	
Policy: NSA 12				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1	Issue Summary	
2	Support Policy NSA 12.	
2	Representation text	
3	Northern Strategy Area Policy NSA 12 - Housing Development within and adjacent to Settlement Boundaries.	
<p>This policy is supported as it allows for limited forms of development (up to 10 units) outside settlement boundaries in the Northern Strategy Area where appropriate criteria are met. These include circumstances where the scale, form and density of the proposed development does not affect the amenity or character of the site, surroundings, or wider 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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3260.D8			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.075				Site: 334/335		Gamlyn Terrace S. Site 1				New Site		PEX Session:				
Policy: NSA 8				Map:						Issue: Strategic Sites						
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Although support is generally given to the identification of the 'Land South of Hirwaun' Strategic Site should be extended to the east to include the objection site.	
2 3	Representation text	
	The site should be extended further east to provide more land which can be developed in the short term in advance of the dualling scheme on the A465 which affects large parts of the site and where completion is not anticipated until 2020.	
4 5	Changes sought	
	Include objection site within Hirwaun Strategic Site.	
6 6	Candidate Site Ref No	
	335	
9 7	Why no previous Representation	
	Strategy document did not show specific boundaries.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The extension of the Strategic Site boundary would provie a more realistic contribution to housing land requirements within the Plan Period.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3260.D9			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077		Site: 334/335		Gamlyn Terrace S. Site 1		New Site		PEX Session:								
Policy: NSA 9		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	We object to the omission of land opposite Gamlyn Terrace, Penywaun for housing development and its omission from the Settlement Boundary as identified on the Proposals Map (Sheet 1).	
2 3	Representation text	
	The development of the site if linked to the proposed strategic site allocation to the west would be compatible with guidance in PPW, and would contribute to creating a sustainable settlement pattern	
4 5	Changes sought	
	Include the site as a housing land allocation or within the strategic site.	
6 6	Candidate Site Ref No	
	335	
9 7	Why no previous Representation	
	Detailed boundaries not shown at Strategy Stage.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The inclusion of the site and its identification for development will contribute to the overall aim of the Strategic Site and will provide for shorter term development in advance of the dualling of the Heads of the Valleys scheme through Hirwaun.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA Repr Council	Officer	Recommendation	Response
3260.D10			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.079		Site: 334/335 Gamlyn Terrace S. Site 1						Settlement Boun			PEX Session:			
Policy: NSA 12				Map:				Issue: Settlement Boundary						
Summary:														

Item	Question	Representation Text
1 2	Issue Summary	
	We object to the omission of land opposite Gamlyn Terrace, Penywaun for housing development and its omission from the Settlement Boundary as identified on the Proposals Map (Sheet 1).	
2 3	Representation text	
	The development of the site if linked to the proposed strategic site allocation to the west would be compatible with guidance in PPW, and would contribute to creating a sustainable settlement pattern.	
4 5	Changes sought	
	Include the site as a housing allocation or within the strategic site.	
6 6	Candidate Site Ref No	
	335	
9 7	Why no previous Representation	
	Detailed boundaries not shown at Strategy Stage.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The inclusion of the site and its identification for development will contribute to the overall aims of the Strategic Site and will provide for shorter term development in advance of the dualling of the Heads of the Valleys scheme through Hirwaun.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3260.D11			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.075		Site: 334/335		Gamlyn Terrace S. Site 1		New Site		PEX Session:							
Policy: NSA 8		Map:		Issue: Strategic Sites											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The Proposals Map is objected to as it should include the submission site as an extension to the strategic land release south of Hirwaun.	
2 3	Representation text In order to provide further housing opportunities in Penywaun. The extent of the strategic site will also have the effect of consolidating the urban area of Hirwaun, Trnant (sic).	
4 5	Changes sought Include the objection site within the Hirwaun strategic site boundary or as a housing land allocation.	
6 6	Candidate Site Ref No 335	
9 7	Why no previous Representation Detailed boundaries not shown at Strategy Stage.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The inclusion of this site in the wider strategic site allocation will allow for further regeneration opportunities in Penywaun and allow for shorter term development of the site as a whole.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3260.D12			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079							Site:					New Site		PEX Session:	
Policy: NSA 12							Map:								
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The Proposals Map is objected to as it should include the submission site as an extension to the strategic land release south of Hirwaun.	
2 3	Representation text In order to provide for further housing opportunities in Penywaun. The extent of the Strategic Site will also have the effect of consolidating the urban area of Hirwaun, Trnant (sic).	
4 5	Changes sought Include the objection site within the Hirwaun strategic site boundary or as a housing land allocation.	
6 6	Candidate Site Ref No 335	
9 7	Why no previous Representation Detailed boundaries not shown at Strategy Stage.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The inclusion of the site in the wider strategic site allocation will allow for further regeneration opportunities in Penywaun and allow for shorter term development of the site as a whole.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3262.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft				Site:								PEX Session:			
Policy:				Map:								Issue: Policy Omission			
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The Plan is objected to on the basis that there are no specific Area Wide policies for the re-use or redevelopment of health related sites.	
2 3	Representation text A suggested form of policy wording is given below, together with a reasoned justification (See attached Submission document).	
4 5	Changes sought Incorporation of new policy wording.	
9 7	Why no previous Representation Not appropriate at Strategy Stage.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The Plan is required to have regard to other plans and strategies.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3262.D2			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033				Site:										PEX Session:		
Policy: CS 4				Map:										Issue: Housing Requirement		
Summary:																

Item Question

Representation Text

1 2 Issue Summary

Policy CS4 – Housing Requirements and Policy AW1 – New Housing

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. In this context the identification of the Strategic Site – Land at Robertstown, Aberdare (also referred to in Policy CS3) which includes the Aberdare General Hospital site is also supported.

2 3 Representation text

Policy CS4 – Housing Requirements and Policy AW1 – New Housing

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. In this context the identification of the Strategic Site – Land at Robertstown, Aberdare (also referred to in Policy CS3) which includes the Aberdare General Hospital site is also supported.

3262.D3			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Document: Deposit Draft, p.032

Site:

PEX Session:

Policy: CS 3

Map:

Issue: Strategic Sites

Summary:

Item Question

Representation Text

1 2 Issue Summary

Policy CS4 – Housing Requirements and Policy AW1 – New Housing

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. In this context the identification of the Strategic Site – Land at Robertstown, Aberdare (also referred to in Policy CS3) which includes the Aberdare General Hospital site is also supported.

2 3 Representation text

Policy CS4 – Housing Requirements and Policy AW1 – New Housing

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. In this context the identification of the Strategic Site – Land at Robertstown, Aberdare (also referred to in Policy CS3) which includes the Aberdare General Hospital site is also supported.

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3262.D4			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.064							Site:			PEX Session:						
Policy: NSA 1				Map:			Issue: Principal Towns & Key Settlements									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Northern Strategy Area Policy NSA1 – Land at Robertstown/Abernant, Aberdare This Policy is supported as it includes land proposed for a mix of uses at Robertstown and the Aberdare General Hospital Site. Separate representations are also being made by consultants engaged by the North Glamorgan NHS Trust.	
2 3	Representation text Northern Strategy Area Policy NSA1 – Land at Robertstown/Abernant, Aberdare This Policy is supported as it includes land proposed for a mix of uses at Robertstown and the Aberdare General Hospital Site. Separate representations are also being made by consultants engaged by the North Glamorgan NHS Trust.	

3262.D5			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.077							Site:			PEX Session:						
Policy: NSA 9				Map:			Issue: Housing Allocation									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Northern Strategy Area Policy NSA 9 -Housing Allocations The allocation of the Llwynypia Hospital site (Policy NSA 9.19) for 190 units is supported.	
2 3	Representation text Northern Strategy Area Policy NSA 9 -Housing Allocations The allocation of the Llwynypia Hospital site (Policy NSA 9.19) for 190 units is supported.	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3264.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 312/311		Ty Nant/Gwaun Miskin		New Site		PEX Session:								
Policy: SSA 10		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Land at former British Coal site, Ty Nant, Llantwit Fardre should be allocated for mixed-use development including residential, commercial, office and community facilities.	
2 3	Representation text	
	Land at former British Coal site, Ty Nant, Llantwit Fardre should be allocated for mixed-use development including residential, commercial, office and community facilities. Please see attached documents.	
4 5	Changes sought	
	Removal of constraint and allocation for mixed-use development including residential, commercial, office and community facilities.	
6 6	Candidate Site Ref No	
	109 & 311	
8 7	Previous Representation No	
	[blank]	
21 11	Why attend Examination?	
	To properly consider the case made.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Does not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatible with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Please see attached documents.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	

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>Petition of</i>	<i>TREAT</i> <i>in parts</i>	<i>EVIDENCE</i> <i>Add'l</i>	<i>NO FRTHR EVID.</i> <i>SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3264.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.113		Site: 312/311 Ty Nant/Gwaun Miskin							PEX Session:							
Policy: SSA 22		Map:			Issue: Environment											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Land at former British Coal site, Ty Nant, Llantwit Fardre should be allocated for mixed-use development including residential, commercial, office and community facilities.	
2 3	Representation text	
	Land at former British Coal site, Ty Nant, Llantwit Fardre should be allocated for mixed-use development including residential, commercial, office and community facilities. Please see attached documents.	
4 5	Changes sought	
	Removal of the constraint and allocation of land at former British Coal site, Ty Nant, Llantwit Fardre for mixed-use development including residential, commercial, office and community facilities.	
6 6	Candidate Site Ref No	
	109 & 311.	
8 7	Previous Representation No	
	[blank]	
21 11	Why attend Examination?	
	To properly consider the case made.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Does not have regard to RCT Community Plan?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatible with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Please see attached documents.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													

3265.D1 O I M

Document: Deposit Draft, p.077 Site: New Site PEX Session:

Policy: NSA 9 Map: Issue: Housing Allocation

Summary:

Item	Question	Representation Text
1	2 Issue Summary	
	We object to the omission of the site for housing development and its omission from the Settlement Boundary as identified on the Proposals Map	
2	3 Representation text	
	The site is located on a public transport route along the A4058, within a reasonable walking and cycling distance (500 metres) from a range of local facilities in Porth Town Centre. the development of the site would not result in a ribbon from (SIC) of development, result in the coalescence of settlements, or create a fragmented settlement pattern.	
4	5 Changes sought	
	Include objection site as housing land allocation.	
21	11 Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17	8 CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20	9 Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	To ensure that sustainable development opportunities in key settlements are maximised.		

Item	Question	Reply	Tick box Replies
3	4 Seek changes? Any changes to be made to the Plan?	Yes	
5	6 Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7	7 Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3265.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.079							Site:		Settlement Boun PEX Session:							
Policy: NSA 12				Map:			Issue: Settlement Boundary									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary We object to the omission of the site for housing development and its omission from the Settlement Boundary as identified on the Proposals Map	
2 3	Representation text The site is located on a public transport route along the A4058, within a reasonable walking and cycling distance (500 metres) from a range of local facilities in Porth Town Centre. the development of the site would not result in a ribbon from of development, result in the coalescence of settlements, or create a fragmented settlement pattern.	
4 5	Changes sought Include objection site as housing land allocation.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan To ensure that sustainable development opportunities in key settlements are maximised.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3265.D3			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.030						Site:			PEX Session:						
Policy: CS 1			Map:			Issue: Strategy Areas									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Although later in the Plan is is (SIC) acknowledged aa (SIC) a key settlement, Porth is not recognised as a key settlement in this Policy and for this reason the Policy is objected to.	
2 3	Representation text Porth, along with Tonypandy, Treorchy and Ferndale, is one of the main towns in the Rhondda Valley and functions as a major service centre for the southern part of the valley.	
4 5	Changes sought Include reference to Porth in Policy CS1	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan It will achieve consistency by ensuring that reference to Porth as a key settlement is refered to in all appropriate sections of the Plan.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3265.D4			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.090		Site: 770//NSA 25.2 Mynydd Troed Y Rhiw Slopes							PEX Session:							
Policy: NSA 25		Map:			Issue: Environment											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The inclusion of the site within proposed Special Landscape Area NSA 25.2 is objected to.	
2 3	Representation text The landscape qualities of the submission site do not merit inclusion as it does not contribute anything to the wider landscape merits of the area, particularly to the north where the land rises appreciably and has scenic interest as part of the setting of the valley. The site however is contained by the cemetery to the west and is of no visual significance, unlike higher land to the north.	
4 5	Changes sought Confine SLA designation to area north of objection site.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Special Landscape Areas drawn to widely, not taking into account full range of criteria in defining areas.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3265.D5			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.077							Site:		New Site			PEX Session:				
Policy: NSA 9				Map:			Issue: Housing Allocation									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The Proposals Map is objected to as it should include the objection site as a housing land allocation.	
2 3	Representation text The identification of the site for housing will have the effect of consolidating the urban area of Porth/Mount Pleasant within acceptable boundaries. The Proposals Map is also objected to as the Special Landscape Area Designation should be confined to higher land north of the cemetery.	
4 5	Changes sought The identification of the objection site as a housing land allocation on the Proposals Map.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Need to maximise housing land opportunities in sustainable locations in key settlements in the NSA.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3265.D6			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.033										Site:			PEX Session:			
Policy: CS 4				Map:			Issue: Housing Requirement									
Summary:																

Item Question

Representation Text

1 2 Issue Summary

Policy CS4 – Housing Requirements and Policy AW1 – New Housing

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW2 – Sustainable Locations is also given. However, representations within this document will seek to demonstrate that the submission site should be included in the settlement boundary in order that it fully complies with the criteria.

2 3 Representation text

Policy CS4 – Housing Requirements and Policy AW1 – New Housing

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW2 – Sustainable Locations is also given. However, representations within this document will seek to demonstrate that the submission site should be included in the settlement boundary in order that it fully complies with the criteria.

3265.D7			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Document: Deposit Draft, p.043

Site:

PEX Session:

Policy: AW 1

Map:

Issue: Housing Requirement

Summary:

Item Question

Representation Text

1 2 Issue Summary

Policy CS4 – Housing Requirements and Policy AW1 – New Housing

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW2 – Sustainable Locations is also given. However, representations within this document will seek to demonstrate that the submission site should be included in the settlement boundary in order that it fully complies with the criteria.

2 3 Representation text

Policy CS4 – Housing Requirements and Policy AW1 – New Housing

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW2 – Sustainable Locations is also given. However, representations within this document will seek to demonstrate that the submission site should be included in the settlement boundary in order that it fully complies with the criteria.

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3265.D8			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.045							Site:			PEX Session:						
Policy: AW 2				Map:			Issue: Design									
Summary:																

Item Question

Representation Text

1 2 Issue Summary

Policy CS4 – Housing Requirements and Policy AW1 – New Housing

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW2 – Sustainable Locations is also given. However, representations within this document will seek to demonstrate that the submission site should be included in the settlement boundary in order that it fully complies with the criteria.

2 3 Representation text

Policy CS4 – Housing Requirements and Policy AW1 – New Housing

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW2 – Sustainable Locations is also given. However, representations within this document will seek to demonstrate that the submission site should be included in the settlement boundary in order that it fully complies with the criteria.

3265.D9			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Document: Deposit Draft, p.065

Site:

PEX Session:

Policy: NSA 2

Map:

Issue: Principal Towns & Key Settlements

Summary:

Item Question

Representation Text

1 2 Issue Summary

Northern Strategy Area Policy NSA 2 – Development in the Key Settlements

This policy is supported as it recognises the role of Porth as a key settlement, despite it not being referred to in Strategic Policy CS1. As a town with a wide range of facilities, development should be encouraged where it can be achieved in order to sustain these services. An appropriate scale of housing development can also help sustain communities and address population loss from the Rhondda Valleys.

2 3 Representation text

Northern Strategy Area Policy NSA 2 – Development in the Key Settlements

This policy is supported as it recognises the role of Porth as a key settlement, despite it not being referred to in Strategic Policy CS1. As a town with a wide range of facilities, development should be encouraged where it can be achieved in order to sustain these services. An appropriate scale of housing development can also help sustain communities and address population loss from the Rhondda Valleys.

REPRESENTATION DETAIL by: Representation No

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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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3265.D10			<input type="checkbox"/>	S	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079						Site:			PEX Session:						
Policy: NSA 12				Map:			Issue: Settlement Boundary								
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>
1	2 Issue Summary	Northern Strategy Area Policy NSA 12 – Housing Development Within and Adjacent to Settlement Boundaries This policy is supported as it allows for limited forms of development (up to 10 units) outside settlement boundaries in the Northern Strategy Area where appropriate criteria are met. These include circumstances where the scale, form and density of the proposed development does not affect the amenity or character of the site, surroundings, or wider area.
2	3 Representation text	Northern Strategy Area Policy NSA 12 – Housing Development Within and Adjacent to Settlement Boundaries This policy is supported as it allows for limited forms of development (up to 10 units) outside settlement boundaries in the Northern Strategy Area where appropriate criteria are met. These include circumstances where the scale, form and density of the proposed development does not affect the amenity or character of the site, surroundings, or wider 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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3266.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106				Site: 517/526		Glyn Taff Farm adj				New Site		PEX Session:			
Policy: SSA 10				Map:						Issue: Housing Allocation					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Non-allocation of site: please see attached supporting statement.	
2 3	Representation text Please see attached supporting statement: 7.1.1 It is not part of this submission to challenge the overall housing numbers as set out in the draft LDP. Rather it is submitted that the development of the site would not be out of step with those overall numbers, given that there is a suitable allowance for small sites.	
4 5	Changes sought Allocation of site for residential development.	
6 6	Candidate Site Ref No 526.	
9 7	Why no previous Representation Felt it was unlikely that Council would change its overall County-wide PS. Felt that closer examination by appointed Inspector would be more appropriate for site.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Please see attached supporting statement.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3266.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.108		Site: 517/526			Glyn Taff Farm adj			Settlement Boun			PEX Session:					
Policy: SSA 13		Map:			Issue: Settlement Boundary											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Objection site left outside settlement boundary. Please see attached supporting statement.	
2 3	Representation text Please see attached supporting statement. 7.2.1 It will be noted from the proposal map that the existing settlement boundary extends to the eastern, southern and western site boundaries of the objection site. This boundary was similarly place immediately adjoining the objection site boundary within the LP and this position has been carried forward into the current draft LDP. 7.2.2 It will be seen from the submitted plans and has been indicated above that the site is located immediately to the east of a recent residential barn conversion and to the south of a farmhouse and barn conversion. 7.2.3 A defensible boundary exists to the immediate north of the objection site with an access road passing along the northern boundary of the site. Much of the land already and formerly allocated to the south of the site has been allocated on greenfield land and on land with similar topography to the objection site.	
4 5	Changes sought Redrawing of settlement boundary to include objection site.	
6 6	Candidate Site Ref No 526.	
9 7	Why no previous Representation Felt it was unlikely that Council would change its overall County-wide PS. Felt that closer examination by appointed Inspector would be more appropriate for site.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Please see attached supporting statement.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit											Yes		
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons											No		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3266.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.114		Site: 517/526 Glyn Taff Farm adj						PEX Session:							
Policy: SSA 23		Map:		Issue: Environment											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Objection site included within SLA: please see attached supporting statement.	
2 3	Representation text Please see attached supporting statement.	
	7.3.1 It will be noted that the objection site was not formerly included within the SLA of the LP under policy en5. The objection site, along with surrounding land to the north and east has now been included within the draft LDP SLA under policy SSA 23.	
	7.3.5 Given that the objection site is generally of almost identical land and topography to that currently being developed to the south of the site and has itself a backdrop of buildings, the site does not appear to concur with the policy's "fine landscape quality" objective.	
	7.3.6 As indicated above, the objection site is currently developed with unsightly agricultural buildings with other, residential, buildings to the north and west. An area of overgrown undergrowth and trees exists to the east.	
	7.3.8 Development of the objection site will visually be largely discernable when viewed from below the site and it would in effect be impossible to ascertain where the current allocated development site ends and the objection site begins. The most visual element when viewed from below with a frontage of existing housing will be the last built form of Glyntaff Farm buildings and countryside beyond this.	
4 5	Changes sought Removal of site from SLA.	
6 6	Candidate Site Ref No 526.	
9 7	Why no previous Representation Felt it was unlikely that the Council would change its overall County-wide PS. Felt that closer examination by appointed Inspector would be more appropriate for the site.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Please see attached supporting statement.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit											Yes		
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons											No		

3267.D1 S M

Document: Deposit Draft, p.031 Site: PEX Session:

Policy: CS 2 Map: Issue: Design

Summary:

Item	Question	Representation Text
1	2 Issue Summary Support Policy CS 2.	
2	3 Representation text Policy CS - Development in the South Support is given to the provisions of the above policy. In particular, the emphasis on sustainable growth which benefits Rhondda Cynon Taf as a whole is welcomed, particularly in promoting residential development with a sense of place which respects the character and context of the key settlements of the Southern Strategy Area which include Llantrisant/Talbot Green. Criterion 4 of the Policy refers to realising the Principle (sic) Town of Llantrisant as an area of social and economic growth is supported in particular as Pontyclun/Brynsadler forms part of the wider urban area of Llantrisant where growth would complement the function of the town and provide a catchment for the expanded town centre proposed.	

3267.D2 O M

Document: Deposit Draft, p.033 Site: PEX Session:

Policy: CS 4 Map: Issue: Housing Requirement

Summary:

Item	Question	Representation Text
2	3 Representation text Policy CS 4 - Housing Requirements and Policy AW 1 - New Housing. Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. The phased development of the Llwyna Farm site will also ensure that growth takes place to meet demand when market conditions improve, hopefully in the near future. The site would contribute to meeting a healthy 5 year housing land supply in the southern part of Rhondda Cynon Taf, where in recent years there has been a significant shortfall.	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3267.D3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.043						Site:								PEX Session:	
Policy: AW 1				Map:				Issue: Housing Requirement							
Summary:															

Item Question

Representation Text

2 3 Representation text

Policy CS 4 - Housing Requirements and Policy AW 1 - New Housing.

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

The phased development of the Llwyna Farm site will also ensure that growth takes place to meet demand when market conditions improve, hopefully in the near future. The site would contribute to meeting a healthy 5 year housing land supply in the southern part of Rhondda Cynon Taf, where in recent years there has been a significant shortfall.

3267.D4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.095						Site:								PEX Session:	
Policy: SSA 3				Map:				Issue: Principal Towns & Key Settlements							
Summary:															

Item Question

Representation Text

2 3 Representation text

Southern Strategy Area Policy SSA 3 - Development in the Principal Town of Llantrisant/Talbot Green.

Support is given to the identification of Llantrisant as a principal town and the above policy, which encourages development which supports this role. It is noted under Policy SSA-8, which relates to the proposed strategic release at Mwyndy Talbot Green, that a further 23,200 square metres of retailing is proposed. In order to justify this scale of retailing in addition to the existing level of floorspace which already exists in the Talbot Green and Pontyclun areas, significant levels of housing beyond the 500 proposed as part of the Mwyndy scheme will be required in the Llantrisant/Pontyclun 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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3267.D5			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 615/624		Paddocks Crescent				New Site		PEX Session:			
Policy: SSA 10				Map:						Issue: Housing Allocation					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The Proposals Map is objected to on the basis that the Llwyna Farm site is not allocated for development.	
2 3	Representation text It is considered that it could be developed without a major impact on the landscape, that an adequate green wedge area can be maintained between Brynsadler and Llanharry, and that the site could be developed in the short term to meet housing needs in the area in advance of the strategic sites proposed in the Plan.	
4 5	Changes sought Allocation of site for housing development.	
6 6	Candidate Site Ref No 624	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Need for more sites that can be developed in the shorter term to meet a likelt (sic) 5 year housing land supply shortfall.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3267.D6			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.114		Site: 615/624 Paddocks Crescent						PEX Session:							
Policy: SSA 23		Map:		Issue: Environment											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary We object to the inclusion of the land within a Special Landscape Area designation under Policy SSA 23.	
2 3	Representation text The site does not contribute much to the landscape qualities of the area, which are also eroded by the presence of the M4 motorway to the south. The land proposed as a green wedge to the west is far more prominent and will be retained.	
4 5	Changes sought Remove proposed Special Landscape Designation from site.	
6 6	Candidate Site Ref No 624	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Special Landscape Areas applied too freely.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3267.D7			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.032		Site: 615/624 Paddocks Crescent						PEX Session:								
Policy: CS 3		Map:						Issue: Strategic Sites								
Summary:																

Item	Question	Reply	Soundness Tests
1 2	Issue Summary We object to the reliance placed on the Strategic Sites identified to deliver a high proportion of the overall housing land requirements, particularly in the shorter term.		Representation Text
2 3	Representation text The Strategic Sites identified fro development are severely constrained fro economic/financial reasons and are unlikely to come forward until the late stages of the Plan.		
4 5	Changes sought Less emphasis on Strategic Sites to provide for housing land supply needs in the short term.		
6 6	Candidate Site Ref No 624		
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Need for more realistic assessment of land likely to come forward during early stages, ie next five years of the Plan.		
3 4	Seek changes? Any changes to be made to the Plan?	Yes	Tick box Replies
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3267.D8			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 615/624		Paddocks Crescent		New Site		PEX Session:								
Policy: SSA 10		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	We object to this policy on the grounds that land at Llwyna Farm has been excluded as a housing allocation.	
2 3	Representation text	
	The proposed development of Llwyna Farm would be well related to the existing form of the settlement and would represent a logical extension of development in the Brynsadler area to meet short term housing needs and complement the identification of Llantrisant/Talbot Green as a principal town. It would also complement proposals for large scale retail uses east of the existing Leeks store, some 1.75 kilometres north of the site.	
4 5	Changes sought	
	Inclusion of the site as a residential land allocation.	
6 6	Candidate Site Ref No	
	624	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Need for appropriate housing releases to provide 5 year supply and to justify large scale retail proposals.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3267.D9			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:Delive Agt Revision, p.107		Site: 615/624 Paddocks Crescent						PEX Session:							
Policy: SSA 12		Map:				Issue: Affordable Housing									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Whilst the principle of seeking affordable housing development is generally supported, it is considered that the target of 40% sought on large sites in the Southern Strategy Area is excessive. We therefore wish to object to this policy.	
2 3	Representation text	
	The survey by Fordham Associates, on which the requirement is based was carried out in 2006 when market conditions were completely different to those prevailing at the current time. The subsequent reduction in house prices, now approaching 2004 levels combined with low interest rates, has meant that a range of properties are more affordable to a wider sector of the population. In these circumstances low cost market housing may be more appropriate than subsidising housing for rent.	
4 5	Changes sought	
	More flexibility should be allowed for in the documents in order to seek an appropriate level of affordable housing provision.	
6 6	Candidate Site Ref No	
	624	
21 11	Why attend Examination?	
	To present a full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Survey on which Policy is based is out of date.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3267.D10			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.113		Site: 818//SSA 22.4						Llanharan, Llanharry & Pontyclun			PEX Session:				
Policy: SSA 22		Map:			Issue: Environment										
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The inclusion of the submission site in the Green Wedge designation SSA 22.4 is objected to for the reasons given below.	
2 3	Representation text An adequate gap will continue to be retained in order to maintain the identities of the separate settlements of Brynsadler and Llanharry.	
4 5	Changes sought Removal of site from Green Wedge designation.	
6 6	Candidate Site Ref No 624	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Land not required to fulfil purpose of green wedge.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3267.D11			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.060										Site: 735//AW 14.1b Brynsadler		PEX Session:				
Policy: AW 14				Map:				Issue: Minerals								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	The above policy is objected to as much of the site lies within an area safeguarded for sand and gravel resources. A large proportion of any potential reserves would not be able to be extracted in any event as it would lie within 100 metres of existing residential properties, including Llwyna Farm.	
2 3	Representation text	
	The resources are unproven and it is doubted whether if they exist in any great quantity extraction would be commercially viable at any time in the future. If planning permission were granted for residential development on the site it could be subject to a survey to establish the extent of the reserves, and if necessary some working could occur in advance of the housing development with materials used on site. This would represent a very sustainable use of resources.	
4 5	Changes sought	
	Remove Mineral Safeguarding Area from most of site - can be confined to northern portion.	
6 6	Candidate Site Ref No	
	624	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Evidence Base should establish accurate details of extent and viability of sand and gravel reserves.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3268.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.109				Site:					New Site		PEX Session:				
Policy: SSA 14				Map:				Issue: Employment							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	It is though that the employment allocation in and around the principal town of Pontypridd is heavily dependent upon 1 site behind Gellihirion Industrial Estate. An additional allocation of an available site close to an A470 junction would enhance the choice and flexibility of the plan.	
2 3	Representation text	
	The proposed site allocation is approximately 1.46 ha in extent and forms a long narrow site alongside the A4054 north of Cilfynydd. It is situated slightly north of the Abercynon Junction onto the A470, which could suitably serve a southerly access into the site. The site rises from the road and is currently of no beneficial use. It lies outside the areas edged green on the Commons Register which define common land. The site is suitable for accommodating terraced units for B1, B2 or b8 use. The inclusion of such smaller available sites within the plan in addition to those already identified would add reasonableness to the plan strategy at SSA 1, by increasing choice for developers and adding flexibility to the plan.	
4 5	Changes sought	
	The addition of the proposed site allocation for employment.	
9 7	Why no previous Representation	
	[blank]	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Dowlais Top Investment Co Ltd considers the proposed land allocation to be a suitable additional site to be included in the LDP for employment use. It would add to the smaller scale allocations and increase choice and add flexibility to the allocation for employment use in the plan. The site is located close to the Abercynon Junction of the A470 trunk road, and would complement the three other sites identified in policy SSA 14 for Employment Allocation in the Southern Strategic Area*. It would add to the flexibility of the plan by providing additional potential fro B1, B2 or B8 development. [* N.B. The site is in the Northern SA.]		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3269.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108			Site:			Settlement Boun			PEX Session:						
Policy: SSA 13			Map:			Issue: Settlement Boundary									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	We object to the policy explanation for SSA 13 as at para 6.157, and accordingly, to the delineation of settlement boundaries on the Proposals Map.	
2 3	Representation text	
	The boundaries of smaller settlements must accurately reflect the existing pattern of development and the actual roles of settlements rather than arbitrary boundaries. The linear characteristic of development across the whole Authority must have great weight in the consideration and delineation of individual settlement boundaries.	
	In particular, we object to the settlement boundaries for Brynsadler and Talygarn as drawn on the Proposals Plan. It is unreasonable for the proposed Brynsadler settlement boundary to be formed by the M4 and exclude Talygarn, which forms part of the liner settlement running along the A4222 (Cowbridge Road) from Llantrisant / Talbot Green. This settlement boundary is established within the existing Local Plan and reflects the historic pattern of urban development in the area. There is no justification for the amendment of this boundary within the "Roles and Functions of Settlements Paper March 2008" rather than Brynsadler has been separated from Talygarn without regard to the relationship that exists within the liner urban area of which they are part.	
4 5	Changes sought	
	For the reasons set out above, we request that the text be amended to reflect the fact that Talygarn forms part of the Brynsadler urban settlement. The text should also reflect the fact that Brynsadler forms part of the linear urban area extending from Llantrisant / Talbot Green to Talygarn.	
	The settlement boundary should be amended on the Proposals Plan to be in accordance with the existing settlement boundary as included within the Local Plan.	
9 7	Why no previous Representation	
	The landowner was not made aware that the process was underway. Regardless of this, there was no previous indication of settlement boundaries.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Please see attached representations.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3270.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.114, para.6.180		Site: 333/334		Heol Iscoed S.		PEX Session:										
Policy: SSA 23		Map:		Issue: Environment												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is raised to Policy SSA23.8 on grounds the Special Landscape Area designation should not extend to the southern edge of Efail Isaf and candidate site 334.	
2 3	Representation text	
	Candidate site 334 relates to land that does not qualify for inclusion within Special Landscape Area 23.8 since it fails the landscape evaluation methodology test. The criteria upon which the methodology is based, essentially LANDMAP based criteria augmented by criteria identified in the Bronwen Thomas Study for RCT (Feb 07), are largely subjective. They include such visual and sensory perceptions as scenic quality, integrity, character and rarity. These broad categories are further subdivided into other assessment criteria that include feelings and notions of tranquility, safety, threatening and spiritual well being. The site is not in the same category of landscape as the Garth Hill and adjoining slopes which are highly visible and deserving of SLA status. Candidate Site 334 by contrast occupies low undulating grazing land, partly enclosed by hedges, that is devoid of any rarity value, fine views of adjoining landscapes or other special features which warrant its inclusion within the Efail Isaf, Garth & Nantgarw Western Slopes SLA. It appears policy area SSA 23.8 includes candidate site 334 in order to prevent the further expansion of Efail Isaf rather than protect a landscape of inherent quality which candidate site 334 is not.	
4 5	Changes sought	
	Redraw the boundary of SSA23.8 to exclude candidate site 334 from the Special Landscape Area.	
6 6	Candidate Site Ref No	
	334	
9 7	Why no previous Representation	
	Para. 6.23 in the preferred strategy option states, inter alia, that "In order to maintain and improve the local environment. The strategy is based on providing a high level of protection for important features..." candidate site 334 has a low to moderate score in terms of landscape value. It is not of itself of any particular landscape value. It is a buffer zone between the Dip slopes of Garth Hill and the urban area of Church Village/ Efail Isaf.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Removal of candidate site 334 from the SLA would result in a better correlation between policy and the evidence base. It is suggested Policy SSA23.8 is not supported by the methodology used to evaluate landscapes for designation as SLA's. LANDMAP criteria, as supplemented by other more fine grained criteria following the Bronwen Thomas study of SLA's in RCT (Feb 2007), are largely subjective, based on a visual and sensory survey methodology. Such a methodology runs the risk of misinterpretation where marginally important landscapes are concerned. Candidate site 334 was judged to have a high score when assessed on the basis of the following criteria:- prominence, dramatic topography and views, remoteness & tranquility, vulnerability, locally rare landscape, setting for special landscapes. It is suggested candidate site 334 does not qualify for a score much above moderate to low in any of these categories. It is a low lying undulating site on the southern edge of Efail Isaf the character and integrity of which does not compare with the higher landscapes to the south of the Nant Myddlin.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	Yes	

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>Petition of</i>	<i>TREAT</i> <i>in parts</i>	<i>EVIDENCE</i> <i>Add'l</i>	<i>NO FRTHR EVID.</i> <i>SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3270.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148		Site: 333/334		Heol Iscoed S.		New Site		PEX Session:								
Policy: SSA 10		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	Objection is raised to Policy SSA 10 and the non inclusion of candidate site 334 as a site for quality and affordable housing in the Rhondda Cynon Taf Local Development Plan 2006-2021.
2 3	Representation text	<p>Efail Isaf is designated a 'small settlement' in the Southern Strategy Area (Para 6.107). It has a role to play in assisting the Strategy Area achieve economic prosperity. The absence of proposed residential allocations in Efail Isaf is unreasonable given the declaration in the LDP the strategy recognises the importance of Smaller Settlements in providing a limited range of services to meet local needs (Para 4.16). Candidate site 334 is a small settlement site that would provide, as part of a comprehensive housing proposal, a doctors surgery with dispensing pharmacy, quality executive housing to support the economic rejuvenation of the SSA and affordable housing to meet the unsatisfied demand from within the locality, such housing is conspicuous by its absence in the LDP.</p> <p>Efail Isaf is regarded locally as an affluent community where house prices have remained consistently high, it also has significant number of elderly residents whose medical and pharmaceutical needs are currently provided for in Tonteg and Church Village. Candidate site 334 proposes to provide a state of the art doctors surgery where a range of medical services will be available in line with Central Government requirements for the delivery of primary healthcare at the point of need. The evidence for meeting this need in Efail Isaf (which has no surgery) is contained in the attached letter from the General Practitioners of the Parc Ganol Practice, Church Village. The Practice is in desperate need of an additional new multipurpose surgery in Efail Isaf that is easily accessible to the wider communities. (see attached letter)</p> <p>Despite this proposal for improved medical services in Efail Isaf, consistent with objectives of The Wales Spatial Plan (Health & Well being Strategies) and WAG policy 'Designed for Life; Creating world class Health and Social Care in the 21st Century (May 2005), the LDP makes no land use provision for securing better health facilities in Efail Isaf.</p> <p>The economic recession is challenging LDP forecasts of economic growth in the Southern Strategy Area to such an extent the Strategy itself may already require urgent reappraisal. Over reliance on three large strategic sites, the scale and detailed composition of which is unknown, with unspecified lead in times to onsite activity is a high risk strategy for regenerating RCTs alining economy. The strategy should focus on encouraging a rapid uptake of existing capacity in un-used and under used industrial premises, employment and housing sites that are already well embedded into existing infrastructure. Development of major strategic sites will be demanding of scarce financial resources, put on pressure on existing infrastructure, particularly the highway networks into Cardiff and the rest of the region.</p> <p>Candidate site 334 to the south of Heol Iscoed in Efail Isaf, is typical of an alternative, more dispersed and sustainable approach to economic regeneration where reliance is placed on a number of more easily developed sites, incremental to existing development. If allocated candidate site 334 would be well placed in relation to the Church Village By-pass and the rest of the SSA. The site is immediately available for development for affordable and quality housing and much needed primary medical services.</p>
4 5	Changes sought	Allocation of candidate site 334 for housing, including affordable housing, doctors surgery and pharmacy
6 6	Candidate Site Ref No	334

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
9	7	Why no previous Representation													
<p>Did not anticipate the preferred strategy would militate against candidate site 334. The strategy recognised the contribution the SSA makes to the overall prosperity and economic well being of the county as a whole and candidate site 334 would assist in this respect. Development of the site would secure improved health and well being services for the community whilst providing quality and affordable housing for the SSA.</p> <p>There was no reason to conclude at the time that the preferred strategy would militate against candidate site 334. The strategy recognised the contribution the SSA makes to the overall prosperity and economic well being of the County as a whole. The development of candidate site 334 would assist in this respect by securing improved health and well being facilities for Efail Isaf whilst also providing for much needed affordable and executive housing in a location where neither are currently provided for or proposed.</p>															

<i>Item</i>	<i>Question</i>	<i>Reply</i>	Soundness Tests
12	8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes
13	8	C2 Test? Does not have regard to national policy?	Yes
14	8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes
15	8	C4 Test? Does not have regard to RCT Community Plan?	Yes
16	8	CE1 Test? Does not set out a coherent strategy and/or not compatible with plans of neighbouring auth	Yes
17	8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes
19	8	CE4 Test? Not flexible to deal with changing circumstances?	Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
20	9			Why changes satisfy Soundness												Give details why the changes you propose will ensure that the Plan
<p>The allocation of candidate site 334 in the LDP for residential development with doctors surgery and pharmacy would be consistent with the following strategies Improving Health in Wales: A Plan for the NHS in Wales with its partners. (WAG Jan 2001), The Wales Spatial Plan (Nov 2004), Designed for Life; Creating world class Health and Social Care in the 21st Century (WAG May 2005) and A Better Life (RCT Community Plan 2004-2014) as follows:-</p> <p>'The Wales Spatial Plan is a material consideration for Local Planning Authorities in developing their plans and making planning decisions. In the future, Local Development Plans will need to have regard to the Wales Spatial Plan'</p> <p>Of the several objectives listed in the Spatial Plan the 'Buildings of Sustainable Communities' is the most relevant here. A principal objective is the retention of balanced communities by ensuring access to affordable housing in locations which are convenient for local work and services and by ensuring a range of housing types are available in a high quality environment. Good access to local health services to address health inequalities in the population is another objective of the Spatial Plan. A number of WAG 'health and well being' strategy reports are integral to the success of the Spatial Plan.</p> <p>The WAG report Improving Health in Wales: A Plan for the NHS with its partners. (Jan 2001) acknowledges the enormous pressure on primary care services. (GP surgeries):-</p> <p>'In some parts of Wales, particularly in Urban Areas, there are large numbers of single handed practices and inadequate premises. Patients expectations are higher and GP's are stretched trying to provide services in the surgery'.</p> <p>The report says the objectives for improving primary care 2001-2011 are, inter alia, :-</p> <ul style="list-style-type: none"> - To offer an extended range of services in locally accessible settings. - To improve the quality of premises. - To enable primary care, in partnership with others, to play a full part in the protection and promotion of the health and well being of the people of Wales. <p>WAG are committed to improving the NHS in Wales over the next 10 years by improving infrastructure, providing modern buildings equipped with up to date equipment.</p> <p>Designed for Life; Creating world class Health and Social Care in the 21st Century (1/5/2005) although published subsequently to the Spatial Plan for Wales is, nevertheless, integral to the objectives of the latter. Dr Brian Gibbons, the then Minister for Health and Social Care, endorsed the recommendations contained in the report principal amongst which was the need for services to be provided to people at home or in their local community, at level 1, (ie GP Surgeries) will be greatly strengthened, to help and support people to remain fit, healthy and independent, and reduce their becoming dependent on residential services and acute hospital care.</p> <p>Efail Isaf is a community within the SSA that has no primary care facilities in the form of a GP practice, no affordable or executive housing provision in the draft LDP and yet it is an area which has capacity to accommodate more development for the benefit of the SSA. Candidate site 334 will provide for a modern, state of the art, surgery building constructed at no cost to the local Health Trust or Health Authority. Its construction will be a community gain, funded by the development of candidate site 334.</p>																

Item	Question	Reply	Tick box	Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes	
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3270.D3			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108		Site: 333/334		Heol Iscoed S.		Settlement Boun		PEX Session:								
Policy: SSA 13		Map:		Issue: Settlement Boundary												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is raised to policy SSA13 on grounds the proposed settlement boundary for Efail Isaf should be amended to include candidate site 334 in the Rhondda Cynon Taf Local Development Plan 2006-2021.	
2 3	Representation text	
	Efail Isaf is designated a 'small settlement' in the Southern Strategy Area (para 6.107). It has a role to play as a regeneration asset helping to attract new jobs to the area through the auspices of affordable as well as quality housing provision. It has a good track record for attracting quality housing and high quality infill and rounding off developments, yet there is no provision in the draft LDP for housing development of any category. The non allocation of residential land in Efail Isaf is unreasonable given the village is a valuable asset to the SSA, well related to the new Church Village By-Pass and surrounding area. Candidate site 334 is a prime site the development of which will rejuvenate the village by having an improved social mix, quality housing and doctors' surgery with dispensing pharmacy. The settlement boundary, as currently proposed for Efail Isaf, is too restrictive. There is almost no provision for meaningful residential development other than, perhaps, a small windfall site. Such a negative policy restriction is not in the best interests of regenerating the SSA and will result in the fossilisation of Efail Isaf. The settlement boundary should therefore be amended to accommodate candidate site 334.	
4 5	Changes sought	
	Amend the settlement boundary for Efail Isaf to include candidate site 334.	
6 6	Candidate Site Ref No	
	334	
9 7	Why no previous Representation	
	Efail Isaf has a key role to play in regenerating the economy of the SSA by the provision of quality and affordable housing. It has a proven track record in attracting new home owners in the higher socio-economic groups. It needs a better social mix to achieve a more vibrant community. The preferred strategy supports this philosophy.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Does not have regard to RCT Community Plan?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
20	9			Why changes satisfy Soundness											
<p>Give details why the changes you propose will ensure that the Plan</p> <p>Amending the settlement boundary for Efail Isaf to accommodate candidate site 334 in the LDP for residential development with doctors surgery and pharmacy would be consistent with the following strategies Improving Health in Wales: A Plan for the NHS in Wales with its partners. (WAG Jan 2001), The Wales Spatial Plan (Nov.2004), Designed for Life; Creating world class Health and Social Care in the 21st Century (WAG May 2005) and A Better Life (RCT Community Plan 2004-2014) as follows:-</p> <p>'The Wales Spatial Plan is a material consideration for Local Planning Authorities in developing their plans and making planning decisions. In the future, Local Development Plans will need to have regard to the Wales Spatial Plan'</p> <p>Of the several objectives listed in the Spatial Plan the 'Building of Sustainable Communities' is the most relevant here. A principal objective is the retention of balanced communities by ensuring access to affordable housing in locations which are convenient for local work and services and by ensuring a range of housing types are available in a high quality environment. Good access to local health services to address health inequalities in the population is another objective of the Spatial Plan. A number of WAG 'health and well being' strategy reports are integral to the success of the Spatial Plan.</p> <p>The WAG report Improving Health in Wales: A Plan for the NHS with its partners. (Jan2001) acknowledges the enormous pressure on primary care services. (GP surgeries):-</p> <p>'In some parts of Wales, particulaly in Urban Areas, there are large numbers of single handed practices and inadequate premises. Patients expectations are higher and GP's are stretched trying to provide services in the surgery'.</p> <p>The report says the objectives for improving primary care 2001-2011 are, inter alia, :-</p> <ul style="list-style-type: none"> - To offer an extended range of services in locally accessible settings. - To improve the quality of premises. - To enable primary care, in partnership with others, to play a full part in the protection and promotion of the health and well being of the people of Wales. <p>WAG are committed to improving the NHS in Wales over the next 10 years by improving infrastructure, providing modern buildings equipped with up to date equipment.</p> <p>Designed for Life; Creating world class Health and Social Care in the 21st Century (1/5/2005) although published subsequently to the Spatial Plan for Wales is, nevertheless, integral to the objectives of the latter. Dr Brian Gibbons, the then Minister for Health and Social Care, endorsed the recommendations contained in the report principal amongst which was the need for the services to be :-</p> <p>provided to people at home or in their local community, at level 1, (ie GP surgeries) will be greatly strengthened, to help and support people to remain fit, healthy and independent, and reduce their becoming dependent on residential services and acute hospital care.</p> <p>A Better Life through Our Health and Well Being and By Boosting Our Economy (RCT Community Plan 2004-14) advocates firstly, the provision of health facilities equal to the best in Britain be available to local people and secondly, the creation of more local vibrant communities where community activity for all ages is actively fostered. None of this is possible unless better health care provision and a better social mix is achieved by way of new housing development in Efail Isaf. This, in turn, would require the settlement boundary in Efail Isaf to be redrawn to accommodate candidate site 334.</p> <p>Efail Isaf is a community within the SSA that has no primary care facilities in the form of a GP practice, no affordable or executive housing provision in the draft LDP and yet it is an area which has capacity to accommodate more development for the benefit of the SSA. Candidate site 334 will provide for a modern, state of the art, surgery building constructed at no cost to the local Health Trust or Health Authority. Its construction will be a community gain funded by the development of candidate site 334.</p>															

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3271.D1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033						Site:								PEX Session:	
Policy: CS 4				Map:				Issue: Housing Requirement							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Support Policy CS4	
2 3	Representation text Policy CS4 Housing Requiremetns and Policy AW1 - New Housing. Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. Support for Policy AW2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary; within the Northern Strategy Area; and excluded from a Special Lanscape Area designation, in order that it fully complies with the criteria.	

3271.D2			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.043						Site:								PEX Session:	
Policy: AW 1				Map:				Issue: Housing Requirement							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Support Policy AW 1.	
2 3	Representation text Policy CS4 Housing Requiremetns and Policy AW1 - New Housing. Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. Support for Policy AW2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary; within the Northern Strategy Area; and excluded from a Special Lanscape Area designation, in order that it fully complies with the criteria.	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3271.D3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:Delive Agt Revision, p.045						Site:								PEX Session:	
Policy: AW 2				Map:				Issue: Design							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Support for Policy AW 2.	
2 3	Representation text Policy CS4 Housing Requiremetns and Policy AW1 - New Housing. Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. Support for Policy AW2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary; within the Northern Strategy Area; and excluded from a Special Lanscape Area designation, in order that it fully complies with the criteria.	

3271.D4		<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:Deposit Draft, p.093						Site:								PEX Session:	
Policy: SSA 1				Map:				Issue: Principal Towns & Key Settlements							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Support Policy SSA 1.	
2 3	Representation text Strategy Area Policy SSA 1 - Development in the Principal Town of Pontypridd. Support is given to the identification of Pontypridd as a Principal Town. It is noted, however, that the policy places emphasis on the town centre. Few large sites for new housing development are proposed on the edge of Pontypridd which would help consolidate its role and maintain the catchment population for the town centre. Much of the land on the periphery of Pontypridd is subject to topographical and other constraints. Consequently, more emphasis needs to be given to potential land releases in settlements on the edge of the urban area such as Troedrhwiw-Trwyn where opportunities exist for good quality, low density residential schemes to contribute to a range and choice of housing 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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3271.D5			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.030							Site:		Settlement Boun PEX Session:								
Policy: CS 1				Map:				Issue: Strategy Areas									
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary	
	Although general support is expressed for the above policies, the basis upon which they were derived is objected to.	
2 3	Representation text	
	The site subject to these representations would be more appropriately located in the Northern Strategy Area. It is accepted that Ward boundaries were used to delineate these boundaries. The urban area of Pontypriddm howeevr has similar characteristics to the northern valley settlement where small sites will continue to make an important contribution to the housing landbank.	
4 5	Changes sought	
	Include Troedrhwiw-Trwyn in Northern Strategy Area boundary, where more flexible policies apply with regard to development outside settlement boundaries.	
9 7	Why no previous Representation	
	Detailed boundaries not shown.	
21 11	Why attend Examination?	
	For inspector to hear whole case.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Strategy Area boundaries defined purely with regard to administrative boundaries.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3271.D6			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.031							Site:		Settlement Boun PEX Session:							
Policy: CS 2				Map:			Issue: Strategy Areas									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Although general support is expressed for the above policies, the basis upon which they were derived is objected to.	
2 3	Representation text The site subject to these representations would be more appropriately located in the Northern Strategy Area. It is accepted that Ward boundaries were used to delineate these boundaries. The urban area of Pontypridd, however has similar characteristics to the northern valley settlements where small sites will continue to make an important contribution to the housing landbank.	
4 5	Changes sought Include Troedrhwiw-Trwyn in Northern Strategy Area boundary, where more flexible policies apply with regard to development outside settlement boundaries.	
21 11	Why attend Examination? For inspector to hear whole case.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Strategy Area boundaries defined purely with regard to administrative boundaries.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3271.D7			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079				Site:						Settlement Boun		PEX Session:			
Policy: NSA 12				Map:						Issue: Settlement Boundary					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Policy NSA 12 is generally supported but it is objected to on the basis that the area to which it applies should include those parts of Pontypridd, which exhibit typical characteristic of the northern valleys area.	
2 3	Representation text Either the area to which the Policy applies should be extended to include Pontypridd, which as highlighted above has similar physical characteristics to many "valleys" settlements, or the Northern Strategy Area boundary should be extended to include additional areas which are physically related to the settlements concerned but are separated from them purely by administrative boundaries as in the case of the Trehafod and Troedrhitrwyn areas.	
4 5	Changes sought As Q3.	
9 7	Why no previous Representation Detailed of boundaries not shown in Strategy document.	
21 11	Why attend Examination? To present full case before inspector.	

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Apply Northern Strategy Area to settlements and areas which are physically linked or have similar characteristics to northern valley areas.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3271.D8			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079						Site:				Settlement Boun		PEX Session:			
Policy: NSA 12				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Policy NSA 12 is generally supported but it is objected to on the basis that the area to which it applies should include those parts of Pontypridd, which exhibit typical characteristics of the northern valleys area.	
2 3	Representation text	
	Either the area to which the Policy applies should be extended to include Pontypridd, which as highlighted above has similar physical characteristics to many "valleys" settlements, or the Northern Strategy Area boundary should be extended to include additional areas which are physically related to the settlements concerned but are separated from them purely by administrative boundaries as in the case of the Trehafod and Troedrhwiwryn areas.	
4 5	Changes sought	
	As above.	
9 7	Why no previous Representation	
	Details of boundaries not shown in Strategy document.	

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Apply Northern Strategy Area to settlement and areas which are physically linked or have similar characteristics to northern valley areas.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3271.D9			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079							Site:		Settlement Boun PEX Session:							
Policy: NSA 12				Map:			Issue: Settlement Boundary									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	The Proposals Map is objected to on the grounds of the exclusion of the objection site, from a settlement boundary which should be applied to contain development to the west of the village of Troedhiwtrwyn.	
2 3	Representation text	
	The Proposals Map is also objected to on the basis that Troedhiw-Trwyn should be included in the Northern Strategy Area. Strategy Area boundaries have been derived from Ward Areas which previously were within different local authorities (Cyncon Valley and Taff Ely). Delineation of the Strategy Area in this part of the County Borough, based purely on administrative boundaries rather than consideration of similar socio-economic and physical characteristics is considered to be unsound.	
4 5	Changes sought	
	Apply settlement boundary to include the objection site and also include the village in the Northern Strategy Area.	
9 7	Why no previous Representation	
	Detailed boundaries not shown in Strategy document.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Need for settlement boundaries to be applied consistently. Strategy area oundaries should be applied on consistent basis rather than purely following administrative boundaries.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3271.D10			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.114						Site:			PEX Session:						
Policy: SSA 23				Map:			Issue: Environment								
Summary:															

Item	Question	Representation Text
1 2	Issue Summary We object to the inclusion of the land within a Special Landscape Area designation under Policy SSA 23.	
2 3	Representation text It includes land which is partly occupied by an unsightly stable building and where additional infill and rounding off development would have no impact on the visual qualities of the wider countryside	
4 5	Changes sought Removal of Special Landscape Area designation from land west of Troedrhwi-Trwyn.	
9 7	Why no previous Representation Details of proposed countryside designations not shown.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Special Landscape Areas not applied on consistent basis.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3271.D11			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.090		Site: 771//NSA 25.3 Llwyncelyn slopes						PEX Session:							
Policy: NSA 25		Map:		Issue: Environment											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary We object to the inclusion of the land within Special Landscape Area designation under Policy SSA 23.	
2 3	Representation text It includes land which is partly occupied by an unsightly stable building and where additional infill and rounding off development would have no impact on the visual qualities of the wider countryside.	
4 5	Changes sought Removal of Special Landscape Area designation from land west of Troedrhwiw-Trwyn.	
9 7	Why no previous Representation Details of proposed countryside designations not shown.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Special Landscape Areas not applied on consistent basis.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3272.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077							Site:					New Site		PEX Session:	
Policy: NSA 9							Map:								
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Policy NSA9 allocates land for residential development on non-strategic sites in the northern strategy area. Land at Hirwaun Ironworks, northy site has an extant consent for residential development and should be included in Policy NSA9 as a residential allocation.	
2 3	Representation text	
	Hirwaun Ironworks, north site should be included as a residential allocation. See supporting statement and information.	
4 5	Changes sought	
	Policy NSA9 should be amended to include land at Hirwaun Ironworks, North Site as a residential allocation.	
6 6	Candidate Site Ref No	
	473	
9 7	Why no previous Representation	
	The Preferred Strategy is considered acceptable and is supportive of the allocation of the Hirwaun Ironworks, North Site for residential development.	
21 11	Why attend Examination?	
	Site has a complex planning history.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	It is an acceptable alternative site which should be included as an allocation as it is an existing commitment and can be readily developed thereby providing a better range and choice of sites to reinforce Hirwaun's role as a Key Settlement.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3272.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.091		Site: 778//NSA 26 Cynon Valley River Park						PEX Session:								
Policy: NSA 26				Map:				Issue: Environment								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Policy NSA26 designates land at Cynon Valley River Park but the Hirwaun Ironworks, North Site has an extant consent for residential development and should be excluded from the River Park designation.	
2 3	Representation text	
	Hirwaun Ironworks, North Site should be excluded from the Cynon Valley River Park designation (NSA 26). See supporting statement and information.	
4 5	Changes sought	
	The boundary of the Policy NSA 26 designation should be amended to exclude land at Hirwaun Ironworks, North Site.	
6 6	Candidate Site Ref No	
	473	
9 7	Why no previous Representation	
	The Preferred Strategy is considered acceptable and is supportive of residential allocation of the Hirwaun Ironworks, North Site.	
21 11	Why attend Examination?	
	Site has a complex planning history.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The Plan will then reflect the correct position with regard to the planning status of the site.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3272.D3			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.054						Site:								PEX Session:	
Policy: AW 8				Map:				Issue: Environment							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The Hirwaun Ironworks SINC includes the North Site which has an extant consent for residential development and should, therefore, be excluded from the designation.	
2 3	Representation text Exclude the North Site from the Hirwaun Ironworks SINC. See supporting statement and information.	
4 5	Changes sought Amendment of the Hirwaun Ironworks SINC boundary to exclude the North Site.	
6 6	Candidate Site Ref No 473	
9 7	Why no previous Representation The Preferred Strategy is considered acceptable in general terms.	
21 11	Why attend Examination? Site has a complex planning history.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan	Yes	
		The amendment will reflect the current planning status of the site.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3273.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 610/619		Vans Direct HQ, yard and land to NW				New Site		PEX Session:			
Policy: SSA 10				Map:						Issue: Housing Allocation					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	We propose the allocation of land north of the A4119 as a mixed use development.	
2 3	Representation text	
	In response to the Deposit LDP, Vans Direct wish to secure a mixed use allocation as its site at Ely Valley Road and Elwyn Street. It is envisaged that development could be in the form of commercial, retail and residential development. Whilst the specific disaggregation of these uses has not presently been assigned, this will follow through future planning applications having regard to market demand at that time. In an indicative fashion it is envisaged that the southern three quarters of the site is appropriate for commercial and retail development in close proximity and benefitting from the A4119, whilst the northern quarter is better suited for residential, reflect the character of the land on the opposite side of Elwyn Street.	
4 5	Changes sought	
	The site at Ely Valley Road and Elwyn Street, Coed Ely should be allocated for mixed use development.	
6 6	Candidate Site Ref No	
	619	

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The omission of an allocation of the land concerned does not represent the most appropriate and realistic land use decision hving regard to ite and locational matter and would provide the plan with additional flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3273.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108		Site: 610/619		Vans Direct HQ, yard and land to NW		Settlement Boun		PEX Session:							
Policy: SSA 13		Map:		Issue: Settlement Boundary											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	We propose the allocation of land north of the A4119 as a mixed use development.	
2 3	Representation text	
	In response to the Deposit LDP, Vans Direct wish to secure a mixed use allocation as its site at Ely Valley Road and Elwyn Street. It is envisaged that development could be in the form of commercial, retail and residential development. Whilst the specific disaggregation of these uses has not presently been assigned, this will follow through future planning applications having regard to market demand at that time. In an indicative fashion it is envisaged that the southern three quarters of the site is appropriate for commercial and retail development in close proximity and benefitting from the A4119, whilst the northern quarter is better suited for residential, reflect the character of the land on the opposite side of Elwyn Street.	
4 5	Changes sought	
	Inclusion of land within the settlement boundary of Tonyrefail	
6 6	Candidate Site Ref No	
	619	
9 7	Why no previous Representation	
	Matters relating to the site have been changed in the intervening period necessitating the current response	

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The omission of an allocation of the land concerned does not represent the most appropriate and realistic land use decision hving regard to ite and locational matter and would provide the plan with additional flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3274.D1			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.109										Site: 699//SSA 14.1 South of Llantrisant Business Park, Llantrisant			PEX Session:			
Policy: SSA 14				Map:				Issue: Employment								
Summary:																

Item	Question	Representation Text
1	2 Issue Summary	The site (South of Llantrisant Business Park, Llantrisant) is allocated in the deposit Rhondda Cynon Taf Local Development Plan 2006-2021 under Policy SSA 14 Employment Allocations. The allocated site is stated to be 4.85 ha in size, with the proposed uses being B1, B2 & B8.
2	3 Representation text	We support the employment allocation of this site (SSA 14.1) and the site's inclusion in Policy SSA 14. The site comprises Grade 4 agricultural land, which is not regarded as best and most versatile agricultural land, and is considered not to be of any environmental interest. The site is well located and adjoins the existing Llantrisant Business Park. It therefore benefits from strong transport links (via A4119 to the M4) and existing infrastructure. Allocation of the site will create a logical extension to the Llantrisant Business Park in an area that is known to be attractive to investors. The site is well placed to provide support to principal settlements within the LDP's Southern Strategy Area and to promote and accommodate growth in the local economy.

Item	Question	Reply	Tick box Replies
3	4 Seek changes? Any changes to be made to the Plan?	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3277.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079				Site: 599/608		Parc Newydd Farm, Grovers Road		Settlement Boun		PEX Session:					
Policy: NSA 12				Map:		Issue: Settlement Boundary									
Summary:															

Item	Question	Representation Text	
1 2	Issue Summary		
	Objection is raised to the non inclusion of candidate site 608 in Policy NSA 12		
2 3	Representation text		
	Candidate site 608 adjoins a recently completed private residential development to the north of the site. Both sites are separated by a disused railway embankment which is in the ownership of Parc Newydd Farm. The adjoining site is within the new settlement boundary for Abercynon under policy NSA 12. Provision has been made for an access road to be constructed from the new site into candidate site 608. All services to serve candidate site 608 are available locally. The site is, therefore, immediately available for development if accessed from the adjoining site. The potential contribution candidate site 608 can make to addressing the shortfall of affordable housing in the Northern Strategy Area is significant. It is a 6.72 ha site which presents no undue obstacles to development being situated above the flood plain of the river Taff. The attached letter from Herbert R Thomas (Chartered Surveyors) confirms the Environment Agency floodplain data to be flawed with the result that candidate site 608 is not within either the 1 in 100 year or 1 in 1000 year flood plain. The site should therefore be excluded from policy area NSA 26. Core policy CS4 aims to promote new housing in the Northern Strategy Area however with forecasted house building rates likely to be in need of urgent revision sites that are immediately available for development should be given preference over sites with known constraints. Candidate site 608 is in one of the most desirable locations in the Northern Strategy Area that is available for development in the early part of the LDP period.		
4 5	Changes sought		
	Inclusion of candidate site 608 within the settlement boundary for Abercynon		
6 6	Candidate Site Ref No		
	608		
9 7	Why no previous Representation		
	The preferred Strategy option is based on social, economic and environmental objectives that accord with the proposed development of candidate site 608. In particular the preferred Strategy advocates inter alia future development accommodates local needs in selective locations that would contribute to the vitality of centres. In the case of candidate site 608 the centres would be Abercynon and Pontypridd.		
Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?		
14 8	C3 Test? Does not have regard to Wales Spatial Plan?		
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
20	9			Why changes satisfy Soundness										
<p>Give details why the changes you propose will ensure that the Plan</p> <p>The exclusion of candidate site 608 from policies NSA 26 and NSA 24.6 and included in policies NSA 9 and NSA 12 would be consistent with the Welsh Assembly for Wales' (WAG) Planning Policy Wales objectives stated in para. 9.1 of that document. WAG aim to ensure people in Wales have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families. Paragraph 9.2.8 refers to criteria for the identification of suitable sites for residential development in the LDP. Candidate site 608 fulfils all of the criteria as follows:-</p> <p>I) The site surrounds Parc Newydd Farm which is proposed to become a focal point of the new development. It has two adjoining stone barns that could be converted for community use with the house itself retained in residential use. This would be consistent with Planning Policy Wales advice on the use of empty or under used buildings.</p> <p>ii) Candidate site 608 would be within walking distances of bus stops and a railway station at Abercynon thereby providing easy access to jobs and services in the Taff, Merthyr and Cynon Valleys.</p> <p>iii) Candidate site 608 adjoins a recently completed private development (Barratt Homes) where services and infrastructure are readily available to connect into the candidate site. Local primary schools are within walking distance of the site at Abercynon and Coed y Lan (Pontypridd) Comprehensive school is 1.25 kilometers to the south east of the candidate site.</p> <p>iv) Development of candidate site 608 would assist in the regeneration of both Abercynon and pontypridd. Abercynon is well placed at the confluence of the Cynon and Merthyr Valleys to provide a mix of housing to help sustain these valley communities.</p> <p>v) Candidate site 608 is not constrained by a flood risk area and the flood plain notation in the LDP should be amended accordingly to exclude site 608. Please see letter from Herbert R Thomas Chartered Engineers confirming Parc Newydd Farm land is not within the flood plain (letter attached to Objection to Policy NSA 24).</p> <p>Inclusion of candidate site 608 within policy NSA 9 would be consistent with para. 9.2.14 in Policy Planning Wales which emphasises the need for LDP's to make provision for 'Affordable Housing' as 'an essential element in contributing to community regeneration and strengthening social inclusion'.</p> <p>People, Places, Futures- The Wales Spatial Plan highlights the overriding need to tackle poverty and deprivation in the worst affected areas. Cynon Valley is one such area exhibiting one of the largest concentrations of deprivation eg Penrhiwceiber, situated just 4 kilometers to the north of candidate site 608. Provision of affordable housing opportunities within easy access of deprived areas is an objective of the Wales Spatial Plan:-</p> <p>"Retain balanced communities by ensuring access to affordable housing, to buy or rent, in locations which are convenient for local work and services and by ensuring a range of housing types are available in high quality environments.....The Valleys need to be strengthened as desirable places to live, work and visit, combining a wider mix of types of housing and good access to jobs and services, in distinctive communities set in attractive environments.....Private house building and the improvement of public sector housing stock have a key role to play in regeneration in the valleys".</p> <p>The greater majority of affordable housing need in RCT is proposed to be met in the Southern Strategy Area away from areas of greatest deprivation. Candidate site 608 is well placed to cater for affordable housing need emanating from within communities of lower Cynon Valley and north of pontypridd.</p>														

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3277.D2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.089, para.6.92		Site: 767//NSA 24.6						Coed y Cwm and Grovers Field			PEX Session:				
Policy: NSA 24				Map:				Issue: Environment							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is raised to the inclusion of candidate site 608 in Policy NSA 24.6	
2 3	Representation text	
	Candidate site 608 adjoins a recently completed private residential development to the north of the site. Both sites are separated by a disused railway embankment which is in the ownership of Parc Newydd Farm. The adjoining site is within the new settlement boundary for Abercynon under policy NSA 12. Provision has been made for an access road to be constructed from the new site into candidate site 608. All services to serve candidate site 608 are available locally. The site is, therefore, immediately available for development if accessed from the adjoining site. The potential contribution candidate site 608 can make to addressing the shortfall of affordable housing in the Northern Strategy Area is significant. It is a 6.72 ha site which presents no undue obstacles to development being situated above the flood plain of the river Taff. The attached letter from Herbert R Thomas (Chartered Surveyors) confirms the Environment Agency floodplain data to be flawed with the result that candidate site 608 is not within either the 1 in 100 year or 1 in 1000 year flood plain. The site should therefore be excluded from policy area NSA 26. Core policy CS4 aims to promote new housing in the Northern Strategy Area however with forecasted house building rates likely to be in need of urgent revision sites that are immediately available for development should be given preference over sites with known constraints. Candidate site 608 is in one of the most desirable locations in the Northern Strategy Area that is available for development in the early part of the LDP period.	
4 5	Changes sought	
	Removal of the Green Wedge Policy 24.6 and replace with a policy requiring a strategic landscaping scheme as part of a residential proposal.	
6 6	Candidate Site Ref No	
	608	
9 7	Why no previous Representation	
	The Preferred Strategy option is based on social, economic and environmental objectives that accord with the proposed development of candidate site 608. In particular the Preferred Strategy advocates inter alia future development accommodates "local needs in selective locations that would contribute to the vitality of centres". In the case of candidate site 608 the centres would be Abercynon and Pontypridd.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
20	9			Why changes satisfy Soundness				Give details why the changes you propose will ensure that the Plan						
<p>The exclusion of candidate site 608 from policies NSA 26 and NSA 24.6 and included in policies NSA 9 and NSA 12 would be consistent with the Welsh Assembly for Wales' (WAG) Planning Policy Wales objectives stated in para. 9.1 of that document. WAG aim to ensure people in Wales have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families. Paragraph 9.2.8 refers to criteria for the identification of suitable sites for residential development in the LDP. Candidate site 608 fulfils all of the criteria as follows:-</p> <p>I) The site surrounds Parc Newydd Farm which is proposed to become a focal point of the new development. It has two adjoining stone barns that could be converted for community use with the house itself retained in residential use. This would be consistent with Planning Policy Wales advice on the use of empty or under used buildings.</p> <p>ii) Candidate site 608 would be within walking distance of bus stops and a railway station at Abercynon thereby providing easy access to jobs and services in the Taff, Merthyr and Cynon Valleys.</p> <p>iii) Candidate site 608 adjoins a recently completed private development (Barratt Homes) where services and infrastructure are readily available to connect into the candidate site. Local primary schools are within walking distance of the site at Abercynon and Coed y Lan (Pontypridd) Comprehensive school is 1.25 kilometers to the south east of the candidate site.</p> <p>iv) Development of candidate site 608 would assist in the regeneration of both Abercynon and pontypridd. Abercynon is well placed at the confluence of the Cynon and Merthyr Valleys to provide a mix of housing to help sustain these valley communities.</p> <p>v) Candidate site 608 is not constrained by a flood risk area and the flood plain notation in the LDP should be amended accordingly to exclude site 608. Please see letter from Herbert R Thomas Chartered Engineers confirming Parc Newydd Farm land is not within the flood plain (letter attached to Objection to Policy NSA 24).</p> <p>Inclusion of candidate site 608 within policy NSA 9 would be consistent with para. 9.2.14 in Policy Planning Wales which emphasises the need for LDP's to make provision for 'Affordable Housing' as 'an essential element in contributing to community regeneration and strengthening social inclusion'.</p> <p>People, Places, Futures- The Wales Spatial Plan highlights the overriding need to tackle poverty and deprivation in the worst affected areas. Cynon Valley is one such area exhibiting one of the largest concentrations of deprivation eg Penrhiwceiber, situated just 4 kilometers to the north of candidate site 608. Provision of affordable housing opportunities within easy access of deprived areas is an objective of the Wales Spatial Plan:-</p> <p>"Retain balanced communities by ensuring access to affordable housing, to buy or rent, in locations which are convenient for local work and services and by ensuring a range of housing types are available in high quality environments.....The Valleys need to be strengthened as desirable places to live, work and visit, combining a wider mix of types of housing and good access to jobs and services, in distinctive communities set in attractive environments.....Private house building and the improvement of public sector housing stock have a key role to play in regeneration in the valleys".</p> <p>The greater majority of affordable housing need in RCT is proposed to be met in the Southern Strategy Area away from areas of greatest deprivation. Candidate site 608 is well placed to cater for affordable housing need emanating from within communities of lower Cynon Valley and north of pontypridd.</p>														

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3277.D3			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.091, para.6.102		Site: 599/608 Parc Newydd Farm, Grovers Road				PEX Session:											
Policy: NSA 26		Map:				Issue: Environment											
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is raised to the inclusion of candidate site 608 in policy NSA 26. The Cynon Valley River Park and Flood Plain.	
2 3	Representation text	
	Candidate Site 608 adjoins a recently completed private residential development to the north of the site. Both sites are separated by a discussed railway embankment which is in the ownership of Parc Newydd Farm. The adjoining site is within the new settlement boundary for Abercynon under policy NSA 12. Provision has been made for an access road to be constructed from the new site into candidate site 608. All services to service candidate site 608 are available locally. The site is, therefore, immediately available for development if accessed from the adjoining site. The potential contribution candidate site 608 can make to addressing the shortfall of affordable housing in the Northern Strategy Area is significant. It is a 6.72 ha site which presents no undue obstacles to development being situated above the flood plain of the river Taff. The attached letter from Herbert R. Thomas (Chartered Surveyors) confirms the Environment Agency floodplain data to be flawed with the result that candidate site 608 is not within either the 1 in 100 year or 1 in 1000 year flood plain. The site should therefore be excluded from policy area NSA 26. Core policy CS4 aims to promote new housing in the Northern Strategy Area however with forecasted house building rates likely to be in need of urgent revision sites that are immediately available for development should be given preference over sites with known constraints. Candidate site 608 is in one of the most desirable locations in the Northern Strategy Area that is available for development in the early part of the LDP period.	
4 5	Changes sought	
	Exclusion of candidate site 608 from policy area NSA 26 since it is not within a flood plain. (see attached letter from Herbert R Thomas)	
6 6	Candidate Site Ref No	
	608	
9 7	Why no previous Representation	
	The preferred strategy option is based on social, economic and environmental objectives that accord with the proposed development of candidate site 608. In particular the preferred strategy advocates (interalia) future development accommodates "local needs in selective locations that would contribute to the vitality of centres", in the case of candidate site 608 the centres would be Abercynon and Pontypridd.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
20	9			Why changes satisfy Soundness										
<p>Give details why the changes you propose will ensure that the Plan</p> <p>The exclusion of candidate site 608 from policies NSA 26 and NSA 24.6 and included in policies NSA 9 and NSA 12 would be consistent with the Welsh Assembly for Wales' (WAG) Policy Planning Wales objectives stated in para.9.1 of that document. WAG aim to ensure people in Wales have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families. Paragraph 9.2.8 refers to criteria for the identification of suitable sites for residential development in the LDP. Candidate site 608 fulfills all of the criteria as follows:-</p> <p>i) The site surrounds Parc Newydd Farm which is proposed to become a focal point of the new development. It has two adjoining stone barns that could be converted for community use with the house itself retained in residential use. This would be consistent with Planning Policy Wales advice on the use of empty or under used buildings.</p> <p>ii) Candidate site 608 would be within walking distance of bus stops and a railway station at Abercynon thereby providing easy access to jobs and services in the Taff, Merthyr and Cynon Valleys.</p> <p>iii) Candidate site 608 adjoins a recently completed private development (Barratt Homes) where services and infrastructure are readily available to connect into the candidate site. Local primary schools are within walking distance of the site at Abercynon and Coed Y Lan (Pontypridd) Comprehensive school is 1.25 kilometers to the south east of the candidate site.</p> <p>iv) Development of candidate site 608 would assist in the regeneration of both Abercynon and Pontypridd. Abercynon is well placed at the confluence of the Cynon and Merthyr Valleys to provide a mix of housing to help sustain these valley communities.</p> <p>v) Candidate site 608 is not constrained by a flood risk area and the flood plain notation in the LDP should be amended accordingly to exclude site 608. Please see letter from Herbert R Thomas Chartered Engineers confirming Parc Newydd Farm land is not within the flood plain.(letter attached to Objection to Policy NSA 24)</p> <p>Inclusion of candidate site 608 within policy NSA 9 would also be consistent with para. 9.2.14 in Policy Planning Wales which emphasises the need for LDP's to make provision for 'Affordable Housing' as 'an essential element in contributing to community regeneration and strengthening social inclusion'.</p> <p>People, Places, Futures - The Wales Spatial Plan highlights the overriding need to tackle poverty and deprivation in the worst affected areas. Cynon Valley is one such area exhibiting one of the largest concentrations of deprivation eg Penrhiwceiber, situated just 4 kilometers to the north of candidate site 608. Provision of affordable housing opportunities within easy access of deprived areas is an objective of the Wales Spatial Plan :-</p> <p>Retain balanced communities by ensuring access to affordable housing, to buy or to rent, in locations which are convenient for local work and services by ensuring a range of housing types are available in high quality environments The Valleys need to be strengthened as desirable places to live, work and visit, combining a wider mix of types of housing and good access to jobs and services, in distinctive communities set in attractive environments Private house building and the improvement of public sector housing stock have a key role to play in regeneration in the valleys.</p> <p>The greater majority of affordable housing need in RCT is proposed to be met in the Southern Strategy Area away from areas of greatest deprivation. Candidate site 608 is well placed to cater for affordable housing need emanating from within communities of lower Cynon Valley and north of Pontypridd.</p>														

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3277.D4			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077, para.6.44		Site: 599/608		Parc Newydd Farm, Grovers Road				New Site		PEX Session:						
Policy: NSA 9		Map:		Issue: Housing Allocation												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is raised to the inclusion of candidate site 608 in policy NSA 9.	
2 3	Representation text	
	Candidate site 608 adjoins a recently completed private residential development to the north of the site. Both sites are separated by a disused railway embankment which is in the ownership of Parc Newydd Farm. The adjoining site is within the new settlement boundary for Abercynon under policy NSA 12. Provision has been made for an access road to be constructed from the new site into candidate site 608. All services to serve candidate site 608 are available locally. The site is, therefore, immediately available for development if accessed from adjoining site. The potential contribution candidate site 608 can make to addressing the shortfall of affordable housing in the Northern Strategy Area is significant. It is a 6.72 ha site which presents no undue obstacles to development and provide by hydrological consultants to be above the flood plain of the river Taff. A strategic landscaping scheme of south of Parc Newydd Farmhouse, in the southern part of the candidate site, that incorporates amenity open space provision would meet the Green Wedge requirements of policy NSA 24.6. Core policy CS4 aims to promote new housing in the Northern Strategy Area however with forecasted house building rates likely to be urgently revised in view of the current economic recession site that are attractive to the market and are immediately available for development should be given preference over difficult sites. Candidate site 608 is in one of the most desirable locations in the Northern Strategy Area and would be developed in the early part of the LDP period.	
4 5	Changes sought	
	Inclusion of candidate site 608 in list of sites for residential development referred to in Policy NSA 9	
6 6	Candidate Site Ref No	
	608	
9 7	Why no previous Representation	
	The preferred strategy option is based on social, economic and environmental objectives that accord with the proposed development of candidate site 608. In particular the preferred strategy advocates (interalia) future development accommodates "local needs in selective locations that would contribute to the vitality of centres", in the case of candidate site 608 the centres would be Abercynon and Pontypridd.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
20	9			Why changes satisfy Soundness				Give details why the changes you propose will ensure that the Plan							
<p>The inclusion of candidate site 608 in policy NSA 9 would be consistent with the Welsh Assembly for Wales' (WAG) Policy Planning Wales objectives stated in para.9.1 of that document. WAG aim to ensure people in Wales have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families. Paragraph 9.2.8 refers to criteria for the identification of suitable sites for residential development in the LDP. Candidate site 608 fulfills all of the criteria as follows:-</p> <p>i) The site surrounds Parc Newydd Farm which is proposed to become a focal point of the new development. It has two adjoining stone barns that could be converted for community use with the house itself retained in residential use. This would be consistent with Planning Policy Wales advice on the use of empty or under used buildings.</p> <p>ii) Candidate site 608 would be within walking distance of bus stops and a railway station at Abercynon thereby providing easy access to jobs and services in the Taff, Merthyr and Cynon Valleys.</p> <p>iii) Candidate site 608 adjoins a recently completed private development (Barratt Homes) where services and infrastructure are readily available to connect into the candidate site. Local primary schools are within walking distance of the site at Abercynon and Coed Y Lan (Pontypridd) Comprehensive school is 1.25 kilometers to the south east of the candidate site.</p> <p>iv) Development of candidate site 608 would assist in the regeneration of both Abercynon and Pontypridd. Abercynon is well placed at the confluence of the Cynon and Merthyr Valleys to provide a mix of housing to help sustain these valley communities.</p> <p>v) Candidate site 608 is not constrained by a flood risk area and the flood plain notation in the LDP should be amended accordingly to exclude site 608. Please see letter from Herbert R Thomas Chartered Engineers confirming Parc Newydd Farm land is not within the flood plain.(letter attached to Objection to Policy NSA 24)</p> <p>Inclusion of candidate site 608 within policy NSA 9 would also be consistent with para. 9.2.14 in Policy Planning Wales which emphasises the need for LDP's to make provision for 'Affordable Housing' as 'an essential element in contributing to community regeneration and strengthening social inclusion'.</p> <p>People, Places, Futures - The Wales Spatial Plan highlights the overriding need to tackle poverty and deprivation in the worst affected areas. Cynon Valley is one such area exhibiting one of the largest concentrations of deprivation eg Penrhiwceiber, situated just 4 kilometers to the north of candidate site 608. Provision of affordable housing opportunities within easy access of deprived areas is an objective of the Wales Spatial Plan :-</p> <p>Retain balanced communities by ensuring access to affordable housing, to buy or to rent, in locations which are convenient for local work and services by ensuring a range of housing types are available in high quality environments The Valleys need to be strengthened as desirable places to live, work and visit, combining a wider mix of types of housing and good access to jobs and services, in distinctive communities set in attractive environments Private house building and the improvement of public sector housing stock have a key role to play in regeneration in the valleys.</p> <p>The greater majority of affordable housing need in RCT is proposed to be met in the Southern Strategy Area away from areas of greatest deprivation. Candidate site 608 is well placed to cater for affordable housing need emanating from within communities of lower Cynon Valley and north of Pontypridd.</p>															

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3278.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.032		Site: 708//CS 3.2 Fernhill Colliery Site							PEX Session:							
Policy: CS 3		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Number of dwellings proposed at CS3.2 Refer to attached schedule (Rep No 1): Objection to the wording of the table. For the reasons set out further below, the site should be allocated for 800 dwellings. Table should be revised as follows: Former Fernhill Colliery Site, Blaenrhondda Dwellings (400) to (800)	
2 3	Representation text Refer to attached schedule (Rep No 1) 'For reasons set out in supporting evidence' Objection to the wording of the table. For the reasons set out further below, the site should be allocated for 800 dwellings. Table should be revised as follows: Former Fernhill Colliery Site, Blaenrhondda Dwellings (400) to (800)	
4 5	Changes sought The site should be allocated for 800 dwellings. Table should be revised as follows: Former Fernhill Colliery Site, Blaenrhondda Dwellings (400) to (800)	
21 11	Why attend Examination? Fernhill is a key strategic site and of great importance in meeting the LDP Strategy - as such, the representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested chages(SIC) to the policies/ paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3278.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033										Site: 715//CS 4.1 Fernhill Colliery Site			PEX Session:			
Policy: CS 4				Map:				Issue: Housing Requirement								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary 'Number of dwellings proposed at CS4.1' Refer to attached schedule (Rep No. 2) The site (which needs to be extended on both the Proposals Map and the Indicative Concept Plan) is capable of accommodating a greater number of dwellings than the number specified within the Policy. A great deal of research has been undertaken into the site, its capacity and the need to achieve a critical mass of development in order to achieve the necessary access and land reclamation. Consequently, the policy should be revised in order to allocate the site for 800 dwellings.	
2 3	Representation text 'As set out in supporting evidence' Refer to attached schedule (Rep No. 2) The site (which needs to be extended on both the Proposals Map and the Indicative Concept Plan) is capable of accommodating a greater number of dwellings than the number specified within the Policy. A great deal of research has been undertaken into the site, its capacity and the need to achieve a critical mass of development in order to achieve the necessary access and land reclamation. Consequently, the policy should be revised in order to allocate the site for 800 dwellings.	
4 5	Changes sought 'The policy should be revised in order to allocate the site for 800 dwellings'	
21 11	Why attend Examination? Fernhill is a key strategic site and of great importance in meeting the LDP Strategy - as such, the representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested chages(SIC) to the policies/paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3278.D3			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.069										Site: 2//NSA 5 0STR Fernhill Colliery, Blaenrhondda			PEX Session:			
Policy: NSA 5				Map:				Issue: Strategic Sites								
Summary:																

Item	Question	Representation Text
1	Issue Summary	
2	Objection to NSA 5	
	Refer to attached schedule (Rep No 3)	
	In line with the objection to Policy CS4, the site should be extended and allocated for up to 800 dwellings, associated local retail facilities, and informal recreation.	
	The site is one of the key sites within the Northern Strategy Area. In line with the strategy to halt the trend of depopulation within the northern area, the potential site to assist with the strategic aim will be wasted if the allocation is for only 400 dwellings. Consequently, the site allocation needs to be extended, as does the Indicative Concept Plan to reflect the larger area that is capable of being developed.	
	In parallel to the need to increase the allocation in line with the plan strategy, there is a need to recognise the costs associated with the reclamation of the site and achieving an appropriate access in both the extent of the allocation made and the amount of development.	
	The topography of the site does not lend itself to intensive development. New development plateaus will need to be created in order accommodate development at significant cost. In addition, the construction of an access to the site, in order to achieve development required by the plan strategy, is a significant engineering operation which will need to be funded through an increased level of residential development.	
	As such, an objection is lodged to the Policy, with changes required in order to allocate the site for the following uses:	
	1. Residential Development of approximately 800 dwellings.	
	2. Local Centre	
	3. Informal Recreation Space	
	4. Associated Uses	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
2	3															Representation text Refer to attached schedule (Rep No 3) In line with the objection to Policy CS4, the site should be extended and allocated for up to 800 dwellings, associated local retail facilities, and informal recreation. The site is one of the key sites within the Northern Strategy Area. In line with the strategy to halt the trend of depopulation within the northern area, the potential site to assist with the strategic aim will be wasted if the allocation is for only 400 dwellings. Consequently, the site allocation needs to be extended, as does the Indicative Concept Plan to reflect the larger area that is capable of being developed. In parallel to the need to increase the allocation in line with the plan strategy, there is a need to recognise the costs associated with the reclamation of the site and achieving an appropriate access in both the extent of the allocation made and the amount of development. The topography of the site does not lend itself to intensive development. New development plateaus will need to be created in order accommodate development at significant cost. In addition, the construction of an access to the site, in order to achieve development required by the plan strategy, is a significant engineering operation which will need to be funded through an increased level of residential development. As such, an objection is lodged to the Policy, with changes required in order to allocate the site for the following uses: 1. Residential Development of approximately 800 dwellings. 2. Local Centre 3. Informal Recreation Space 4. Associated Uses
4	5															Changes sought Refer to attached schedule (Rep No 3) As such, an objection is lodged to the Policy, with changes required in order to allocate the site for the following uses: 1. Residential Development of approximately 800 dwellings. 2. Local Centre 3. Informal Recreation Space 4. Associated Uses
21	11															Why attend Examination? Fernhill is a key strategic site and of great importance in meeting the LDP Strategy - as such the representations need full consideration to ensure the strategy is achieved.
<i>Item Question</i>																
17	8															<i>Reply</i> Yes
19	8															<i>Reply</i> Yes
20	9															Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested chages(SIC) to the policies/paragraphs allow for greater flexibility
<i>Item Question</i>																
3	4															<i>Reply</i> Yes
<i>Tick box Replies</i>																

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons Yes													

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3278.D4			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.069		Site: 2//NSA 5 0STR Fernhill Colliery, Blaenrhondda						PEX Session:							
Policy: NSA 5		Map:		Issue: Strategic Sites											
Summary:															

Item	Question	Representation Text
1	<p>Issue Summary</p> <p>Representation to Policy NSA 5</p> <p>Refer to attached schedule (Rep No 4)</p> <p>There is significant concern that the Council have not fully assessed the potential of the site and have failed to take into account the need for a greater level of development in order to secure the viability of the access (see objections on Policy NSA5).</p> <p>The site has far greater potential to assist in delivering the plan strategy, the key aim of which is to halt depopulation from the northern area.</p> <p>As such the level of development referred to within the supporting text should be increased.</p> <p>Furthermore, the extensive research into the ground conditions indicates that a number of plateaus will need to be created. Therefore the reference to 3 plateaus is not based upon sound information and will be overly restrictive if retained within the plan.</p> <p>The references need to be revised to allow flexibility of the development of the site, to realise its full potential.</p> <p>Consequently, an objection is made to the supporting text. It would be revised as follows:</p> <p>a) Residential development of (400) 800 units - ((3 plateau: 2 for medium density development (35 dwellings/ hectare) and 1 for lower density (30 dwellings/ hectare)));</p> <p>All wording within ((has a line through deleting the text on hard copy.</p>	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>		
2	3			Representation text													
<p>'For the reasons set out in the supporting evidence'</p> <p>Refer to attached schedule (Rep No 4) There is significant concern that the Council have not fully assessed the potential of the site and have failed to take into account the need for a greater level of development in order to secure the viability of the access (see objections on Policy NSA5).</p> <p>The site has far greater potential to assist in delivering the plan strategy, the key aim of which is to halt depopulation from the northern area.</p> <p>As such the level of development referred to within the supporting text should be increased.</p> <p>Furthermore, the extensive research into the ground conditions indicates that a number of plateaus will need to be created. Therefore the reference to 3 plateaus is not based upon sound information and will be overly restrictive if retained within the plan.</p> <p>The references need to be revised to allow flexibility of the development of the site, to realise its full potential.</p> <p>Consequently, an objection is made to the supporting text. It would be revised as follows:</p> <p>a) Residential development of (400) 800 units - ((3 plateau: 2 for medium density development (35 dwellings/ hectare) and 1 for lower density (30 dwellings/ hectare)));</p> <p>All wording within ((has a line through deleting the text on hard copy.</p>																	
4	5			Changes sought													
<p>Refer to attached schedule (Rep No 4)</p> <p>Consequently, an objection is made to the supporting text. It would be revised as follows:</p> <p>a) Residential development of (400) 800 units - ((3 plateau: 2 for medium density development (35 dwellings/ hectare) and 1 for lower density (30 dwellings/ hectare)));</p> <p>All wording within ((has a line through deleting the text on hard copy.</p>																	
21	11			Why attend Examination?													
<p>Fernhill is a key strategic site and of great importance in meeting the LDP Strategy - as such the representations need full consideration to ensure the strategy is achieved.</p>																	
<i>Item Question</i>										<i>Reply</i>		Soundness Tests					
17	8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?										Yes					
19	8	CE4 Test? Not flexible to deal with changing circumstances?										Yes					
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan															
<p>The suggested chages(SIC) to the policies/paragraphs allow for greater flexibility</p>																	
<i>Item Question</i>										<i>Reply</i>		Tick box Replies					
3	4	Seek changes? Any changes to be made to the Plan?										Yes					
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										Yes					

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3278.D5			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.069		Site: 2//NSA 5 OSTR Fernhill Colliery, Blaenrhondda								PEX Session:						
Policy: NSA 5		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary 'Representation to Policy NSA5' Refer to attached schedule (Rep No. 5) As per the objection to Paragraph 6.26, the references to plateaus are not based upon information about the site. The text should be revised as follows: The phasing of the development will be dependent on the land reclamation scheme. The environmental and access works must be carried out first; ((no more than 2 of the 3 residential plateaus)) (add) the phasing agreed will need to determine at what stage ((shall be developed before)) the local centre and school extension is implemented. Wording ((has been crossed out	
2 3	Representation text 'As set out in supporting evidence' Refer to attached schedule (Rep No. 5) As per the objection to Paragraph 6.26, the references to plateaus are not based upon information about the site. The text should be revised as follows: The phasing of the development will be dependent on the land reclamation scheme. The environmental and access works must be carried out first; ((no more than 2 of the 3 residential plateaus)) (add) the phasing agreed will need to determine at what stage ((shall be developed before)) the local centre and school extension is implemented. Wording ((has been crossed out	
4 5	Changes sought Refer to attached schedule (Rep No. 5) As per the objection to Paragraph 6.26, the references to plateaus are not based upon information about the site. The text should be revised as follows: The phasing of the development will be dependent on the land reclamation scheme. The environmental and access works must be carried out first; ((no more than 2 of the 3 residential plateaus)) (add) the phasing agreed will need to determine at what stage ((shall be developed before)) the local centre and school extension is implemented. Wording ((has been crossed out	
21 11	Why attend Examination? Fernhill is a key strategic site and of great importance in meeting the LDP Strategy - as such, the representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested changes(SIC) to the policies/paragraphs allow for greater flexibility.		

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>		
<i>Item Question</i>										<i>Reply</i>		Tick box Replies					
3	4	Seek changes? Any changes to be made to the Plan?															
												Yes					
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons															
												Yes					

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3278.D6			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.069		Site: 2//NSA 5 OSTR Fernhill Colliery, Blaenrhondda										PEX Session:					
Policy: NSA 5		Map:					Issue: Strategic Sites										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary 'Representation to Policy NSA5' Refer to attached schedule (Rep No. 6) An objection is made to the Indicative Concept plan relating to the Fernhill site. In line with other objections, the Indicative Concept plan is considered to cover too small an area and does not recognise the need to develop the wider area. It should be revised in order to reflect: the land uses shown; the access point and; cover the extent of development shown on the attached masterplan (1871 - Potential Land Uses Fernhill Rev A).	
2 3	Representation text 'As set out in the supporting evidence' Refer to attached schedule (Rep No. 6) An objection is made to the Indicative Concept plan relating to the Fernhill site. In line with other objections, the Indicative Concept plan is considered to cover too small an area and does not recognise the need to develop the wider area. It should be revised in order to reflect: the land uses shown; the access point and; cover the extent of development shown on the attached masterplan (1871 - Potential Land Uses Fernhill Rev A).	
4 5	Changes sought Refer to attached schedule (Rep No. 6) The Concept Plan should be revised in order to reflect: the land uses shown; the access point and; cover the extent of development shown on the attached masterplan (1871 - Potential Land Uses Fernhill Rev A).	
21 11	Why attend Examination? Fernhill is a key strategic site and of great importance in meeting the LDP Strategy - as such, the representations need full consideration to ensure the strategy is achieved.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	No	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested Chages(SIC) to the policies/paragraphs allow for greater flexibility		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													
															Yes

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3278.D7			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.069		Site: 2//NSA 5 OSTR Fernhill Colliery, Blaenrhondda							PEX Session:							
Policy: NSA 5		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary 'Representation to NSA5' Refer to attached schedule (Rep No. 7) An objection is made to the proposals map relating to the NSA5 Strategic Site Allocation. In line with other objections, the settlement boundary and extent of the allocation is considered to cover too small an area and does not recognise the need to develop the wider area. The settlement boundary and allocation boundary should be revised in order to cover the extent of development shown on the attached masterplan (1871 - Potential Land Uses Fernhill Rev A).	
2 3	Representation text 'As set out in supporting evidence' Refer to attached schedule (Rep No. 7) An objection is made to the proposals map relating to the NSA5 Strategic Site Allocation. In line with other objections, the settlement boundary and extent of the allocation is considered to cover too small an area and does not recognise the need to develop the wider area. The settlement boundary and allocation boundary should be revised in order to cover the extent of development shown on the attached masterplan (1871 - Potential Land Uses Fernhill Rev A).	
4 5	Changes sought Refer to attached schedule (Rep No. 7) The settlement boundary and allocation boundary should be revised in order to cover the extent of development shown on the attached masterplan (1871 - Potential Land Uses Fernhill Rev A).	
21 11	Why attend Examination? Fernhill is a key strategic site and of great importance in meeting the LDP Strategy - as such, the representations need full consideration to ensure the strategy is achieved	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested chages(SIC) to the policies/paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3278.D8			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.069		Site: 2//NSA 5 OSTR Fernhill Colliery, Blaenrhondda						Settlement Boun				PEX Session:			
Policy: NSA 5		Map:						Issue: Strategic Sites							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary 'Representation to NSA5'	
	Refer to attached schedule (Rep No. 7) An objection is made to the proposals map relating to the NSA5 Strategic Site Allocation.	
	In line with other objections, the settlement boundary and extent of the allocation is considered to cover too small an area and does not recognise the need to develop the wider area. The settlement boundary and allocation boundary should be revised in order to cover the extent of development shown on the attached masterplan (1871 - Potential Land Uses Fernhill Rev A).	
2 3	Representation text 'As set out in supporting evidence'	
	Refer to attached schedule (Rep No. 7) An objection is made to the proposals map relating to the NSA5 Strategic Site Allocation.	
	In line with other objections, the settlement boundary and extent of the allocation is considered to cover too small an area and does not recognise the need to develop the wider area. The settlement boundary and allocation boundary should be revised in order to cover the extent of development shown on the attached masterplan (1871 - Potential Land Uses Fernhill Rev A).	
4 5	Changes sought Refer to attached schedule (Rep No. 7)	
	The settlement boundary and allocation boundary should be revised in order to cover the extent of development shown on the attached masterplan (1871 - Potential Land Uses Fernhill Rev A).	
21 11	Why attend Examination? Fernhill is a key strategic site and of great importance in meeting the LDP Strategy - as such, the representations need full consideration to ensure the strategy is achieved	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested chages(SIC) to the policies/paragraphs allow for greater flexibility.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3279.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.108						Site:				Settlement Boun		PEX Session:			
Policy: SSA 13				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	We object that the site [West of Griffin Inn, Parc Eirin] is currently located outside of the settlement boundary.	
2 3	Representation text	
	It is considered that the alongside [sic] the consideration of the site for employment uses, the settlement boundary on the Proposals Map needs to be altered so that the site, which will benefit from planning permission on completion of the section 106 agreement [for 07/1334, provision of development plateaux], is located within settlement limits. In doing so, and in order to ensure that Tonyrefail can be a focal point for growth over the plan period (a stated ambition in the Plan itself), this will mean that the site can be developed for specific employment uses in due course.	
	The amendment of the settlement boundary that is requested, would accord to a degree with the approach taken by your Authority with regards to another site located in Parc Eirin. This site measuring some 8 acres on land south of the Hendreforgan Link Road, was put forward for residential use as part of the CS process (CS 655). The site was assessed and formally rejected as part of the process, due to it being considered as in the countryside and unrelated to existing development, and a proportion of it being allocated as a SINC and SSSI.	
	However, in December 2008 an outline application for residential development (08/0338/13) on 4 acres of the site put forward as part of the CS process (i.e. the land not designated as a SSSI), was recommended for approval subject to the completion of a s106 agreement. Although the larger site was rejected for including within the deposit LDP as a residential allocation as part of the CS process, following the recommendation to grant planning permission, it has accordingly been located within the settlement boundary - a reflection of that the site benefits from a resolution to grant planning permission.	
	The approach of the Authority, of including sites which benefit from a resolution to grant planning permission within the settlement limits, has also been applied to land which is directly adjacent to the west of this site. As you will be aware in March 2006 the Taff Ely Development Control Committee resolved to grant outline planning permission (05/1017/13), subject to completion of a s106 agreement, for a mixed industrial, residential and community development. Again the site, although not specifically allocated in the deposit LDP for the uses that were approved, is located within the settlement limits.	
	Although policy SSA 13 specifically relates to housing developments within settlement boundaries, this element of the representation relates to the settlement boundary as defined on the Proposals Maps. For the above reasons, it is considered entirely appropriate that the boundary is amended to include the site.	
4 5	Changes sought	
	For the above reasons, it is considered entirely appropriate that the boundary is amended to include the site.	
9 7	Why no previous Representation	
	Please see attached letter [but no reference in letter].	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Please refer to attached letter [but no reference in letter].		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit											No		
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons											No		

3279.D2 O W M

Document: Deposit Draft, p.109 Site: New Site PEX Session:

Policy: SSA 14 Map: Issue: Employment

Summary:

Item	Question	Representation Text
1	2	Issue Summary We object to the omission of the site as an employment allocation.
2	3	Representation text By virtue of the fact that the site will benefit from planning permission for the creation of an employment plateau, upon completion of the section 106 agreement [07/1334/10], it is considered that the site should be allocated under policy SSA 14. As outlined [in the supporting evidence] the site will support the Key Settlement of Tonyrefail in the Southern Strategy Area, to promote growth in the local economy. The relevant sustainability matrices, which were used as part of the CS assessment process, have also been included.
4	5	Changes sought Land west of the Griffin Inn, Parc Eirin should be allocated under policy SSA 14.
9	7	Why no previous Representation Please refer to attached letter [but no reference in it].

Item	Question	Reply	Soundness Tests
17	8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Please refer to attached letter [but no reference in it].	

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3279.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.114		Site: 829//SSA 23.7 Mynydd Hugh & Llantrisant Forest						PEX Session:							
Policy: SSA 23		Map:		Issue: Environment											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	In addition to the amendment to the settlement boundary that is sought and allocation as an employment site, we accordingly object to the allocation of the site on the Proposal Map as a Special Landscape Area (SLA) under policy SSA 23.7.	
2 3	Representation text	
	This is firstly due to the character of the site, and secondly the resolution to grant planning permission of the re-profiling of the site which is in place. By including the site within settlement limits, this will necessitate the revision of the SLA which is sought, in any event.	
4 5	Changes sought	
	The site [west of The Griffin Inn, Parc Eirin] should be removed from the boundary of the special landscape area.	
9 7	Why no previous Representation	
	Please refer to attached letter [but no reference in it].	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Please refer to attached letter [but no reference in it].		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3280.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 689//SSA 10.11 Brynna Road, Brynna						PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Potential residential capacity of this allocated site (Land S. of Brynna Road) is excessive - refer to attached sheet	
2 3	Representation text The identified site at has topographical constraints, which will prohibit its perceived potential. Furthermore, its development will be highly visible in the landscape, specifically over Brynna Woods, as already acknowledged within Appendix 1 of the LDP Written Statement. Accordingly, such an attractive landscape will be adversely affected by the capacity proposed. It is concluded that a capacity of no more than 140 units would be far more appropriate at this site.	
4 5	Changes sought Reduction in perceived capacity of number of units envisaged at allocated site to no more than 140 units.	
9 7	Why no previous Representation Awaiting Councils publication of deposit draft to ascertain level of capacity proposed at allocated site.	
21 11	Why attend Examination? To provide full presentation of case supplemented with evidence	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Consequential re-evaluation of proposed capacity of allocated site to reflect ground topography, access requirements and proximity of Brynna Woods		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3280.D2			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108				Site: 167/163		Brynna West				Settlement Boun		PEX Session:			
Policy: SSA 13				Map:						Issue: Settlement Boundary					
Summary:															

Item	Question	Representation Text
2 3	Representation text	Owen Banks Planning & Development Limited have been instructed by Elete Design Ltd to submit a representation towards the Deposit Draft of the Rhondda Cynon Taf County Borough Council Local Development Plan (LDP). This representation is in the form of an objection to Policies SSA 13 and SSA 10 of the Deposit Draft, and seeks the inclusion of land off Heol Dewi, Brynna as a Non Strategic Site for Residential Development, and a consequential amendment of the Residential Settlement Boundary.
4 5	Changes sought	Consequential amendment to residential settlement boundary to include identified site
6 6	Candidate Site Ref No	163
9 7	Why no previous Representation	Proposed amendment involves only a minor to modest addition of land to be included which would not have become apparent until formation of residential land supply for Brynna
21 11	Why attend Examination?	To ensure a full presentation of the merits of the site to be made

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan	To provide for a realistic delivery of a modestly - sized site which will accurately reflect the residential needs of Brynna in line with candidate site assessment methodology.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3280.D4			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site: 167/163 Brynna West						New Site		PEX Session:	
Policy: SSA 10				Map:										Issue: Housing Allocation	
Summary:															

Item	Question	Representation Text
2 3	Representation text	Owen Banks Planning & Development Limited have been instructed by Elete Design Ltd to submit a representation towards the Deposit Draft of the Rhondda Cynon Taf County Borough Council Local Development Plan (LDP). This representation is in the form of an objection to Policies SSA 13 and SSA 10 of the Deposit Draft, and seeks the inclusion of land off Heol Dewi, Brynna as a Non Strategic Site for Residential Development, and a consequential amendment of the Residential Settlement Boundary.
4 5	Changes sought	Allocation of site as a non strategic site for residential development, with a consequential amendment to residential settlement boundary.
6 6	Candidate Site Ref No	163
9 7	Why no previous Representation	Not considered representation would affect overall residential growth strategy for Brynna.
21 11	Why attend Examination?	To enable a full presentation of the merits of the site to be made.

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan	To provide for a realistic delivery of a modestly - sized site which will accurately reflect the residential needs of Brynna in line with candidate site assessment methodology	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3281.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.113		Site: 813//SSA 21.7						Pontypridd to Tonyrefail via Llantrisant				PEX Session:			
Policy: SSA 21		Map:						Issue: Transportation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Request flexibility in route of cycle route to enable and improve the regeneration of Glamorgan Regeneration Park.	
2 3	Representation text My Clients are owners of the above site. The site is part of a wider area owned by the Welsh Assembly Government. Regeneration of the site is being considered for a mix of uses including student accommodation, university uses, residential and employment. A masterplan of the whole site is to be completed. The Draft Deposit Plan shows the site as white land within the settlement boundary and therefore lends itself to the proposed regeneration and future beneficial use of the site. We request that the specific route of cycle route SSA 21.7 through the site is flexible. It would be advantageous to ensure that the cycle route works as an integral part of the regeneration scheme. This will ensure connections across the valley is achieved, taking into account the topography of the site, mix of future uses and optimum site layout.	
4 5	Changes sought Flexibility in the routing of the cycle route at Glamorgan Regeneration Park.	
9 7	Why no previous Representation The site is shown as white land and the regeneration park will provide a mix of uses and is therefore not suitable for a single use allocation in the LDP.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3282.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft				Site:						New Site		PEX Session:				
Policy:				Map:						Issue: Policy Omission						
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	The Council should re-assess the allocation of land to the north of Coleg Morgannwg	
2 3	Representation text	
	The attached site plan shows land in the ownership of Coleg Morgannwg. The site is allocated for community uses in the Cynon Valley Local Plan with a view to protecting the land for the future expansion of the College or other educational purposes. The College assumed that this use would be carried forward into the LDP Deposit Plan. The College's Estate Strategy was rewritten in 2008 and considered the potential development of this site. Since this time there has been significant progress and collaborative working with RCT Education and RCT Corporate Services to take forward RCT Transformation Plan proposals for the Cynon Valley. The College site has significant benefits in terms of location, development potential and flexibility for educational purposes and is a principal site option being considered for the Cynon Valley Transformation. It is essential that this site is retained for educational expansion / use as a viable option for RCT Transformation.	
4 5	Changes sought	
	The site outlined in red on the attached plan should be allocated for educational use under a new policy and retained for educational expansion.	
9 7	Why no previous Representation	
	Deposit Plan proposals were not known at the consultation stage. It was assumed by the College that the site would remain allocated, as in the adopted Cynon Valley Local Plan for community use. The College's Estate Strategy 2008, produced after the consultation stage, embraces the strategic reconfiguration and rationalisation of the existing estate in RCT with Aberdare remaining the principal location in the Cynon Valley. Since producing this strategy, the options for strategic development at Aberdare has taken into account the RCT Transformation Plan proposals and the site is now a principal option for future educational development and/or expansion. The allocation of the site for educational use would be compatible with the Council's strategic policies, including CS1-Development in the North.	
21 11	Why attend Examination?	
	The issue of the future use of this site is a fundamental one, relating to the role and function of Aberdare; this impacts upon the soundness of the plan and should be considered at the Examination rather than by written representations.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The allocation of the site for educational use would be compatible with the Council's identification of Aberdare as a Principal Town under policy NSA 1 and Core Strategy Policy CS1- Development in the North. The allocation of this site for educational use would help reinforce the town of Aberdare as a Principal Town and would make the plan's policies more robust.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3282.D2			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079, para.6.55 - 6.61			Site:			Settlement Boun			PEX Session:						
Policy: NSA 12			Map:			Issue: Settlement Boundary									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The settlement boundary around Coleg Morgannwg should be reviewed.	
2 3	Representation text	
	The attached site plan shows land in the ownership of Coleg Morgannwg. Retention of the site for educational development / expansion is necessary in view of the College's Estate Strategy 2008 provisions for reconfiguration and rationalisation and the more recent collaborative working and implementation of the RCT Transformation Plan proposals for Cynon Valley. Related representations have been submitted for this site to be retained for educational purposes and that the site should be deleted from the greenwedge designation. This representation submits that the settlement boundary designated under policy NSA 12 should be amended to include the site shown on the attached plan. The settlement boundary would extend logically up to the caravan site located to the north and comprises land allocated for community uses in the adopted Cynon Valley Local Plan. The proposal comprises a logical settlement extension.	
4 5	Changes sought	
	The settlement boundary should be amended to include the site outlined in red on the attached plan.	
9 7	Why no previous Representation	
	Deposit Plan proposals were not known at this stage. It was assumed by the College that the site would remain allocated for community use as it was allocated in the adopted Cynon Valley Local Plan.	
	The College's Estate Strategy 2008, produced after the consultation stage, embraces the strategic reconfiguration and rationalisation of the existing estate in RCT with Aberdare remaining the principal location in the Cynon Valley. Since producing this strategy, the options for strategic development at Aberdare has taken into account the RCT Transformation plan proposals and this site is now a principal option for future educational development and/or expansion.	
	The allocation of this site for educational use would be compatible with the Council's strateigc polices, including CS1- development in the north.	
21 11	Why attend Examination?	
	The issue of the future use of this site is a fundamental one relating to the role and function of Aberdare; this impacts upon the soundness of the plan and should be considered at the Examination rather than by written representations.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The allocation of the site for educational purposes and the related amendment of the settlement boundary would be compatible with the Council's identification of Aberdare as a Principal Town under policy NSA1 and Core Strategy Policy CS1- Development in the North. The allocation of this site for educational use would help reinforce the town of Aberdare as a Principal Town and would make the plan's policies more robust.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

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>Petition of</i>	<i>TREAT</i> <i>in parts</i>	<i>EVIDENCE</i> <i>Add'l</i>	<i>NO FRTHR EVID.</i> <i>SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3282.D3			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.089, para.6.92 - 6.96		Site: 768//NSA 24.7		Penywaun and Cwmdare		Amend site boun		PEX Session:								
Policy: NSA 24		Map:		Issue: Environment												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	The inclusion of land which is owned by Coleg Morgannwg and required for educational expansion as part of a green wedge is inappropriate and unjustified.	
2 3	Representation text	
	The attached site plan shows land in the ownership of Coleg Morgannwg which has been included as a green wedge. The purpose of a green wedge, as set out in Planning Policy Wales is to prevent coalescence of settlements. The development of this site for educational purposes would not lead to the coalescence of settlements and would only extend up to the caravan park on the site's north western boundary. It is submitted that educational uses, such as campus type development, are well suited to being located on the edges of settlements as they tend to be different in character, lower in density and with more open space around buildings than other forms of urban development. The exclusion of this site from the green wedge would not jeopardise the Council's intention to prevent the Coalescence of Aberdare and Hirwaun.	
4 5	Changes sought	
	The site outlined in red on the attached plan should be removed from the green wedge designation under policy NSA 24.7.	
9 7	Why no previous Representation	
	Deposit Plan proposals were not known at this stage. It was assumed by the College that the site would remain allocated for community use as it was allocated in the adopted Cynon Valley Local Plan.	
	The College's Estate Strategy 2008, produced after the consultation stage, embraces the strategic reconfiguration and rationalisation of the existing estate in RCT with Aberdare remaining the principal location in the Cynon Valley. Since producing this strategy, the options for strategic development at Aberdare has taken into account the RCT Transformation plan proposals and this site is now a principal option for future educational development and/or expansion.	
21 11	Why attend Examination?	
	The issue of the future of this site is a fundamental one, relating to the role and function of Aberdare, which impacts upon the soundness of the plan and should be considered at the examination rather than by the written representations.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	This site is required by the College for educational purposes and it is considered that it should be allocated and retained for this use. This would be compatible with the Council's identification of Aberdare as a Principal Town under policy NSA1 and Core Strategy Policy CS1- Development in the north. The allocation of this site for educational use would help reinforce the town of Aberdare as a principal town and would make the plan's policies more robust and compliant with national policy.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													
		No													

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3283.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.108						Site:			Settlement Boun PEX Session:					
Policy: SSA 13				Map:			Issue: Settlement Boundary							
Summary:														

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is raised to the non-inclusion of land at Tylcha Fach, Tonyrefail within policy SSA 13 (shown on attached plan).	
2 3	Representation text	
	Tonyrefail is designated a 'key settlement' in policy SSA 4 of the Draft Deposit LDP for Rhondda Cynon Taf. Supporting paragraph 6.124 states, 'Opportunities exist within the settlement of Tonyrefail for new residential and commercial development that can support the process of regeneration.' Draft policy AW 1 - New Housing, states that provision will be made for 14,850 new dwellings during the plan period 2006-2021 to be met by allocations in the LDP. Draft LDP policy SSA 10 proposed 2,695 new dwellings on 19 non-strategic sites in the southern part of RCT, of which 10 sites, supporting 1,445 dwellings, are proposed for the Tonyrefail / Coed Ely area. The agenda is set for the regeneration of Tonyrefail, however, it is doubtful, under current economic conditions, whether the house-buildings rates for the 5-year period 2001-2006 can be maintained as predicted in policy SSA 10. It is important, therefore, that all identified sites are capable of being developed within a five-year period. Under draft policy SSA 13 the site at Tylcha Fach, is shown outside the settlement boundary for Tonyrefail where there will be a strong presumption against any further development. This site, together with adjoining land, however is a logical extension of the Tylcha Fach residential site, the limits of which should co-incide with the farm track leading to Tylcha Fach farm. This track, it is suggested, should define the line of the proposed settlement boundary for this part of Tonyrefail.	
4 5	Changes sought	
	Include the site shown on the attached plan within policy SSA 13, as a site for housing within the settlement boundary.	
9 7	Why no previous Representation	
	Site was not submitted as a candidate site. Agent only requested to act for client within last week prior to deadline for receipt of representations.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Inclusion of the proposed site at Tylcha Fach, Tonyrefail within a defined settlement boundary will not unacceptably conflict with surrounding uses. Development of the site would be consistent with Planning Policy Wales objectives, para. 9.1, which aims to ensure 'people in Wales have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families.' The site would support the provision of services and retail facilities in Tonyrefail town centre.		
	People, Places, Futures - The Wales Spatial Plan highlights the need to tackle poverty and deprivation in the worst affected areas. Tonyrefail and Gilfach Goch have pockets of deprivation amongst the worst in the County Borough. The Spatial Plan advocates the strengthening of valley communities as desirable places to live, work and visit ... set in attractive environments. Tonyrefail is a key mid-valley settlement, where a mix of housing types, accommodated on quality sites, will prove to be a major stimulus in the regeneration of a deprived area.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3283.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.114		Site: 828//SSA 23.6							Mynydd y Glyn & Nant Muchudd Basin			PEX Session:				
Policy: SSA 23				Map:				Issue: Environment								
Summary:																

Item	Question	Representation Text	
1 2	Issue Summary		
	Objection is raised to the inclusion of land at Tylcha Fach, Tonyrefail (see attached plan) within policy SSA 23.6 - special landscape areas.		
2 3	Representation text		
	Tonyrefail is designated a 'key settlement' in policy SSA 4 of the Draft Deposit LDP for Rhondda Cynon Taf. Supporting paragraph 6.124 states, 'Opportunities exist within the settlement of Tonyrefail for new residential and commercial development that can support the process of regeneration.' Draft policy AW 1 - New Housing, states that provision will be made for 14,850 new dwellings during the plan period 2006-2021 to be met by allocations in the LDP. Draft LDP policy SSA 10 proposed 2,695 new dwellings on 19 non-strategic sites in the southern part of RCT, of which 10 sites, supporting 1,445 dwellings, are proposed for the Tonyrefail / Coed Ely area. The agenda is set for the regeneration of Tonyrefail, however, it is doubtful, under current economic conditions, whether the house-buildings rates for the 5-year period 2001-2006 can be maintained as predicted in policy SSA 10. It is important, therefore, that all identified sites are capable of being developed within a five-year period.		
	This site, together with the smaller adjoining site, is a logical extension of the Tylcha Fach residential site, the limits of which should co-incide with the farm track leading to Tylcha Fach farm. Inclusion of this site within policy SSA 23.6 will preclude the site and the smaller adjoining site from contributing to the regeneration of Tonyrefail. The site has a vital role to play since it is capable of being developed in lieu of other more constrained sites in the Tonyrefail area.		
4 5	Changes sought		
	Exclude the site shown on the attached plan from draft policy area SSA 23.6.		
9 7	Why no previous Representation		
	Site was not submitted as a candidate site. Agent only asked to act for client within last week prior to submission deadline for receipt of representations.		
Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response		
20	9			Why changes satisfy Soundness												Give details why the changes you propose will ensure that the Plan	
<p>Retention of the proposed site at Tylcha Fach, Tonyrefail in draft policy SSA 23.6 will frustrate the task of stimulating a resurgence in economic activity in the Tonyrefail area. Development of the site would be consistent with Planning Policy Wales (March 2002) objectives, para. 9.1, which aims to ensure 'people in Wales have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families.' The site would support the provision of services and retail facilities in Tonyrefail town centre. Planning Policy Wales states, chapter 9 Housing para. 9.1.2 'Local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing.' The site offers opportunities for the provision of a mix of housing types that includes affordable housing. None of this is achievable if the logical further expansion of Tylcha Fach is inhibited by such an over-restrictive policy.</p> <p>People, Places, Futures - The Wales Spatial Plan highlights the need to tackle poverty and deprivation in the worst affected areas by creating sustainable communities with access to affordable housing. Tonyrefail and Gilfach Goch have pockets of deprivation amongst the worst in the County Borough. The Spatial Plan advocates the strengthening of valley communities as desirable places to live, work and visit ... set in attractive environments. Tonyrefail is a key mid-valley settlement, where a mix of housing types, accommodated on quality sites, will prove to be a major stimulus in the regeneration of a deprived area. Draft policy SSA 23.6 will preclude any of these highly desirable objectives being achieved.</p> <p>Inclusion of the site in draft policy SSA 23.6 would also frustrate one of the perceived aspirations of the local community in attaining a better life as expressed through the auspices of the County Borough's Community Plan 2004-2014, namely easy access to local town centres for shopping and other services. The proposed site would be within a short bus-ride of both Tonyrefail and Talbot Green shopping centres and within easy reach of primary and comprehensive schools in Tonyrefail and Coed Ely. Again, none of this will be achieved if the site is blighted by draft policy SSA 23.6.</p>																	
Item Question															Reply	Tick box Replies	
3	4	Seek changes? Any changes to be made to the Plan?														Yes	
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons														No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3283.D3			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106							Site:		New Site			PEX Session:				
Policy: SSA 10				Map:			Issue: Housing Allocation									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Objection is raised to the non inclusion of land at Tylcha Fach, Tonyrefail within Policy SSA 10 (shown on the attached plan).	
2 3	Representation text	
	Tonyrefail is a designated 'Key Settlement' in Policy SSA 4 of the Draft Deposit LDP for Rhondda Cynon Taf. Supporting paragraph 6.124 states 'Opportunities exist within the settlement of Tonyrefail for new residential and commercial development that can support the process of regeneration'. Draft policy AW1 - New Housing states that provision will be made for 14,850 new dwellings during the plan period 2006-2021 to be met by allocations in the LDP. Draft LDP policy SSA 10 proposes 2695 new dwellings on 19 non-strategic sites in the southern part of RCT, of which 10 sites, supporting 1445 dwellings, are proposed for the Tonyrefail/Coed Ely area. The agenda is set for the regeneration of Tonyrefail, however it is doubtful, under current economic conditions, whether the house building rates for the 5 year period 2001-2006 can be maintained as predicted in Policy SSA 10. It is important, therefore, that all identified sites are capable of being developed within a five year period. This site, together with the smaller adjoining site, is a logical extension of the Tylcha Fach residential site, the limits of which should coincide with the farm track leading to Tylcha Fach farm. This track, it is suggested, should define the line of the residential allocation and amended settlement boundary for this part of Tonyrefail.	
4 5	Changes sought	
	Include the site shown on the attached plan within Policy SA 10 as a site for housing within the Settlement Boundary for Tonyrefail.	
9 7	Why no previous Representation	
	Site was not submitted as a candidate site. Agent only requested to act for client within last week prior to submission deadline for receipt of representations.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
15 8	C4 Test? Toes not have regard to RCT Community Plan?	Yes	

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
20	9			Why changes satisfy Soundness												Give details why the changes you propose will ensure that the Plan
<p>Inclusion of the proposed site at Tylcha Fach, Tonyrefail in draft Policy SSA 10 will not unacceptably conflict with surrounding uses. Development of the site would be consistent with Planning Policy Wales (March 2002) objectives, para 9.1, which aims to ensure 'people in Wales have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families. The site would support the provision of services and retail facilities in Tnoyrefail town centre. Planning Policy Wales states, chapter 9 Housing para. 9.1.2, Local Planning Authorities should promote sustainable residential environments avoid large housing areas of monotonous character and make appropriate provision for affordable housing. This site offers opportunities for the provision of a mix of huosing types that includes affordable housing.</p> <p>People, Places, Futures- The Wales Spatial Plan highlights the need to tackle poverty and deprivation in the worst affected areas by creating sustainable communities with access to affordable housing. Tonyrefail and Gilfach Goch have pockets of deprivation amongst the worst in the County Borough. The Spatial Plan advocates the strengthening of valley communities as desirable places to live, ork and visit.....set in attractive envinroments. Tonyrefail is a key mid valley settlement where a mix of housing types, accommodted on quality sites, will prove to be a major stimulus in the regeneration of a deprived area.</p> <p>Inclusion of the site in draft policy SSA 10 would also satisfy the aspirations of the local community with regard to their exoressed vision of a better life as expressed through the auspices of the County Borough's Community Plan 2004-2014. Easy access to local town centres for shopping and other services. The proposed site would be within a short bus rode of both Tonyrefail and Talbot Green shopping centres and within easy reach of primary and comprehensive schools in Tonyrefail and Coed Ely.</p>																

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3284.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.108						Site:			Settlement Boun PEX Session:							
Policy: SSA 13				Map:				Issue: Settlement Boundary								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Objection raised the non inclusion of land at Tylacha Fach, Tonyrefail wiithin Policy SSA 13 (Shown on attached plan)	
2 3	Representation text	
	Tonyrefail is a designated "Key Settlement" in Policy SSA 4 of the Draft Deposit LDP for Rhondda Cynon Taff .Supporting paragraph 6.124 states 'Opportunities exist within the settlement of Tonyrefail for new residential and commercial development that can support the process of regeneration'. Draft policy AW1 - New Housing states that provision will be made for 14,850 new dwellings during the plan period 2006-2021 to be met by allocations in the LDP. Draft LDP policy SSA 10 proposes 2695 new dwellings on 19 non-strategic sites in the southern part of RCT, of which 10 sites, supporting 1445 dwellings, are proposed for the Tonyrefail/Coed Ely area. The agenda is set for the regeneration of Tonyrefail, however it is doubtful, under current economic conditions, whether the house building rates for the 5 year period 2001-2006 can be maintained as predicted in Policy SSA 10. It is important, therefore, that all identified sites are capable of being developed within a five year period. Under draft policy SSA 13 the site at Tylcha Fach, is shown outside the settlement boundary for Tonyrefail where there will be a strong presumption against any further development. This site, together with adjoining land, however is a logical extension of the Tylcha Fach residential site the limits of which should coincide with the farm track leading to Tylcah Fach farm. This track, it is suggested, should define the line of the proposed settlement boundary for this part of Tonyrefail.	
4 5	Changes sought	
	Include the site shown on the attached plan within Policy SSA 13 as a site for housing within the Settlement Boundary.	
9 7	Why no previous Representation	
	Site was not submitted as a candidate site Agent only requested to act for client within last week prior to submission deadline for representations.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
14 8	C3 Test? Does not have regard to Wales Spatial Plan?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Inclusion of the proposed site at Tylcah fach , Tonyrefail within a defined settlement boundary will not unacceptably conflict with surrounding uses. Development of the site would be consistent with Planning Policy Wales objectives, para 9.1 , which aims to ensure 'people in Wales have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families. The site would support the provision of services and retail facilities in Tonyrefail town centre.		
	People, Places, Future - The Wales Spatial Plan highlights the need to tackle poverty and deprivation in the worst affected areas. Tonyrefail and Gullah Goch have pockets of deprivation amongst the worst in the County Borough. The Spatial Plan advocates the strengthening of valley communities as desirable places to live, work and visit.....set in attractive environments. Tonyrefail is a key mid valley settelement (SIC) where a mix of housing types, accommodated on quality site, will prove to be a major stimulus in the regeneration of a deprived area.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3285.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077						Site:			PEX Session:						
Policy: NSA 9				Map:			Issue: Housing Allocation								
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The LDP is deficient in the way in which it addresses the HRA re Blaen Cynon SAC	
2 3	Representation text The LDP fails to transpose the requirements of the HRA into it by failing to refer to the potential for disruption to hydrology and habitat loss/fragmentation.	
4 5	Changes sought The LDP should refer to how it will address disruption to hydrology and habitat loss and fragmentation, as set out in the HRA.	
9 7	Why no previous Representation Not required to by law. See LDP Regulations Wales 15 et seq, and LDP's Wales. Para 4.22 of "LDP's Wales" states:- "Representations made at this stage (Pre -Deposit) will not constitute representations to be considered at the independent examination".	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?		
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan To comply with "LDP's Wales" in respect of the AA of LDP's (as amended)		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3285.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.082						Site:			PEX Session:						
Policy: NSA 14				Map:			Issue: Employment								
Summary:															

Item	Question	Representation Text
1 2	Issue Summary The LDP is deficient in the way in which it addresses the HRA re Blaen Cynon SAC	
2 3	Representation text The LDP fails to transpose the requirements of the HRA into it by failing to refer to the potential for disruption to hydrology and habitat loss/fragmentation.	
4 5	Changes sought The LDP should refer to how it will address disruption to hydrology and habitat loss and fragmentation, as set out in the HRA.	
9 7	Why no previous Representation Not required to by law. See LDP Regulations Wales 15 et seq, and LDP's Wales. Para 4.22 of "LDP's Wales" states:- "Representations made at this stage (Pre -Deposit) will not constitute representations to be considered at the independent examination".	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan To comply with "LDP's Wales" in respect of the AA of LDP's (as amended)		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3285.D3			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft				Site:										PEX Session:		
Policy:				Map:										Issue: Habitat Regulations Assessment		
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The LDP is deficient in the way in which it addresses the HRA re Blaen Cynon SAC	
2 3	Representation text The LDP fails to transpose the requirements of the HRA into it by failing to refer to the potential for disruption to hydrology and habitat loss/fragmentation.	
4 5	Changes sought The LDP should refer to how it will address disruption to hydrology and habitat loss and fragmentation, as set out in the HRA.	
9 7	Why no previous Representation Not required to by law. See LDP Regulations Wales 15 et seq, and LDP's Wales. Para 4.22 of "LDP's Wales" states:- "Representations made at this stage (Pre -Deposit) will not constitute representations to be considered at the independent examination".	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3286.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.077				Site: 370/371		Buarth y Capel				New Site		PEX Session:			
Policy: NSA 9		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Policy NSA9 allocates land for residential development on non-strategic sites in the Northern Strategy Area. Land at Buarth y Capel, Ynysybwll has an extant consent for residential development and should be included in Policy NSA9 as a residential allocation.	
2 3	Representation text	
	The site should be considered as a commitment, Buarth y Capel should be included as a residential allocation. See accompanying letter and supporting information.	
4 5	Changes sought	
	Policy NSA9 should be amended to include 17ha of land at Buarth y Capel, Ynysybwll as a residential allocation.	
6 6	Candidate Site Ref No	
	371	
9 7	Why no previous Representation	
	Overall Strategy considered acceptable. It promotes development in the NSA in an effort to address the imbalance between the NSA and SSA.	
21 11	Why attend Examination?	
	Site has a complex planning history.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	It is an acceptable additional site which should be included as an allocation as it is an existing commitment.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3286.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.079										Site: 370/371 Buarth y Capel		Settlement Boun PEX Session:				
Policy: NSA 12				Map:			Issue: Settlement Boundary									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	The settlement boundary at Ynysybwll should be amended to incorporate land at Buarth y Capel, Ynysybwll.	
2 3	Representation text	
	The Buarth y Capel site has an extant planning consent and is included within the settlement boundary for Ynysybwll in the adopted Cynon Valley Local Plan and was previously allocated for mixed development in the Ynysybwll Local Plan. There have been no material changes in circumstances to warrant its exclusion from the defined settlement in the LDP.	
4 5	Changes sought	
	The settlement boundary should be amended in accordance with that included in the Cynon Valley Local Plan and as shown on the attached plan.	
6 6	Candidate Site Ref No	
	371	
9 7	Why no previous Representation	
	Overall Strategy considered acceptable. It promotes development in the NSA in an effort to address the imbalance between the NSA and SSA. Development on this site would assist in providing a sustainable community and in halting outmigration and decline.	
21 11	Why attend Examination?	
	Site has complex planning history.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The LDP would then be consistent with the adopted local plan and would reflect the existence of an extant planning permission and address the imbalance of development between the NSA and SSA.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3286.D3			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.054										Site: 370/371 Buarth y Capel			PEX Session:			
Policy: AW 8				Map:				Issue: Environment								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Amendments to SINC 73. Site 73 - Buarth y Capel. The SINC designation is inappropriate in that the site has an extant planning permission.	
2 3	Representation text	
	The site has an extant planning permission and is the subject of a current planning application. The SINC designations as shown on the constraints map is not considered to be either warranted or appropriate. The more important nature conservation interests lie outside the Buarth y Capel site and within the proposed SLA. The consented area should be removed from the SINC designation.	
4 5	Changes sought	
	SINC 73 should be deleted from the schedule in Appendix 1E in respect of the consented area.	
6 6	Candidate Site Ref No	
	371	
9 7	Why no previous Representation	
	Overall Strategy considered acceptable. It promotes development in the NSA in an effort to address the imbalance between the NSA and SSA. Its aim to produce sustainable communities to halt decline and outmigration is supported.	
21 11	Why attend Examination?	
	Site has complex planning histry which needs to be fully explored and explained.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	The plan would reflect the correct position with regard to the status of the site which has consent. Th value of SINC designations is lessened by the inclusion of this site. The current proposed development deals in detail with ecological and nature conservation matters. It should be considered as a commitment and in accord with the current development plan.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3286.D4			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.054		Site: 370/371						Buarth y Capel		PEX Session:					
Policy: AW 8		Map:		Issue: Environment											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	That the SINC 73 designation is not appropriate for a site which has an extant planning consent and which lies within the settlement boundary in the adopted local plan.	
2 3	Representation text	
	The existence of an extant planning permission should be recognised. It is inappropriate to try and protect the natural environment, where development has been approved, has commenced and could be completed.	
4 5	Changes sought	
	That the extant consented area be deleted from the SINC 73 designation.	
6 6	Candidate Site Ref No	
	371	
9 7	Why no previous Representation	
	Northern Strategy Area principles are supported.	
21 11	Why attend Examination?	
	Complex planning history of the site requires detailed investigation.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	It is not consistent with the planning circumstances of the site nor the existing development plan framework.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
3287.D2			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 631/640 The Ridings S.						PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

<i>Item</i>	<i>Question</i>	<i>Representation Text</i>	
1 2	Issue Summary Continued support for the inclusion of candidate site 640		
2 3	Representation text Continued support for the enclusion of candidate site 640 within the local developmetn plan for residential development (Land south of the Ridings)		
<i>Item</i>	<i>Question</i>	<i>Reply</i>	<i>Tick box Replies</i>
3 4	Seek changes? Any changes to be made to the Plan?	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3288.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079		Site: 550/559						Maelgwyn Terrace Scrap Yard adj			Settlement Boun		PEX Session:		
Policy: NSA 12				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Change to Aberdare settlement boundary.	
2 3	Representation text The supporting evidence (3 sides of A4 plus location map) sets out the reasons why the site should be included in the settlement boundary.	
4 5	Changes sought Land on the map included in the settlement boundary (CS 559).	
6 6	Candidate Site Ref No 559.	
8 7	Previous Representation No Unknown.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Change of plan will help the plan take account of changed circumstances on my site.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3289.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.077, para.6.44						Site:			New Site			PEX Session:				
Policy: NSA 9				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	The land at the former Stelco Hardy Factory, as shown on the attached plan should be allocated under Policy NSA 9 for approximately 70 dwellings.	
2 3	Representation text	
	The Stelco Hardy Factory has been vacant since 2004, and its use for employment purposes is not viable. The site is within the settlement boundary and its allocation for housing would contribute to providing a wider range and choice of housing sites. There is concern that there is insufficient flexibility in the land supply as some of the sites allocated are large, brownfield sites which will require land reclamation and / or major infrastructure requirements and their implementation is unlikely or will be considered delayed. There is therefore a requirement for more sites to be allocated to provide adequate flexibility.	
4 5	Changes sought	
	The site on the attached plan should be allocated for housing under policy NSA 9.	
9 7	Why no previous Representation	
	The allocation of housing sites was not known until the deposit stage and including the site as an allocation would be in accord with the Preferred Strategy.	
21 11	Why attend Examination?	
	It is important that the LDP includes sufficient range and choice of housing sites which are deliverable otherwise it will not be sound. The inclusion of this site as a housing allocation will contribute to the soundness of the plan.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	There is concern about the deliverability of the allocated sites, in particular NSA 5, which is dependent on a land reclamation scheme. The site will add to the range and choice of sites and provide suitable flexibility in the land supply.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3290.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108, para.6.157		Site: 135/131			High Street rear			Settlement Boun			PEX Session:					
Policy: SSA 13		Map:			Issue: Settlement Boundary											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	the settlement boundary should be drawn as shown on the attached plan under the provisions of SSA 13. The site edged red on the plan should be includes within the settlement boundary.	
2 3	Representation text	
	It is considered that the settlement boundary should take in the identified area to the east of High Street which land is suitable for housing. Further, part of the land was identified within the adopted Rhondda Cynon Taff (Taff Ely) Local Plan as falling within settlement limits. Related submissions have been made that this site should be allocated for housing. The site adjoins existing residential development to the north-west and comprises a logical extension to this part of Gilfach Goch.	
4 5	Changes sought	
	A settlement boundary should be amended around Gullah Goch as shown on the attached plan under the provisions of Policy SSA 13 and the site edged red should be included within it.	
6 6	Candidate Site Ref No	
	131	
9 7	Why no previous Representation	
	Settlement boundaries were not identified until the Deposit Plan stage.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Concern is expressed regarding the deliverability of the allocated housing land supply, particularly in the earlier part of the LDP period. The site at Gilfach Goch would help meet short term housing need. Further, the site comprises logical rounding off of this part of the settlement. The allocation of the site for housing and its inclusion within the settlement boundary would make the plans policies more robust.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3290.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106, para.6.148 - 149		Site: 135/131		High Street rear		New Site		PEX Session:							
Policy: SSA 10		Map:		Issue: Housing Allocation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
The site edged red on the attached plan should be allocated for residential development under the provisions of Policy SSA10.		
2 3	Representation text	
It is submitted that land is suitable for residential development. The site relates well to existing built up limits, and adjoins existing residential development on its north-western boundary. The allocation of this site would comprise a logical consolidation of this part of Gilfach Goch. The site has reasonable access to local services, facilities, employment opportunities as well as public transport. The site would meet housing needs of the Borough, including local needs and could also provide an element of affordable housing. The site is available for development in the early part of the plan period and comprises an economically viable proposal.		
4 5	Changes sought	
The site should be allocated for residential development under the provisions of policy SSA10.		
6 6	Candidate Site Ref No	
131		
9 7	Why no previous Representation	
Specific housing allocations not identified at that time.		

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
Concern is expressed regarding the deliverability of the allocated housing land supply, particularly in the earlier part of the LDP period. The site at Gilfach Goch is available to meet short term housing needs. Further the site comprises a logical rounding off of this part of the settlement.			

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3291.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079																
Policy: NSA 12																
Summary:																
Site: 319/319 Landscape Gardening, Cwmbach Road																
Map:																
Issue: Settlement Boundary																
Settlement Boun PEX Session:																

Item	Question	Representation Text
1 2	Issue Summary The land [CS 319 & CS 386] should be included within the settlement boundary.	
2 3	Representation text The land is promoted as an alternative site for housing development under policy NSA 9 and requires a consequential amendment to the settlement boundary for Abernant.	
4 5	Changes sought Inclusion of the land edged red on the attached plan within the settlement boundary of Abernant as shown.	
8 7	Previous Representation No 12.14.1	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The Council's assessment of the land (as individual candidate sites) is flawed with inufficient regard to accessibility and clearance of dereliction, and too much weight on the impact of development on urban coalescence. Accordingly it is resubmitted as a combined alternative site with a revised site assessment that illustrates its suitability for sustainable development.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3291.D2			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.089		Site: 765//NSA 24.4		Abernant and Cwmbach		Amend site boun		PEX Session:								
Policy: NSA 24		Map:		Issue: Environment												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Other polices of the plan will prevent coalescence of Cwmbach with Abernant.	
2 3	Representation text The designation of the Green Wedge between Cwmbach and Abernant duplicates the control over development provided by the delineation of the rigid settlement boundary of Aberdare under policy NSA12. The land shown edged red on the attached plan includes derelict brownfield land that is not of landscape, amenity or agricultural value and is not therefore justified for inclusion. The desirable reclamation of the land will only be compromised by green wedge designation.	
4 5	Changes sought Deletion of the land edged in red on the attached plan from the Green Wedge.	
8 7	Previous Representation No 12.14.1	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The designation of the green wedge at this location does not reflect national policy (C2) as set out at section 2.6 of Planning Polciy Wales (WAG 2002) as it is not of landscape, amenity or agricultural value and sufficient contorls of development already exist. Moreover, the Council has given insufficient regard to the desirability of reclaiming this derelict and unsightly land (CE2) and the sustainable pattern of development that can arise from its reuse.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3291.D3			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.077				Site: 319/319		Landscape Gardening, Cwmbach Road				New Site		PEX Session:				
Policy: NSA 9				Map:						Issue: Housing Allocation						
Summary:																

Item	Question	Representation Text	
1 2	Issue Summary There is an inadequate supply of deliverable housing sites within the Northern Strategy Area.		
2 3	Representation text Viable new housing sites must be allocated at area of demand to prevent a scarcity of land causing local affordability problems, and the displacement of the economically active population to other parts of South Wales.		
4 5	Changes sought Allocation of the unconstrained land at Cwmbach Road [CS 319 & CS 386] under policy NSA9 for residential development. This 4.4 ha site has the capacity to yield around 140 new houses towards the overall housing target.		
6 6	Candidate Site Ref No 319 + 386		
8 7	Previous Representation No 12.14.1		
21 11	Why attend Examination? The issue of the adequacy of the housing provision is fundamental to the soundness of the plan and requires full consideration at the Examination.		
Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The Council's assessment of the land (as individual candidate sites) is flawed as insufficient regard has been given to accessibility and clearance of dereliction, and too much weight given to the impact of development on urban coalescence. Accordingly it is resubmitted as a combined alternative site with a revised assessment that illustrates its suitability for sustainable development.		
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3292.D1			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.034, para.4.45		Site:		PEX Session:													
Policy: CS 4		Map:		Issue: Housing Requirement													
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Correctly define the term "settlement boundary" and then review and revise the settlement boundaries accordingly.	
2 3	Representation text The local planning authority has redefined the nationally accepted definition of the term "settlement boundary" so that it becomes a "residential settlement boundary". Such an approach is unwarranted and only leads to confusion. Other local planning authorities have attempted to adopt a similar approach in the past and been corrected by the development plan inquiry inspector (North Cornwall LP; Monmouthshire UDP; Vale of Glamorgan UDP). In this particular instance the inspectors report regarding the North Cornwall LP is particularly pertinent, I therefore attach the relevant extract. (Note that a similar objection has been made in respect of the emerging Caerphilly LDP)	
4 5	Changes sought Remove the word "residential" from the term "residential settlement boundaries" throughout (SIC) the document. Define the term "settlement boundaries" at paragraph 4.45 as: "Settlement Boundaries have been drawn to delineate the predominately built-up part of a settlement from the countryside beyond." Redraw the settlement boundaries on the proposal map to comply with the new definition.	
9 7	Why no previous Representation Unaware that this particular issue would arise.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan C2 & CE1. Creating a definition for the term "Settlement Boundary" which does not correspond with either national planning policy or that of other local planning authorities will lead to confusion.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3292.D2			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.073, para.6.37				Site:								PEX Session:			
Policy: NSA 7				Map:				Issue: Strategic Sites							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The Cwm Taf NHS Trust supports the proposal insofar as it relates to Aberdare Hospital, which is scheduled to close in 2011. With the redevelopment of the site in mind, consultants have already been appointed and various studies are already underway with a view to providing information to support a planning application for development outlined in paragraphs 6.36 f) and g) of the emerging LDP.	
2 3	Representation text	
	What is of concern is that paragraph 6.37 apportions development percentages between the Robertstown area and the hospital land entirely inequitably and with no reference to the offset reduction in the existing traffic generated by the hospital. Our initial traffic data indicates that the closure of the hospital will equate to approximately 300 of the 600 residential units proposed; approximately 50% of the traffic that will be generated by the development, as opposed to the 25% allowed for in the LDP. In contrast the Roberstown area, which currently generates no traffic, can be developed to 75% of capacity. We are unaware of any logical reasons for the imposition of these percentages by the local planning authority.	
4 5	Changes sought	
	Rather than debate these figures on the basis of incomplete evidence, we would prefer that the paragraph be deleted or that it simply state that the phasing of development will be dependent upon detailed traffic studies. Alternatively, given the likely complexity of future s.106 agreements that will have to take into account not only the two sites referred to above, but also residential allocation NSA 9.6, it would perhaps be better that an area specific SPG be formulated in conjunction with the landowners.	
9 7	Why no previous Representation	
	Unaware that this particular issue would arise.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	CE2. The evidence in respect of detailed traffic issues is unavaliable at present. Therefore, imposing detailed constraints is unrealistic. Defer such judgements until the evidence is in place. CE4. Ditto.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3292.D3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079		Site: 277/276		Mountain Ash General Hospital		Settlement Boun		PEX Session:							
Policy: NSA 12		Map:		Issue: Settlement Boundary											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The proposals map should be redrawn to include the existing Mountain Ash hospital within the settlement boundary.	
2 3	Representation text	
	1. The settlement boundary for Mountain Ash currently excludes the existing Mountain Ash Hospital, along with all the "Major Community Facilities", other than the YMCA and Gym, listed at page 45 of the Preferred Strategy document. The exclusion of such major facilities from within the settlement boundaries stems from an incorrect definition and misapplication of the term "settlement boundary", and therefore a separate objection had been made in respect of the definition of the term "settlement Boundary" used in the LDP,	
	2. The hospital will be vacated during 2011 when the new Cynon Valley Community Hospital (also located within Mountain Ash and also excluded from the settlement boundary) is completed. At that time the existing hospital (approximately 4,000m ² floor area) and associated land (totalling 3.4ha) will be disposed of. The property's market value will be largely determined by the range of possible development opportunities, which in turn are governed by the planning policy framework applicable to the site. In order to obtain best value for the land and buildings it is essential that they are included within the settlement boundary and not within the open countryside as is proposed in the emerging LDP.	
	3. It is appreciated that existing and proposed constraints on the site (TPO, SINC and SLA) will all need to be satisfactorily addressed if a suitable redevelopment scheme is to emerge, and it is for that reason that the Trust have NOT sought to have the site included as a Candidate Site.	
	4. Such a scheme would be limited to the flatter parts of the site and would therefore not directly affect the proposed SINC as it only covers the steeply sloping woodland area to the West of the access road. Similarly, there is the hospital itself, as well as a car park and field to the southeast, which could be developed without affecting any of the trees covered by the TPO. Whereas policy NSA 25- Special Landscape Areas requires development to be of the "highest standards of design, siting, layout and materials appropriate to the character of the area", which is both desirable and achievable.	
	5. What the Trust wish to avoid is a situation where development proposals for their property, which clearly forms part of Mountain Ash village, are subject to countryside policies that generally seek to prohibit development.	
4 5	Changes sought	
	The existing Mountain Ash Hospital should be included in the settlement boundary. A plan showing site boundary is included in the Candidate Sites register at page 212 (site number 276).	
6 6	Candidate Site Ref No	
	276- Although the Trust only requested that the land be included within the settlement boundary, it was nevertheless treated as a candidate site by the LPA.	
9 7	Why no previous Representation	
	Because the site was listed in the schedule of non-strategic sites in the Preferred Strategy document (Appendix 6, page 66 of that document)	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatible with plans of neighbouring authorities	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
20	9			Why changes satisfy Soundness											Give details why the changes you propose will ensure that the Plan C2 & CE1. The problem stems from creating a definition for the term "settlement boundary" which does not correspond with either national planning policy or that of other local planning authorities and will lead to confusion.
<hr/>															
<i>Item</i>	<i>Question</i>											<i>Reply</i>	Tick box Replies		
3	4	Seek changes? Any changes to be made to the Plan?										Yes			
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit										No			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No			

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3293.D1			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106		Site: 688//SSA 10.10		Hafod Wen \ Concorde Drive, Tonyrefail		Amend site boun		PEX Session:						
Policy: SSA 10		Map:		Issue: Housing Allocation										
Summary:														

Item	Question	Representation Text
1 2	Issue Summary Amend site allocated under Policy SSA10.10	
2 3	Representation text We write on behalf of Messrs Davies & Millichap, who are the owners of 2 fields adjoining Hafod Wen, Capel Hill Tonyrefail which are shown edged red on the attached plan. You will be aware from reference you have given, namely 12.2.5.602, that we have put this area forward previously as a candidate site for housing development. Unfortunately, we have now discovered that for whatever reason this site, which in total would be around 15.7 acres (6.35 ha), has been linked with adjoining land which is separately owned and has previously been classified as a site of Special Scientific Interest (SSSI) to which your Council have given reference 10.10 on your LDP website plan. Our client strongly objects to this, if only because there is no connection whatsoever between the two sites and which are in separate ownership and obviously a site zoned SSSI could not subsequently be deemed suitable for housing development. We have, as requested, completed the deposit plan representation form which is enclosed but in case this does not make clear what we are endeavouring to put to you, this letter and plan is sent to you by way of additional information coupled with a request that deal separately each site on its own merits. We understand that part of the site we first identified has been allocated as a residential development site within the plan period and while we are grateful for this, we had considered that the field to the north thereof would have been suitable for a similar designation but perhaps you can let us know why only one of the two fields concerned is deemed suitable for housing development in your view.	
4 5	Changes sought To have this land separately considered on its own merits and not as part of a larger site including adjacent land which is itslef subject of an SSSI designation.	
6 6	Candidate Site Ref No 602	
9 7	Why no previous Representation The preferred strategy had no direct relevance on my candidate site.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The changes will result in the removal of an area of land from proposed development which has previously been identified as an SSSI and wil result in a site more suitable for housing development.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons														No

3294.D1 O W M

Document: Deposit Draft, p.086 Site: PEX Session:

Policy: NSA 19 Map: Issue: Retail

Summary:

Item	Question	Representation Text
1 2	Issue Summary The delineation of the retail centre of Mountain Ash on the Proposals Map.	
2 3	Representation text Objection is raised to the retraction of the retail centre boundary as originally defined in the Cynon Valley Local Plan such that the former Nixon's Institute site, which is need of redevelopment, is effectively excluded from the town centre and the range of alternative uses this permits	
4 5	Changes sought The reinstatement of the retail centre boundary around the Nixon's Institute site as per the attached plan.	
9 7	Why no previous Representation Not a strategic planning matter.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The inclusion of the Nixon's Institute site within the retail centre will remedy the failure (CE2) to have regard to the potential benefits that the redevelopment of this derelict site will have for the town centre.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.054						Site:			PEX Session:						
Policy: AW 8				Map:			Issue: Environment								
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Object to extent of Pant Marsh SINC	
2 3	Representation text The proposed extension to the existing Pant Marsh SINC does not qualify for SINC status, either for its intrinsic habitat or species compositions, as a strategic linking function, or as part of a wider effective ecological unit. The SINC system is vital for enabling the planning system to recognise and thus protect or enhance those areas of substantive nature conservation value, which lie outside the limited network of statutorily protected SSSIs. This additional land is not of substantive nature conservation value, and does not form part of the wider Pant Marsh ecological unit. Accordingly it should note (sic) be designated for SINC status	
4 5	Changes sought Reduce the extent of SINC No. 103 to exclude its western most field on the constraints plan.	
9 7	Why no previous Representation Detailed boundary extension of Pant Marsh SINC not set out within Preferred Strategy.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Deletion of the proposed extension to the Pant Marsh SINC would result in the designation having regard to robust evidence (Review of the proposed Pant Marsh SINC - RPS, 2009).		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.114		Site: 826//SSA 23.4							Coed-yr-Hendy & Mwyndy			PEX Session:				
Policy: SSA 23		Map:				Issue: Environment										
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Object to apparent conflict between SLA boundary on the proposals map and requirement of policy SSA8, as expressed in detail in paragraph 6.142.	
2 3	Representation text Land immediately south of Glamorgan Vale roundabout is designated as an SLA on the proposals map and yet will provide one of the two primary access points to the proposed new town centre allocated under policy SSA8 (as set out in paragraph 6.142). This will result in Policy SSA8 requiring a highway connection in this location, potentially in conflict with the aims of an SLA designation.	
4 5	Changes sought The SLA boundary should be altered to exclude the area abutting the southern half of the Glamorgan Vale roundabout.	
9 7	Why no previous Representation Detailed SLA boundary not included in the Preferred Strategy.	
21 11	Why attend Examination? These and other representations made Valad Developments (Llantrisant) Ltd have implications for the development o a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Removing the contradictions between the Concept Plan and other LDP policies as well as PPW will ensure consistency between these policies and will result in a coherent strategy in respect of Strategic Site 7.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3295.D3			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.112		Site: 800//SSA 20.1		Mwyndy/Talbot Green		PEX Session:									
Policy: SSA 20		Map:		Issue: Transportation											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Object to lack of clarity between "Park and Ride" and "Park and Share", which have potentially quite different development requirements. Object to location of either within the car park of the proposed new town centre.	
2 3	Representation text Policy SSA 20 seeks park and ride/park and share facilities within the County Borough, including within Strategic Site 7. Supporting paragraph 6.173 confirms that the provision is to be made within the retail car park. As a general point, the absence of any distinction between park and ride (which would require waiting facilities and a bus service) and park and share (which would be more ad hoc and would require little more than an area for the parking of cars) is unhelpful and results in a lack of certainty over land take and development costs. Moreover, the location of either within the new town centre's car park is inappropriate as: * It is not directly on a route from Llantrisant to Cardiff (where a majority of people will be parking and riding to); *The resultant increase in car parking area over and above that required for the new town centre itself will result in poor urban design and is likely to be detrimental to the pursuit of a high quality town centre scheme. *It is a poor use of land that could be better used to provide a new town centre with all the associated community and social benefits; *It can more appropriately be provided elsewhere in the locality (e.g. at site SSA 20.3)	
4 5	Changes sought Deletion of Site SSA 20.1	
21 11	Why attend Examination? These and other representations made by Valad Developments (Llantrisant) Ltd relate to the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the inspector to consider the matter in detail at an examination	

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatible with plans of neighbouring authorities	Yes	
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The removal of the allocation on the new town centre's car park will lead to a more coherent strategy which is fully cognisant of a relevant alternative at site SSA 20.3.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													
															No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D4			<input type="checkbox"/>			M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.112						Site:		PEX Session:							
Policy: SSA 19				Map:		Issue: Transportation									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Object to the detail of the policy which is too specific.	
2 3	Representation text The policy seeks rail stations at various specific locations, identified on the Proposals Map, including Cowbridge Road, Talbot Green and Cardiff Road, Llantrisant. It is not clear from the evidence base that these locations are realistic and have been discussed with Network Rail (e.g. the above two stations are close to one another and, in the case of Cowbridge Road, is close to a level crossing and a curve in the line). Furthermore, the catchment areas of these two station locations are likely to overlap and without a detailed assessment of passenger numbers, there is no evidence to justify such proximate stations. There is also likely to be decelerating in such a short distance. These matters should be discussed with Network Rail in order to ascertain acceptability.	
4 5	Changes sought "And for the provision of new station improvements AT APPROPRIATE LOCATIONS TO BE DEFINED" (new text in CAPS)	
9 7	Why no previous Representation Matter of detail not covered by the Preferred Strategy.	
21 11	Why attend Examination? These and other representations made by Valad Developments (Llantrisant) Ltd has implications for the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed change would remove reference to specific station locations in the absence of appropriate evidence base and inject flexibility in the meantime.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D5			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.110							Site:			PEX Session:						
Policy: SSA 16				Map:			Issue: Retail									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	We have no representation to make in respect of the policy wording itself but, rather, the Proposals Map identifying the areas which policy SSA 16 relates to.	
2 3	Representation text	
	Policy SSA8 allocated a "new town centre" to give Llantrisant/Talbot Green "enhanced status as a principal settlement" (paragraph 6.139 refers).	
	Policy SSA16 sets out the retail heirarchy in the southern strategy area including, at the top, the Principal Town of Llantrisant/Talbot Green. However, the new town centre proposed for Llantrisant/Talbot Green is not illustrated on the Proposals Map as a Retail Centre.	
	In practice, this will result in the new town centre having a subservient status to, for example, the Talbot Green shopping park and the Tesco supermarket, both of which are predominantly car-centric developments which do not provide the social or leisure functions that the new town centre would provide.	
	For a development that will truly function as a town centre to be provided it must be able to compete on an equal footing with other town centres. Accordingly, it is necessary to incorporate the retail element of SSA8 (as shown on the Indicative Concept Plan) within a blue line on the Proposals Map in order to make it subject to Policy SSA16.	
4 5	Changes sought	
	Incorporate the retail element of SSA8 (as shown on the Indicative Concept Plan) within a blue line on the Proposals Map in order to make it subject to policy SSA16.	
9 7	Why no previous Representation	
	Detailed matter only arises now Proposals Map is published - not considered as part of Preferred Strategy.	
21 11	Why attend Examination?	
	These and other representations made by Valad Developments (Llantrisant) Ltd has implications for the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D6			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.107, para.6.155							Site:		PEX Session:							
Policy: SSA 12				Map:			Issue: Affordable Housing									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Object to use of gross development areas to calculate contributions.	
2 3	Representation text Paragraph 7 of Welsh Office Circular 13/97 sets out that planning obligations should be: (iii) directly related to the proposed development; (iv) fairly and reasonable related in scale and kind to the proposed development: This is reiterated in Planning Policy Wales at section 4.7. The use of gross development areas which may be larger than the application site clearly contradicts the above and accordingly is not in line with Government Guidance. Throughout the Circular it is made clear that obligations should only be sought for improvements that are necessary as a result of development being proposed. Development on part of a gross development area is very unlikely to necessitate the same level of contribution as development of the gross area and accordingly, such larger contributions should not be sought. Paragraph B16 of the Circular notes that "where LPAs attempt to go beyond this guidance, the Secretary of State [now WAG] is likely to object to their draft policies" The wording at paragraph 6/155 should thus be removed. The policy set out at paragraph 4.7 of PPW and in Circular 13/97 is up to date and appropriate.	
4 5	Changes sought The text at paragraph 6.155 should be replaced with reference to the Assembly Government's policy at section 4.7 of PPW and/or its circular guidance within Circular 13/97.	
9 7	Why no previous Representation Detailed matter not covered by Preferred Strategy document.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed wording would respect the policy and advice set out in planning Policy Wales and Welsh Office Circular 13/97.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D7			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.107, para.6.153				Site:										PEX Session:	
Policy: SSA 12				Map:										Issue: Affordable Housing	
Summary:															

Item	Question	Representation Text	
1 2	Issue Summary Support recognition that affordable housing should reduce if economic viability threatened.		
2 3	Representation text The provision of affordable housing is clearly an important issue, recognised at both the national and local level. As such, where a scheme can support a certain number of affordable units, but not the full quota required under policy SSA12 due to abnormal costs and other circumstance, the policy should be flexible enough to allow for this. As such, the wording in paragraph 6.153 is supported.		
Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3295.D8			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.101, para.6.143							Site:			PEX Session:							
Policy: SSA 8				Map:				Issue: Strategic Sites									
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Object to detailed phasing being set out in the LDP and to the detailed wording used.	
2 3	Representation text We consider that such detailed phasing wording should not be set out in the LDP as this is more appropriately dealt with at the Development Control stage. Phasing can have very significant implications for the financial viability of development and such matters are not able to be accurately predicted years in advance of applications for planning permission being submitted. These matters can be appropriately explored as part of the determination of a planning application and would have to be controlled by planning conditions in any event. The LDP wording would add no benefit to this wording and would simply act as an inflexible constraint. Specifically, the wording chosen is unfortunate: There appears to be reference to a gross residential floorspace percentage. This may not be perfectly divisible by the number of residential units proposed (resulting in a requirement for part of a unit to be constructed) and accordingly is inappropriate. It is unclear whether reference to "gross floorspace" is gross internal or gross external. The provision of the grade separated junction is linked to "completion" of residential units or floorspace. The need for a highway access is surely linked to the traffic generated by the development and accordingly reference to "occupation" of units or floorspace would be more appropriate. The need for a grade separated junction would depend on the development proposed and is not a foregone conclusion. Reference to it here is inappropriate, particularly as there is no evidence base to support it. (see representations made in respect of paragraph 6.142 for further details). The requirement for no more than 75% of the residential development to be completed before the proposed local centre is completed is inappropriate as the provision of such a centre may not be commercially viable (see representations made in respect of paragraph 6.142 for further detail).	
4 5	Changes sought Deletion of paragraph 6.143	
9 7	Why no previous Representation Detailed matters not set out in the Preferred Strategy document.	
21 11	Why attend Examination? These and other representation made by Valad Development (Llantrisant) Ltd relate to the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
20	9			Why changes satisfy Soundness											Give details why the changes you propose will ensure that the Plan Deletion of this paragraph would not prejudice this matter being addressed at the Development Control stage, at which point the necessary detail would be available and up to date to allow an informed decision on phaing to be made.	
<hr/>																
<i>Item Question</i>														<i>Reply</i>	Tick box Replies	
3	4			Seek changes? Any changes to be made to the Plan?											Yes	
7	7			Previous Representations? Did you make any previous representations on this issue during the Cons											No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D9			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.100, para.6.142							Site:			PEX Session:						
Policy: SSA 8				Map:			Issue: Strategic Sites									
Summary:																

Item	Question	Representation Text
1	2 Issue Summary Alterations to detained wording describing the allocation.	
2	3 Representation text The description of the allocation is helpful but should not be so prescriptive as to limit flexibility at the Development Control stage. Specifically: Cowbridge Road The retail quantum should be increased (see representations to Policy SSA 8); Reference to "A3 uses" would be more flexible than "pub/café" It is often difficult to achieve residential uses above commercial uses due to the difference in lease hold periods (typically 999 years for residential but 25 years for commercial). Flexibility in the location of the residential units would be prudent. It may not be practical to provide pedestrian/cyclist access at the roundabout location. Flexibility in the precise location would be prudent. Flexibility in the location and number of the residential units would be prudent. Reference to retaining Y Pant school is not appropriate in this paragraph as the school site is not covered by Policy SSA8 (see Proposals Map and Indicative Concept Plan). Mwyndy Centre Reference to a grade-separated junction is inappropriate as, while the approved development on part of the Mwyndy Cross site included a grade-separated junction, an alternative solution may exist. The LDP should not prejudice this potential. Cefn-yr-Hendy It has long been an aspiration to include a local centre at Cefn-yr-Hendy, however, this has never materialised. It is likely that there is no commercial imperative of such development and the LDP text should recognise this possibility.	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
4	5														
<p>Changes sought</p> <p>The etxt should be altered to read as follows (new text in capitals)</p> <p>Cowbridge Road</p> <p>a) New Town Centre on the Leeks/Staedtler/Purolite site, comprising: 4,586 m2 net convenience retail floorspace 24,360 m2 net comparison retail floorspace A3 USES 10,000 m2 leisure floorspace Library/CIVIC USES Apartments Focal public space plus sensitatively integrated car parking PublicTransport hub Pedestrian and cycle links over the A473 at Cowbridge Road and WEST OF THE Glamorgan Vale Retail Park. Main road connections at Cowbridge Road and Glamorgan Vale roundabout.</p> <p>b) Residential development of UP TO 100 UNITS</p> <p>c)Commercial - Offices west of Glamorgan Vale roundabout. Mwyndy Centre</p> <p>f) A major business park is proposed fronting the A4119 at Mwyndy Cross. The site includes Arthur Llewelyn Jenkins. Cefn-yr-Hendy</p> <p>h) Residential development of 400 dwellings adjoining the existing residential area, served from the existing Spine Road roundabouts, new primary school and, IF VIABLE a local centre.</p>															
9	7														
<p>Why no previous Representation</p> <p>Detailed wording issues not covered at Preferred Strategy stage.</p>															
21	11														
<p>Why attend Examination?</p> <p>These and other representation made by Valad Development (Llantrisant) Ltd relate to the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.</p>															
Item Question														Reply	Soundness Tests
14	8	C3 Test? Does not have regard to Wales Spatial Plan?												Yes	
17	8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?												Yes	
19	8	CE4 Test? Not flexible to deal with changing circumstances?												Yes	
20	9	<p>Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan</p> <p>The greater quantum of retail floorspace would better meet the aims of the WSP (see representations made in respect of policy SSA8 for further detail). Building in greater flexibility would enable the plan to deal with changing circumstances and would provide a more realistic allocation</p>													
Item Question														Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?												Yes	
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons												No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D10			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.100, para.6.141						Site:			PEX Session:						
Policy: SSA 8				Map:			Issue: Strategic Sites								
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Object to sand and gravel constraint.	
2 3	Representation text A significant proportion of the retail element of Strategic Site 7 coincides with the sand and gravel notation on the Proposals Map under Policy AW 14.1. Policy AW14 makes clear that mineral reserves should not be sterilised by development. Development of a new town centre would surely fall foul of this. Policy AW15 confirms that extraction of minerals will not be permitted with the settlement boundary, which includes much of the sand and gravel reserve on Strategic Site 7. It is clear, therefore, that there is a conflict between the pursuit of the Strategic Site objectives (e.g. the enhanced status of Llantrisant/Talbot Green) on the one hand, and the safeguarding of minerals which is not proposed to recover, on the other hand. We consider that it is wrong simply to list this as a constraint as the conflict is fundamental; either this allocated development should be allowed to sterilise the minerals, or the minerals should be allowed to recover before development or there should be no development. We consider that reference to the constraint should be removed due to the likely extent and quality of the sand and gravel in question (see section 4.1.1 of Minerals Assessment Report - RPS , 2007) and the fact its exploitation is precluded by policy (AW15), coupled with the importance of the Strategic Site allocation. See objections on respect of policy AW14 for further detail.	
4 5	Changes sought Removal of the fourth bullet point under paragraph 6.141	
21 11	Why attend Examination? These and other representation made by Valad Development (Llantrisant) Ltd relate to the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
18 8	CE3 Test? No clear mechanisms for implementation and monitoring?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Removal of poor quality and unrecoverable mineral reserve as a constraint of development on this site would remove the significant conflict between policies and would remove a significant bar to implementation of policy SSA8.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D11			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.100, para.6.138				Site:				PEX Session:								
Policy: SSA 8				Map:				Issue: Strategic Sites								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Object to pre-judging of highway issues in association with development of Strategic Site 7.	
2 3	Representation text The paragraph states that "...Development of these sites will require significant improvements to the transportation network in the area including the upgrading of junction arrangements on the A4119". While any highway improvements that comply with section 4.7 of Planning Policy Wales and Circulate 13/97 should, of course, be undertaken, it is inappropriate for the text of the LDP to pre-judge the situation, especially in the absense of the evidence base to support such a statement (studies undertaken on behalf of the Council by Hyder Consulting have not been completed and are not available to the public)> Any improvements should be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects and the text of the LDP should reflect this. See Transport Assessment (SBA, 2009) for further detail.	
4 5	Changes sought The text of the paragraph should be altered to read: "... Development of these sites MAY require improvements to the transportation network in the area, THE NECESSITY AND SCALE OF WHICH WILL NEED TO BE ASCERTAINED AS PART OF ANY DEVELOPMENT PROPOSAL.	
9 7	Why no previous Representation Detailed matter not covered in the Preferred Strategy.	
21 11	Why attend Examination? These and other representation made by Valad Development (Llantrisant) Ltd relate to the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested wording would have regard to section 4.7 of PPW and therefore meet test C2. The recognition that the need for and scale of improvement works has yet to be established would ensure the requirement for improvements would be founded on a robust evidence base and would inject a degree of flexibility into the wording until the case was proven one way or the other.		

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>		
<i>Item Question</i>										<i>Reply</i>		Tick box Replies					
3	4	Seek changes? Any changes to be made to the Plan?										Yes					
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No					

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D12			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.100		Site: 7//SSA 8 0STR Mwyndy							PEX Session:							
Policy: SSA 8		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Support principle of mixed use allocation as Mwyndy/Talbot Green. Object to detail of floorspace quantum.	
2 3	Representation text	
	The update of the Wales Spatial Plan has been subject to a comprehensive sustainability appraisal which meets the requirements of the Strategic Environmental Assessment directive. The adoption of policies that pursue the aims of the WSP (including the Spatial Opportunities Areas (SOA)) meet Consistency Test C3 and result in a sustainable framework both at the National and South East Wales level.	
	Bringing the land allocation under Deposit Draft policy SSA 8 forward the beneficial development has the ability to significantly progress the aims and objectives of the National and South East Wales framework, as expressed in the Spatial Plan update, and deliver development to the benefit of the County Borough and, indeed, the region as a whole. Development of Strategic Site 7 at an appropriate scale, comprising mixed use retail commercial, civic, employment and residential uses, on land, including previously developed land, will provide a catalyst for the upgrading of Llantrisant into a "hub settlement". Such development would provide the critical mass necessary to tackle social deprivation and provide essential infrastructure improvements, as advocated in the WSP in respect of SOAs.	
	However, for the above benefits to be achieved the quantum of development would need to be sufficient to enhance the status of Llantrisant/Talbot Green into a Principal Town and provide a critical mass to provide a "new town centre" and the step change in the economy of the County Borough envisaged by the LDP strategy. Anything less than this runs the risk of compromising a further nondescript retail development which, while assisting in reducing expenditure leakage from the area, would not be able to deliver the civic and townscape benefits associated with a new town centre.	
	The creation of a critical mass is of commercial importance too (see letter of 20th March from Lunson Michenall). The retail area of SSA8 would need to comprise a destination and generate a certain footfall for high quality retailers to locate there. The creation of a 'place' with high quality urban design and a mix of uses including civic, leisure, retail and residential will provide activity throughout the day and will genuinely provide a facility to serve a Principal Town (a facility which is currently lacking). (See design principles document - HMA, 2009).	
	The capacity for retail and leisure floorspace has been examined, basing all assumptions on the retail work carried out for the Council as part of their evidence base. The result of this exercise, and in recognition of the above, is that the site should be allocated for 28,946sqm of retail net (4,586sqm convenience; 24,360 comparison) as well as 10,050sqm of service/A2/A3 space (gross) (appropriate for a 'new town centre' of this size), leisure floorspace (e.g. bowling alley, cinema), residential and civic uses. A full examination/justification for this is set out in the Assessment of Retail Capacity Potential report (RPS, 2009).	
4 5	Changes sought	
	The policy text should be altered to read as follows:	
	"In accordance with Policy CS 3 land is allocated at Mwyndy/Talbot Green Area for the construction of 500 dwellings, 32 hectares of employment land, 28,946m2 new retail floorspace 10,050m2 OF SERVICE/A2/A3 FLOORSPACE, 10,000m2 of leisure floorspace, a primary school, library/community facility and informal amenity space in a landscape setting"	
9 7	Why no previous Representation	
	The quantum of floorspace was not covered in the Preferred Strategy document.	
21 11	Why attend Examination?	
	These and other representations made by Valad Developments (Llantrisant) Ltd relate to the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
<i>Item Question</i>										<i>Reply</i>		Soundness Tests			
14	8	C3 Test? Does not have regard to Wales Spatial Plan?													
												Yes			
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?													
												Yes			
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan													
		The allocation of a greater quantum of floorspace is required to achieve the aims of the WSP in respect of SOAs and the enhanced status of Llantrisant/Talbot Green. The smaller quantum set out in the Deposit Draft could not realistically achieve this. The RPS Assessment of Retail Capacity Potential and the letter of advice from Lunson Mitchenall provide a credible evidence base to support this higher quantum figure.													
<i>Item Question</i>										<i>Reply</i>		Tick box Replies			
3	4	Seek changes? Any changes to be made to the Plan?													
												Yes			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													
												No			

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D13			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.032		Site: 713//CS 3.7 Mwyndy / Talbot Green							PEX Session:							
Policy: CS 3		Map:							Issue: Strategic Sites							
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Object to quantum of retail and leisure space in respect of Strategic Site 7.	
2 3	Representation text The update of the Wales Spatial Plan has been subject to a comprehensive sustainability appraisal which meets the requirements of the Strategic Environmental Assessment directive. The adoption of policies that pursue the aims of the WSP (including the Special Opportunities Areas (SOAs)) meet Consistency Test C3 and result in a sustainable framework both at the national and South East Wales level. Bringing the land allocated under Deposit Draft policy SSA 8 forward for beneficial development has the ability to significantly progress the aims and objectives of the National and South East Wales framework, as expressed in the Spatial Plan update, and deliver development to the benefit of the County Borough and, indeed the region as a whole. Development of Strategic Site 7 at an appropriate scale, comprising mixed use retail, commercial, civic, employment and residential uses, on land, including previously developed land, will provide a catalyst for the upgrading of Llantrisant into a "hub settlement". Such development would provide the critical mass necessary to tackle social deprivation and provide essential infrastructure improvements, as advocated in the WSP in respect of SOAs. However, for the above benefits to be achieved the quantum of development would need to be sufficient to enhance the status of Llantrisant/Talbot Green into a Principal Town and provide a critical mass to provide a "new town centre" and the step change in the economy of the County Borough envisaged by the LDP strategy. Anything less than this runs the risk of comprising a further nondescript retail development which, while assisting in reducing expenditure leakage from the area, would not be able to deliver the civic and townscape benefits associated with a new town centre. The creation of a critical mass is of commercial importance too (see letter of the 20th March from Lunson Mitchenall). The retail area of SSA 8 would need to provide a destination and generate a certain footfall for high quality retailers to locate there. The creation of a 'place' with high quality urban design and a mix of uses including civic, leisure, retail and residential will provide activity throughout the day and will genuinely provide a facility to serve a Principal Town (a facility which is currently lacking). (see Design Principles document - HMA, 2009). The capacity for retail and leisure floorspace has been examined, basing all assumptions on the retail work carried out for the Council as part of their evidence base. The result of this exercise, and in recognition of the above, is that the site should be allocated for 28,946sqm of retail net (4,586sqm convenience; 24,360sqm comparison) as well as 10,050sqm of service/A2/A3 space (gross) (appropriate for a 'new town centre' of this size), leisure floorspace (e.g. bowling alley, cinema), residential and civic uses. A full examination/justification for this is set out in the Assessment of Retail Capacity Potential report (RPS, 2009).	
4 5	Changes sought The policy text should be altered to read as follows: "In accordance with Policy CS 3 land is allocated at Mwyndy/Talbot Green Area for the construction of 500 dwellings, 32 hectares of employment land, 28,946m2 new retail floorspace, 10,050m2 of service/A2/A3 FLOORSPACE, 10,000m2 of leisure floorspace, a primary school, library/community facility and informal amenity space in a landscape setting".	
9 7	Why no previous Representation Detailed matter not covered by Preferred Strategy document.	
21 11	Why attend Examination? These and other representations made by Valad Developments (Llantrisant) Ltd relate to the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
<i>Item Question</i>										<i>Reply</i>		Soundness Tests				
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?										Yes				
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan														
The allocation of a greater quantum of floorspace is required to achieve the aims of the WSP in respect of SOAs and the enhanced status of Llantrisant/Talbot Green. The smaller quantum set out in the Deposit Draft could not realistically achieve this. The RPS Assessment of Retail Capacity Potential and the letter of advice from Lunson Mitchenall provide a credible evidence base to support this higher quantum figure.																
<i>Item Question</i>										<i>Reply</i>		Tick box Replies				
3	4	Seek changes? Any changes to be made to the Plan?										Yes				
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No				

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D14			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.032		Site: 713//CS 3.7						Mwyndy / Talbot Green			PEX Session:				
Policy: CS 3		Map:				Issue: Strategic Sites									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Object to quantum of retail space.	
2 3	Representation text The update of the Wales Spatial Plan has been subject to a comprehensive sustainability appraisal which meets the requirements of the Strategic Environmental Assessment directive. The adoption of policies that pursue the aims of the WSP (including the Special Opportunities Areas (SOAs)) meet Consistency Test C3 and result in a sustainable framework both at the national and South East Wales level. Bringing the land allocated under Deposit Draft policy SSA 8 forward for beneficial development has the ability to significantly progress the aims and objectives of the National and South East Wales framework, as expressed in the Spatial Plan update, and deliver development to the benefit of the County Borough and, indeed the region as a whole. Development of Strategic Site 7 at an appropriate scale, comprising mixed use retail, commercial, civic, employment and residential uses, on land, including previously developed land, will provide a catalyst for the upgrading of Llantrisant into a "hub settlement". Such development would provide the critical mass necessary to tackle social deprivation and provide essential infrastructure improvements, as advocated in the WSP in respect of SOAs. However, for the above benefits to be achieved the quantum of development would need to be sufficient to enhance the status of Llantrisant/Talbot Green into a Principal Town and provide a critical mass to provide a "new town centre" and the step change in the economy of the County Borough envisaged by the LDP strategy. Anything less than this runs the risk of comprising a further nondescript retail development which, while assisting in reducing expenditure leakage from the area, would not be able to deliver the civic and townscape benefits associated with a new town centre. The creation of a critical mass is of commercial importance too (see letter of the 20th March from Lunson Mitchenall). The retail area of SSA 8 would need to provide a destination and generate a certain footfall for high quality retailers to locate there. The creation of a 'place' with high quality urban design and a mix of uses including civic, leisure, retail and residential will provide activity throughout the day and will genuinely provide a facility to serve a Principal Town (a facility which is currently lacking). (see Design Principles document - HMA, 2009). The capacity for retail and leisure floorspace has been examined, basing all assumptions on the retail work carried out for the Council as part of their evidence base. The result of this exercise, and in recognition of the above, is that the site should be allocated for 28,946sqm of retail net (4,586sqm convenience; 24,360sqm comparison) as well as 10,050sqm of service/A2/A3 space (gross) (appropriate for a 'new town centre' of this size), leisure floorspace (e.g. bowling alley, cinema), residential and civic uses. A full examination/justification for this is set out in the Assessment of Retail Capacity Potential report (RPS, 2009).	
4 5	Changes sought The policy text should be altered to read as follows: "In accordance with Policy CS 3 land is allocated at Mwyndy/Talbot Green Area for the construction of 500 dwellings, 32 hectares of employment land, 28,946m2 new retail floorspace, 10,050m2 OF SERVICE/A2/A3 FLOORSPACE, 10,000m2 of leisure floorspace, a primary school, library/community facility and informal amenity space in a landscape setting"	
9 7	Why no previous Representation Detailed matter not covered by Preferred Strategy document.	
21 11	Why attend Examination? These and other representations made by Valad Developments (Llantrisant) Ltd relate to the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
<i>Item Question</i>										<i>Reply</i>		Soundness Tests				
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?										Yes				
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan														
The allocation of a greater quantum of floorspace is required to achieve the aims of the WSP in respect of SOAs and the enhanced status of Llantrisant/Talbot Green. The smaller quantum set out in the Deposit Draft could not realistically schieve this. The RPS Assessment of Retail Capacity Potential and the letter of advice from Lunson Mitchenall provide a credible evidence base to support this higher quantum figure.																
<i>Item Question</i>										<i>Reply</i>		Tick box Replies				
3	4	Seek changes? Any changes to be made to the Plan?										Yes				
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No				

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D15			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:Delive Agt Revision, p.037				Site: 723//CS 7.1		Site 7 Mwyndy				PEX Session:					
Policy: CS 7				Map:				Issue: Retail							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	While we support the allocation of retail floorspace at Startegic Site 7. We object to the limited quantum.	
2 3	Representation text	
	The update of the Wales Spatial Plan has been subject to a comprehensive sustainability appraisal which meets the requirements of the Strategic Environmental Assessment directive. The adoption of policies that pursue the aims of the WSP (including the Special Opportunities Areas (SOAs)) meet Consistency Test C3 and result in a sustainable framework both at the national and South East Wales level.	
	Bringing the land allocated under Deposit Draft policy SSA 8 forward for beneficial development has the ability to significantly progress the aims and objectives of the National and South East Wales framework, as expressed in the Spatial Plan update, and deliver development to the benefit of the County Borough and, indeed the region as a whole. Development of Strategic Site 7 at an appropriate scale, comprising mixed use retail, commercial, civic, employment and residential uses, on land, including previously developed land, will provide a catalyst for the upgrading of Llantrisant into a "hub settlement". Such development would provide the critical mass necessary to tackle social deprivation and provide essential infrastructure improvements, as advocated in the WSP in respect of SOAs.	
	However, for the above benefits to be achieved the quantum of development would need to be sufficient to enhance the status of Llantrisant/Talbot Green into a Principal Town and provide a critical mass to provide a "new town centre" and the step change in the economy of the County Borough envisaged by the LDP strategy. Anything less than this runs the risk of comprising a further nondescript retail development which, while assisting in reducing expenditure leakage from the area, would not be able to deliver the civic and townscape benefits associated with a new town centre.	
	The creation of a critical mass is of commercial importance too (see letter of the 20th March from Lunson Mitchenall). The retail area of SSA 8 would need to provide a destination and generate a certain footfall for high quality retailers to locate there. The creation of a 'place' with high quality urban design and a mix of uses including civic, leisure, retail and residential will provide activity throughout the day and will genuinely provide a facility to serve a Principal Town (a facility which is currently lacking). (see Design Principles document - HMA, 2009).	
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4 5	Changes sought	
	The policy text should be altered to read as follows:	
	"In accordance with Policy CS 3 land is allocated at Mwyndy/Talbot Green Area for the construction of 500 dwellings, 32 hectares of employment land, 28,946m2 new retail floorspace, 10,050m2 OF SERVICE/A2/A3 FLOORSPACE, 10,000m2 of leisure floorspace, a primary school, library/community facility and informal amenity space in a landscape setting".	
9 7	Why no previous Representation	
	Detail matter not covered by Preferred Strategy document.	
21 11	Why attend Examination?	
	These and other representations made by Valad Developments (Llantrisant) Ltd relate to the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a while and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
<i>Item Question</i>										<i>Reply</i>		Soundness Tests				
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?										Yes				
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<i>Item Question</i>										<i>Reply</i>		Tick box Replies				
3	4	Seek changes? Any changes to be made to the Plan?										Yes				
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No				

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D16			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.037				Site: 723//CS 7.1		Site 7 Mwyndy				PEX Session:					
Policy: CS 7				Map:				Issue: Retail							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	While we support the allocation of retail floorspace at Strategic Site 7 we object to the limited quantum.	
2 3	Representation text	
	The update of the Wales Spatial Plan has been subject to a comprehensive sustainability appraisal which meets the requirements of the Strategic Environmental Assessment directive. The adoption of policies that pursue the aims of the WSP (including the Special Opportunities Areas (SOAs)) meet Consistency Test C3 and result in a sustainable framework both at the national and South East Wales level.	
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	However, for the above benefits to be achieved the quantum of development would need to be sufficient to enhance the status of Llantrisant/Talbot Green into a Principal Town and provide a critical mass to provide a "new town centre" and the step change in the economy of the County Borough envisaged by the LDP strategy. Anything less than this runs the risk of comprising a further nondescript retail development which, while assisting in reducing expenditure leakage from the area, would not be able to deliver the civic and townscape benefits associated with a new town centre.	
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9 7	Why no previous Representation	
	Detailed matter not covered by Preferred Strategy document.	
21 11	Why attend Examination?	
	These and other representations made by Valad Developments (Llantrisant) Ltd relate to the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>	
<i>Item Question</i>										<i>Reply</i>		Soundness Tests				
17	8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?										Yes				
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan														
The allocation of a greater quantum of floorspace is required to achieve the aims of the WSP in respect of SOAs and the enhanced status of Llantrisant/Talbot Green. The smaller quantum set out in the Deposit Draft could not realistically achieve this. The RPS Assessment of Retail Capacity Potential and the letter of advice from Lunson Mitchenall provide a credible evidence base to support this higher quantum figure.																
<i>Item Question</i>										<i>Reply</i>		Tick box Replies				
3	4	Seek changes? Any changes to be made to the Plan?										Yes				
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										No				

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D17			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.095							Site:			PEX Session:						
Policy: SSA 3				Map:			Issue: Principal Towns & Key Settlements									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Clarify applicability of the policy to the Principal Town as a whole. Support the rationale for the policy. Object to specific wording of criteria 3, 6 and 7.	
2 3	Representation text The 'headline' of the Policy makes clear that the policy refers to development within any part of Llantrisant/Talbot Green. However, criterion 3 requires any development subject to this policy (i.e. development within any part of Llantrisant/Talbot Green) to make a positive contribution to townscape within the defined district centre. It is difficult to understand how development away from the defined district centre could achieve this and alternative wording should clarify this point. (see Q5 below). Criterion 6 seeks to protect SINC's. It may be that desirable development impinges on a SINC that it is not possible or desirable to avoid. Accordingly, this criteria should allow that possibility and, perhaps secure appropriate mitigation/compensation. Criteria 7 requires that developments make a "positive contribution to the reduction of congestion". The development of a significant trip generating use, such as the new town centre allocated under policy SSA8, is likely to have wide ranging effects on travel habits, journey lengths and congestion. By reducing longer journeys such a development is likely to have positive effects on congestion on the strategic highway network. However, when compared to an undeveloped/vacant site, congestion in the immediate locality of the development may increase and require mitigation. Criteria 7 should allow for this.	
4 5	Changes sought Criteria 3 should be altered to read: "Is if a high standard of design and makes a positive contribution to townscape." Criteria 6 should be altered to read: "Does not cause unacceptable harm to sites of importance for nature conservation." Criteria 7 should be altered to read: "Mitigates congestion by promoting accessibility to services by a range of sustainable modes of transport."	
9 7	Why no previous Representation Detailed matter not covered by the Preferred Strategy.	
21 11	Why attend Examination? These and other representations made by Valad Developments (Llantrisant) Ltd have implications for the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
17	8	CE2 Test?		Not realistic and appropiates						Yes						
19	8	CE4 Test?		Not flexible to deal with changing circumstances?						Yes						
20	9	Why changes satisfy Soundness		Give details why the changes you propose will ensure that the Plan												
The change to criterion 3 will clarify the policy and increase coherence. The change to criterion 6 will add flexibility to the application of the policy, while still safeguarding interests of acknowledged importance. The change to criterion 7 renders the policy, and therefore the Plan, more realistic and appropriate.																
Item Question															Reply	Tick box Replies
3	4	Seek changes?		Any changes to be made to the Plan?						Yes						
7	7	Previous Representations?		Did you make any previous representations on this issue during the Cons						No						

3295.D18

S W M

Document: Deposit Draft, p.061, para.5.80

Site:

PEX Session:

Policy: AW 14

Map:

Issue: Minerals

Summary:

Item Question															Representation Text	
1	2	Issue Summary														
Support recognition that various constraints may result in minerals not requiring safeguarding.																
2	3	Representation text														
We support the recognition that a range of factors can preclude the recovery of minerals including impacts upon residential amenity, and the quality and extent of the resource rendering extraction economically unviable.																
Item Question															Reply	Tick box Replies
3	4	Seek changes?		Any changes to be made to the Plan?						No						
7	7	Previous Representations?		Did you make any previous representations on this issue during the Cons						Yes						

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3295.D19			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.060							Site:			PEX Session:							
Policy: AW 14				Map:				Issue: Minerals									
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Object to safeguarding of mineral resources on sites allocated for development by other policies.	
2 3	Representation text Policy AW 14 seeks to protect certain mineral reserves from development that would sterilise the mineral deposit or hinder its extraction - in effect, any significant built development. However, in the case of Strategic Site 7, policy SSA 8 and the Concept Plan on page 102 of the Deposit Plan allocate retail development on land safeguarded for sand and gravel (AW14.1) as well as coal (AW14.4) and allocate employment development on land safeguarded for limestone (AW14.3) as well as coal (AW14.4). Accordingly, there is a clear conflict between policies SSA8 and AW14. Policy AW5 makes clear that the mineral resource identified in this area would not be permitted in any event due to amenity considerations. Furthermore, there is recognition that the quality of the mineral resource may preclude economically viable recovery (see Minerals Assessment Report - RPS, 2007). This coupled with the strategic significance of the development allocated under policy SSA 8 suggests that Policy AW 14 should be amended.	
4 5	Changes sought Criterion 1 (e) should be deleted from the policy text. In addition, all mineral reserve notation should be removed from the Proposals Map where it coincides with allocations for development; and/or Criteria 2, 3 and 4 should have the following words added "...will be safeguarded from development OTHER THAN DEVELOPMENT THE SUBJECT OF SITE SPECIFIC ALLOCATION WITHIN THIS PLAN..."	
21 11	Why attend Examination? These and other representations made by Valad Development (Llantrisant) Ltd have implications for the development of a key Strategic Site upon which the strategy of the LDP has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies relating to the area or a	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The suggested changes will ensure policy AW14 is not in direct conflict with other policies of the LDP, including strategic policies.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons													

3295.D20

Document: Deposit Draft, p.057 Site: PEX Session:

Policy: AW 11 Map: Issue: Employment

Summary:

Item	Question	Representation Text
1 2	Issue Summary Additional wording required ro clarify that protection of existing employment / retail land use does not extend to sites allocated elsewhere in the Plan for alternative uses.	
2 3	Representation text The policy, as currently worded, seeks to protect existing employment sites and retail units (where located within the defined retail centres) from alternative use other than where certain criteria are met. The policy goes on, correctly, at point 1 confirm that the allocations under policies NSA 14, NSA 17, SSA 14 and SSA 15 of the plan are effectively exempt from this policy. However, other policies of the plan allocate alternative uses for employment sites including policy SSA 8 which allocates retail/town centre uses on the former Staedtler and Purolite factories.	
4 5	Changes sought Add reference to policy SSA 8 to the first criteria of the policy.	
9 7	Why no previous Representation Detailed wording not covered by the Preferred Strategy.	
21 11	Why attend Examination? These and other representations made by Valad Development (Llantrisant) Ltd relate to the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed addition would ensure there was no contradiction between policy AW11 and other policies of the Local Development Plan.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D21			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.054							Site:			PEX Session:						
Policy: AW 8				Map:			Issue: Environment									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Object to detailed wording of part (a) to allow consideration of compensation/mitigation.	
2 3	Representation text Where development is proposed that would harm part of a SINC (or other locally designated site), mitigation/compensation measures may be proposed to outweigh the harm. As such, there may be a net benefit to the SINC (or other locally designated site). In such circumstances, the development proposed should not be considered contrary to this policy. It is interesting and important to note that the policy wording subjected to Sustainability Appraisal appears to recognise this to a degree by allowing development where the "benefits clearly outweigh the nature conservation value of the site" (criterion (b) refers). The wording suggested at Q5, below, is more targeted by requiring the net benefit to be in ecological terms.	
4 5	Changes sought An additional criterion should be added: 4. Appropriate mitigation or compensation can be secured to outweigh the harm caused.	
9 7	Why no previous Representation Detailed matter not covered by Preferred Strategy document.	
21 11	Why attend Examination? These and other representations made by Valad Developmetn (Llantrisant) Ltd has implications for the development of a ket Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed wording introduces flexibility while still pursuing the wider objectives of the policy.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D22			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.047							Site:			PEX Session:						
Policy: AW 5				Map:			Issue: Design									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Object to detailed wording of A(2) and A(5) to allow flexibility.	
2 3	Representation text In respect of criterion A (2), development which did not retain a feature of value would be contrary to this policy, at least in part, with no regard having been given to (i) the degree of value of the feature, (ii) the residual impact of the proposed development on the feature (which may extend beyond the application site boundary), or (iii) the overall merits of the proposed development. For example it would be quite possible for an application site to include part of a SINC and for the proposed development to have an impact on that part of the SINC. However (i) that part of the SINC itself may not be a particularly valuable part, (ii) mitigation/compensation measures may outweigh the level of impact such that the SINC as a whole is beneficial and (iii) the proposed development may be wholly desirable in itself. Furthermore, criterion A (5) appears to require all development to include multi-functional buildings. This has been phrased as a definitive requirement, yet not all development proposals could or should meet this requirement. It is interesting and important to note that the Sustainability Appraisal of this policy was carried out on a different and more appropriate wording which we suggest should be taken forward (see Q5, below).	
4 5	Changes sought Criterion A (2) should be altered to read: "Existing site features of built and natural environmental value should not be unacceptably impacted" Criterion A (5) should be altered to read: "Multi-functional use of buildings is encouraged"	
9 7	Why no previous Representation Detailed matter not covered by Preferred Strategy document.	
21 11	Why attend Examination? These and other representations made by Valad Developments (Llantrisant) Ltd has implications the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

Item	Question	Reply	Soundness Tests
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed wording introduces flexibility while still pursuing the wider objectives of the policy.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D23			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.046						Site:								PEX Session:	
Policy: AW 4				Map:				Issue: Planning Obligations							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Object to specific wording.	
2 3	Representation text Paragraph 7 of Welsh Office Circular 13/97 sets out that planning obligations should be: (i) necessary; (ii) relevant to planning; (iii) directly related to the proposed development; (iv) fairly and reasonably related in scale and kind to the proposed development; (v) reasonable in all other respects. This is reiterated in Planning Policy Wales at section 4.7. Instead of referring to the above five points, paragraph 5.19 refers to requesting contributions where they are "reasonable, realistic and necessary". We accept that reasonableness and necessity effectively replicate opints (i) and (v), above. However, reference to "realistic" is unfined and , therefore, problematic. Moreover, failure to mention points (ii), (iii) and (iv) is troubling, especially when read in conjunction with paragraph 5.18 (see specific representations in this regard).	
4 5	Changes sought The text at paragraph 5.19 should be replaced with: "...requests for contributions will, however, be carefully balanced and will only be requested where they are necessary, relevant, directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects, in accordance with section 4.7 of PPW and Circular 13/97"	
9 7	Why no previous Representation Detailed matter not covered by Preferred Strategy document.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed wording would respect the policy and advice set out in Planning Policy Wales and Welsh Office Circular 13/97.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D24			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.046, para.5.18										Site:			PEX Session:			
Policy: AW 4				Map:			Issue: Planning Obligations									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Objection to use of gross development area to calculate contributions.	
2 3	Representation text Paragraph 7 of Welsh Office Circular 13/97 sets out that planning obligations should be: (iii) directly related to the proposed development; (iv) fairly and reasonably related in scale and kind to the proposed development. This is reiterated in Planning Policy Wales at section 4.7. The use of gross development areas which may be larger than the application site clearly contradicts the above and accordingly is not in line with government guidance. Throughout the Circular it is made clear that obligations should only be sought for improvements that are necessary as a result of the development on part of a gross development area is very unlikely to necessitate the same level of contribution as development of the gross area and accordingly, such larger contributions should not be sought. Paragraph B16 of the Circular notes that "where LPAs attempt to go beyond this guidance, the Secretary of State (now WAG) is likely to object to their draft policies". The wording at paragraph 5.18 should thus be removed. The policy set out at paragraph 4.7 of PPW and in Circular 13/97 is up to date and appropriate.	
4 5	Changes sought The text at paragraph 5.18 should be replaced with reference to the Assembly Government's policy at section 4.7 of PPW and/or its circular guidance within Circular 13/97.	
9 7	Why no previous Representation Detailed matter not covered by Preferred Strategy document.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed wording would respect the policy and advice set out in planning policy Wales and Welsh Office Circular 13/97.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3295.D25			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.046							Site:			PEX Session:							
Policy: AW 4				Map:			Issue: Planning Obligations										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Object to detailed wording.	
2 3	Representation text Paragraph 7 of Welsh Office Circular 13/97 sets out that planning obligations should be: (i) necessary (ii) relevant to planning; (iii) directly related to the proposed development; (iv) fairly and reasonably related in scale and kind to the proposed development; (v) reasonable in all other respects. This is reiterated in Planning Policy Wales at section 4.7. As currently worded, Policy AW 4 makes no reference to the above circular advice, either in the policy itself or in reasoned justification. Reference is made to the potential for planning obligations where developments rely on existing services, facilities, infrastructure or related works. All development will rely on existing services etc to some extent, often with no unacceptably detrimental impact. We consider that explicit reference is needed, either within the policy text or the reasoned justification, that obligations will only be required where they would meet the tests set out at paragraph 7 of Circular 13/97.	
4 5	Changes sought An explicit statement should be made, either within the policy text or the reasoned justification, that obligations will only be required where they would meet the tests set out at paragraph 7 of Circular 13/97.	
9 7	Why no previous Representation Detailed matter not covered by Preferred Strategy document.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed wording would respect the advice set out at paragraph 4.7 of Planning Policy Wales and in Welsh Office Circular 13/97.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3295.D26			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.045												Site:					PEX Session:
Policy: AW 2				Map:			Issue: Design										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Object to point 8 as it provides no flexibility.	
2 3	Representation text Point 8 of the policy forms part of the definition, for the purpose of this policy, of what constitutes a sustainable location for development , outside of which development will not be supported. The effect of this is that any development within a Green Wedge, a Special Landscape Area or a designated nature conservation site, may be considered to be automatically contrary to this policy. We do not consider that such categorical statemetns are helpful in determining whether planning permission should be granted or not. A far better approach is to consider the impact (positive and negative) of a proposed development on the underpinning objectives of such allocations (in this case, openness, landscape quality and ecology). It is quite conceivable that development would have no effect on openness (e.g. change of use) and accordingly have no impact upon Green Wedge objectives. Development within an SLA, and particularly re-development, may have a neutral or beneficial impact upon landscape considerations and certainly may not have overriding unacceptable impacts. Finally, development within a SINC (for example) may equally not have unacceptable impacts on the qualifying ecological features and , if appropriate mitigation or compensation is included as part of the development proposal, may result in an improvement (for example, see "Review of Implications of Access Road Across Pant Marsh" report (RPS, 2009).	
4 5	Changes sought Point 8 of the policy should be altered to read: "Have no unacceptable impact upon a Green Wedge, Special Landscape Area or an internationally, nationally or locally designated nature conservation site"	
9 7	Why no previous Representation Detailed matter not covered by the Preferred Strategy.	

Item	Question	Reply	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The wording proposed at Q.5 provides flexibility for the decision maker to take full account of the merits of the proposed development (i.e. not just its location), as well as the circumstances that pertain at the time of the decision, in determining a planning application.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D27			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.039, para.4.72							Site:		PEX Session:						
Policy: CS 8				Map:			Issue: Transportation								
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Object to detailed wording	
2 3	Representation text Paragraph 7 of Welsh Office Circular 13/97 sets out that planning obligations, which would be the primary mechanism for securing the highway improvements referred to in paragraph 4.72 of the LDP, should be: (iii) directly related to the proposed development; (iv) fairly and reasonably related in scale and kind to the proposed development; (v) reasonable in all other respects This is reiterated in Planning Policy Wales at section 4.7. As currently worded, paragraph 4.72 could be read as requiring relatively small development (e.g. five dwellings) to fund the entirety of the development of a strategic corridor management system, improvements to the highway network and key junctions, public transport enhancements and park and share provision. We do not consider that this would meet the Circular tests and accordingly use of the term "contribute to" would be more appropriate than "fund". See Transport Assessment (SBA, 2009) for further detail.	
4 5	Changes sought The text should be altered to read "...As a result, development proposals on sites capable of accommodating five dwellings or more/1,000m2 commercial floorspace within the A4119/A473, A470/A4059 and A4059/A465 Corridors will be required to CONTRIBUTE TO the development of a strategic corridor management..."	
9 7	Why no previous Representation Detailed matter not covered by Preferred Strategy document.	

Item	Question	Reply	Soundness Tests
13 8	C2 Test? Does not have regard to national policy?	Yes	
19 8	CE4 Test? Not flexible to deal with changing circumstances?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan The proposed wording would respect the advice set out in PPW (paragraph 4.7) and Welsh Office Circular 13/97 and would introduce flexibility as the extent of funding would be determined on a case basis, subject to the merits of the application being determined.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D28			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.035				Site: 722//CS 6.2		Site 6 Mwyndy				PEX Session:					
Policy: CS 6				Map:				Issue: Employment							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Support Employment Allocation.	
2 3	Representation text We support the allocation of land to meet local and strategic employment needs, including 32ha at Mwyndy/Talbot Green. An allocation in this location, close to the strategic highway network and therefore highly accessible and visually prominent, will provide a significant opportunity to reduce the daily out-commute from the County Borough to places such as Cardiff (See Economic Impact Assessment - Roger Tym & Partners, 2009) and therefore help to deliver a step change in the local economy. The appropriateness of this locality for employment development was accepted recently by the Welsh Ministers in respect of a recovered appeal determined on 23rd October 2008 (PINS ref: A-158-98-qA694534).	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	No	

3295.D29			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.032				Site:						PEX Session:					
Policy: CS 3				Map:				Issue: Strategic Sites							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Query reference to "the indicative concept plans identified on the proposals map".	
2 3	Representation text The "indicative concept plan" are set out within the text of the LDP Deposit Draft and not on the proposals map. The wording of Policy CS 3 should be altered accordingly.	
4 5	Changes sought After point 8 of Policy CS 3 the policy text should read "Proposals for the development of the Strategic Sites must have regard to the indicative concept plans identified IN CONNECTION WITH THE ABOVE REFERENCED POLICIES."	
9 7	Why no previous Representation The matter is an issue specific to the Deposit Draft LDP wording/format.	

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3295.D30			<input type="checkbox"/>	S	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.031							Site:			PEX Session:							
Policy: CS 2				Map:			Issue: Strategy Areas										
Summary:																	

Item Question															Representation Text		
1	2	Issue Summary															
Support range of factors contributing to sustainable growth.																	
2	3	Representation text															
We support the recognition that sustainable growth cannot be achieved in any way other than pursuing a range of development forms in a range of locations and that no one type of development or location of development has precedence over another.																	
Item Question															Reply	Tick box Replies	
3	4	Seek changes? Any changes to be made to the Plan?														No	

3295.D31			<input type="checkbox"/>	S	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.26, para.4.13							Site:			PEX Session:							
Policy:				Map:			Issue:										
Summary:																	
Item Question															Representation Text		
1	2	Issue Summary															
Support significant housing, employment and retail growth in Llantrisant/Talbot Green Principal Town.																	
2	3	Representation text															
The recognition that significant growth cannot be realised at Pontypridd is noted and accepted, leaving Llantrisant/Talbot Green as the only Principal Town in the southern strategy area capable of accommodating significant growth. The allocation at Llantrisant/Talbot Green needs to reflect this if the "step change" in the economy of the County Borough is to be realised, the most is to be made of sustainable development opportunities and the upgrading of infrastructure is to be realised (see other representations).																	
Item Question															Reply	Tick box Replies	
3	4	Seek changes? Any changes to be made to the Plan?														No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D32			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:Deposit Draft, p.26, para.4.11						Site:								PEX Session:	
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 2 Issue Summary Support status of "Llantrisant (including Talbot Green)" as Principal Town.	
2 3 Representation text Llantrisant is noted as being a "hub settlement" in the Wales Spatial Plan and accordingly, its status in the LDP as a Principal Town is appropriate, in accordance with soundness test C3, and is supported. It is also appropriate to recognise that Talbot Green is physically and functionally part of what might be called 'greater Llantrisant', providing, as it does, much of the existing social infrastructure for Llantrisant.	

Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	No	

3295.D33		<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:Deposit Draft, p.26, para.4.7						Site:								PEX Session:	
Policy:				Map:				Issue:							
Summary:															

Item Question	Representation Text
1 2 Issue Summary Support sustainable growth in the southern startegy area that consolidates existing settlement patterns, is appropriate to the social and economic identity of settlements, addresses capacity needs and reduces the need to travel.	
2 3 Representation text Growth should be harnessed to provide improvements to the social framework, economic prospects and infrastructure requirements of the County Borough. The upgrading of Llantrisant into a Principal Town, in conformity with the Wales Spatial Development Plan, provides an ideal location for sustainable growth. Capacity needs, including retail and leisure capacity potential report - RPS, 2009) and should be met on Strategic Site 7, thus consolidating the urban form of Llantrisant/Talbot Green. Such development would be appropriate to the status of a Principal Town and would asist in providing the social and economic infrastructure that are the requirements of such a town, thus reducing the need to travel elsewhere.	

Item Question	Reply	Tick box Replies
3 4 Seek changes? Any changes to be made to the Plan?	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D34			<input type="checkbox"/>	O	W	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.22, para.3.5							Site:		PEX Session:							
Policy:				Map:			Issue:									
Summary:																

Item	Question	Representation Text
1	2 Issue Summary	Support the objectives of the Deposit Draft LDP.
2	3 Representation text	<p>1. We support the allocation of sites to provide a mix of dwelling types and in a range of locations to reinforce the role of principal towns, including the allocation of residential uses within the new town centre and non-town centre areas of Strategic Site 7.</p> <p>2. We support the encouragement of integration by mixed use allocations including residential employment and leisure uses, including the principal of a mixed use allocation (including new town centre) at Talbot Green/Llantrisant.</p> <p>3. We support the pursuit of a sustainable economy including the mixed allocation at Strategic Site 7 which will provide a range of job opportunities, well suited to the local employment profile, and will assist in stemming the flow of out-commuters each day (see Economic Impact Assessment - Roger Tym & Partners, 2009).</p> <p>4. We support the protection of heritage and culture. The allocation of previously developed land for future development such as the proposed town centre at Talbot Green/Llantrisant will assist in meeting this objective.</p> <p>5. We support the encouragement of healthy lifestyles and access to open green space, including the allocation of land under Strategic Site, which would provide the opportunity to work and socialise within walking distance of home and would facilitate access to adjacent areas of countryside including the Pant Marsh, Coed-yr-Hendy and the Avon Clun corridor.</p> <p>6. We support the allocation of residential and commercial development in principal towns to reduce the need to travel and would note that Strategic Site 7 fully accords with this objective and would further reduce the need to travel by 'clawing back' existing employment and retail trips made further afield to the benefit of the local economy and the strategic highway network. (see Transport Statement - SBA, 2009).</p> <p>7. We support the protection and enhancement of natural landscape and wildlife habitats. Development on previously developed land, where possible, and management of important (even if non-statutory) ecological sites, as would be consistent with this objective (see various Ecological Reports - RPS).</p> <p>8. We support this objective and note that the development of the new town centre at Talbot Green would protect and enhance adjacent areas of nature conservation importance, would be provided almost wholly on flood free land (see Flood Consequences Report - Atkins, 2008), has considerable potential to increase renewable energy (see Planning and Designing for Sustainability report - Principle Purpose, 2009) and would, given its location, promote development in the principal town of Llantrisant/Talbot Green.</p> <p>9. We support the encouragement of waste reduction through the provision of community recycling facilities which would be included as part of detailed proposals.</p> <p>10. We support the objective of maximising the use of land and encouraging the use of previously developed land, as would be achieved through the development of a larger town centre than that envisaged under policy SSA 8 (see representations in respect of SSA 8). We also support the protection of resources, but only where such resources (a) warrant protection to allow exploitation in the future and (b) there are no overriding requirements for development which may end up sterilising such resources (see representation in respect of policy AW 14).</p>

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>Petition of</i>	<i>TREAT in parts</i>	<i>EVIDENCE Add'l</i>	<i>NO FRTHR EVID. SA/SEA</i>	<i>Repr Council</i>	<i>Officer</i>	<i>Recommendation</i>	<i>Response</i>
4	5	Changes sought													
Objective 10 should be altered to include (new text in underlined): "...and the safeguarding of MINERAL resources of local, regional and national importance WHERE THERE IS A REASONABLE LIKELIHOOD OF FUTURE EXPLOITATION AND WHERE THERE ARE NO OTHER OVERRIDING OBJECTIVE(S) THAT MAY RESULT IN STERILISATION OF SUCH RESOURCES."															
<i>Item Question</i>										<i>Reply</i>			Soundness Tests		
16	8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth										Yes			
19	8	CE4 Test? Not flexible to deal with changing circumstances?										Yes			
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan													
The safeguarding of mineral resources is but one objective of the LDP. Policies pursuant to other objectives may conflict with this element of objective 10, resulting an incoherent strategy. The suggested change at Q5 would introduce greater flexibility and remove potential conflict between objectives, thereby increasing the likelihood of a coherent strategy.															
<i>Item Question</i>										<i>Reply</i>			Tick box Replies		
3	4	Seek changes? Any changes to be made to the Plan?										Yes			
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons										Yes			

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D35			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.7, para.1.25				Site:				PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item Question

Representation Text

1 2 Issue Summary

Support comment that RCT has crucial role to play in development of SOAs, including "Llantrisant/NW Cardiff", as set out in Wales Spatial Plan (2008 update). The update of the Wales Spatial Plan has been subject to a comprehensive sustainability appraisal which meets the requirements of the Strategic Environmental Assessment directive. "Consistency test 3" specifically requires the LDP to have regard to the WSP. The adoption of policies that pursue the aims of the SOAs meet this consistency test and result in a sustainable framework both at national and South East Wales level.

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
2	3	Representation text												
<p>The update of the Wales Spatial Plan has been subject to a comprehensive sustainability appraisal which meets the requirements of the Strategic Environmental Assessment directive. The adoption of policies that pursue the aims of the SOAs meet Consistency Test 3 and result in a sustainable framework both at a national and South East Wales level.</p> <p>Consistency between LDP's is also crucial if the SOA is to achieve it's aim. In this respect the SOA is to achieve it's aim. In this respect the SOA (Llantrisant North West Cardiff) highlights the importance of cross border issues and the Deposit Draft LDP for Cardiff County Council recognises this in considering future busines allocations and public trnasport links in North West Cardiff.</p> <p>Bringing the land allocated under Deposit Draft policy SSA 8 forward for beneficial development has the ability to significantly progress the aims and objectives of the National and South East Wales framework, as expressed in the spatial plan update, and deliver development to the beenefit of the County Borough and, indeed, the region as a whole. Development of Strategic Site 7 at an appropriate scale (I.e. larger than that set out in Deposit Draft Policy SSA 8 in respect of retail floorspace - see other representations), comprising mixed use retail, commercial, civic, employment and residential uses, on land, including previously developed land, will provide a catalyst for the upgrading of Llantrisant into a "hub settlement". Such development would provide the critical mass necessary to tackle social deprivation and provide essential infrastructure improvements, as advocated in the WSP in respect of SOAs.</p> <p>The WSP sets the objectives of creating a sustainable economy and providing sustainable communities. Developments, such as that escribed elsewhere within these representations can provide a new social and cultural focus for existing communities (in the case of our client's land, the disparate communities of Llantrisant, Talbot Green, Pontyclun and Mwyndy) thereby promoting community cohesion and improving quality of life.</p> <p>The WSP recognises that the head of the Valleys area has specific needs. The provision of a new town centre and the assistance in upgrading Llantrisant into the "hub settlement" will help to provide a focus for improved services in terms of leisure, health care, civic and employment services. Futhermore, the provision of a new town centre for the existing communities would help provide focused uplic transport provision to areas in the north ncluding the Heads of the Valleys area, thus helping to tackle economic deprivation in those areas too. In this regard research carried out by the Joseph Rowntree Foundation ("Coalfields and Neighbouring Cities") found that job seekers within socially deprived areas often limited their area of job search to geographical areas they were familiar with. Accordingly the provision of employment services in the Llantrisant area and the resultant increased propensity for public transport links to the north would increase the range of jobs available within these geographically familiar areas for job seekers living in the Heads of the Valley Plus zone (see Economic Impact Assessment - Roger Tym & Partners, 2009 and Transport Statement - SBA, 2009).</p> <p>It is also noted within the WSP that lower skilled people would be more likely to get jobs providing services to others and that location and accessibility will be crucial factors. The provision of a focused service and employment centre in an area that is known to and accessible to the Heads of the Valleys area will provide a significant economic benefit to Heads of the Valleys residents.</p> <p>Accordingly our client's land has the ability to make significant progress in pursuing the aim of creating a sustainable economy and providing a sustainable community, as set out in the WSP.</p> <p>One of the outcomes and options of providing a sustainable economy set out within the WSP is to ensure that there are adequate links between employment growth and housing supply. The provision of a significant number of jobs in this locality (both within RCT and NW Cardiff) needs to be matched with housing provision. Rhondda Cynon Taff currently has a very significant outflow of commuters on a daily basis and accordingly the provision of further residential development and employment floorspace on the Southern edge of Llantrisant will gelp to reduce the length of commuter journeys made from the Rhondda Cynon Taf area to Cardiff. The allocation of landnunder Deposit Draft policy SSA 8 would achieve this outcome, in line with WSP. A sustainable pattern of development such as this can drive a reduction in Wales' greenhouse gas emissions (as set out in the "Valuing our Environment" section of the WSP and as confirmed in the Transport Statement - SBA, 2009). The targeting of growth in areas such as Llantrisant as a Hub settlement and SOA within the WSP and pursued by Deposit Draft policy SSA 8 would enable transport funding to be spent efficiently, furthering the aims of the WSP in prioritising links between areas of need (the city coastal zone) and areas of opportunity (the Heads of the Valleys Plus zone), via the "Connections Corridor".</p> <p>The WSP recognises that only if South East Wales works as a networked city region will it have the critical mass to provide the quality of life for all appropriate for the 21st Century and be able to compete with comparable areas in the UK and EU for investment and growth. The provision of a new commercial, retail, employment, civic and residential centre for the communities of Llantrisant, Talbot Green, Pontyclun and Mwyndy would assist in achieving this.</p>														

<i>Item Question</i>										<i>Reply</i>			<i>Tick box Replies</i>	
3	4	Seek changes? Any changes to be made to the Plan?										No		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3295.D36			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.102, para.Map		Site: 7//SSA 8		OSTR Mwyndy		PEX Session:										
Policy: SSA 8		Map:		Issue: Strategic Sites												
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Support the principles of the Concept Plan but object to some detailed matters/boundaries.	
2 3	Representation text The provision of a Concept Plan is supported by its status should eb clarified. The following detailed matters should be addressed: The employment allocation to the east of the A4119 is outside of the settlement boundary. It is inexplicable that the LDP should allocate 32ha of employment land in, what would be in effect, the open countryside. This results in the Concept Plan being contrary to policy AW 2 and Planning Policy Wales. We consider that the allocation of the employment land is sound, larely reflecting extant planning permissions and existing operations. However, the settlement boundary should be re-drawn to include this allocation. The key leads to confusion. Reference is made within the key to High and Low Density residential development, a New School, a Locl Centre, Leisure use, a Major Highway and Land with Planning Permission, yet none of these are shown on the plan. Some of these elements are indeed proposed as part of SSA 8 allocation (e.g. Leisure) and others are applicable as a point of act (e.g. Land with Planning Permission). However, others appear to be completely inapplicable (e.g. Major Highway or Low Density residential developmen). Land immediately south of the Glamorgan Vale roundabout is 'open space' outside the settlement boundary and yet will provide one of the two primary access points into the proposed new town centre (as set out in paragraph 6.142). This will result in Policy SSA 8 requiring ihghway connection in this location, in conflict with local and national policies seeking to prevent development outside of settlement boundaries and development of open space. High, medium and low residential density are not defined, resulting in a lack of clarity.	
4 5	Changes sought The settlement boundary should be drawn around the employment allocation part of Strategic Site 7. The concept plan should be amended to include all relevant matters and the key should be amended to remove all irrelevant issues. The settlement boundary should be altered to abut the southern half of the roundabout and the Open Space allocation amended accordingly. High, Medium and Loe residential density should be defined by reference to numbers of units per hectare.	
9 7	Why no previous Representation Concept Plan not included in the Preferred Strategy.	
21 11	Why attend Examination? These and other representations made by Valad Developments (Llantrisant) Ltd relate to the development of a key Strategic Site upon which the strategy of the Local Development Plan has been built. The form, nature and deliverability of such a development is of critical importance to the County Borough as a whole and it would be beneficial, therefore, for the Inspector to consider the matter in detail at an examination.	

Item	Question	Reply	Soundness Tests
12 8	C1 Test? Does not have regard to other relevant plans, policies and strategies realting to the area or a	Yes	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
13	8	C2 Test?		Does not have regard to national policy?						Yes					
16	8	CE1 Test?		Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth						Yes					
20	9	Why changes satisfy Soundness		Give details why the changes you propose will ensure that the Plan											
		Removing the contradiction between the Concept Plan and other LDP policies as well as PPW will ensure consistency between these policies and will result in a coherent startegy in respect of Strategic Site 7.													

Item	Question	Reply	Tick box	Replies
3	4	Seek changes? Any changes to be made to the Plan?		Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons		No

3296.D1 S W M

Document: Deposit Draft, p.031 Site: 680//SSA 10.2 Trane Farm, Tonyrefail PEX Session:

Policy: CS 2 Map: Issue: Strategy Areas

Summary:

Item	Question	Representation Text
1	2	Issue Summary Representation No. 1. 3.1 Support is given to the provisions of the above policy [CS 2].
2	3	Representation text 3.2 In particular, the emphasis on sustainable growth which benefits RCT as a whole is welcomed, particularly in promoting residential development with a sense of place which respects the character and context of the Key Settlements of the Southern Strategy Area which includes Tonyrefail. 3.3 In developing the Trance Farm site, the characteristics of the local settlement form will be respected and enhanced by appropriate design and layout considerations, which sensitive areas of landscape and nature conservation significance in, and adjacent to the site, will be respected. 3.4 Criterion 3 of the policy refers to growth which promotes large-scale regeneration schemes in the Key Settlement of Tonyrefail. The identification of Tonyrefail in this context is supported. The development of a major urban extension to the town will consolidate its role in the hierarchy of settlements and will provide impetus to regeneration initiatives in the town centre by increasing its potential catchment.

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3296.D2			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.043		Site: 680//SSA 10.2						Trane Farm, Tonyrefail			PEX Session:				
Policy: AW 1		Map:				Issue: Housing Requirement									
Summary:															

Item Question

Representation Text

1 2 Issue Summary

Representation No. 2.

4.1 Support is given to the Total Housing requirement proposed of 14,850 new dwellings in the period 2006-2021. New allocations in the Plan, including Trane Farm, will make a significant contribution to this overall target.

2 3 Representation text

4.2 The phased development of the Trane Farm site will also ensure that growth takes place to meet market demand when market conditions improve, hopefully in the near future. The site will contribute to meeting a healthy 5-year housing land supply in the southern part of RCT, where in recent years there has been a significant shortfall.

4.3 It will also result in a comprehensive, properly planned form of growth which will allow phased improvement to the local road network and contribution to local education and community facilities which have not been widely achieved in the past through smaller scale schemes.

4.4 Dorchester Land has complete control of the land required for the first phase of development. Planning permission has also been obtained for land within the previous Local Plan allocation and the off-site roundabout junction will soon have technical and safety audit approval in order that an early start to the development can be made.

3296.D3			<input type="checkbox"/>	S		M			<input type="checkbox"/>						
Document: Deposit Draft, p.096		Site: 680//SSA 10.2						Trane Farm, Tonyrefail			PEX Session:				
Policy: SSA 4		Map:				Issue: Principal Towns & Key Settlements									
Summary:															

Item Question

Representation Text

1 2 Issue Summary

Representation No. 3

5.1 Support is given to the identification of Tonyrefail as a Key Settlement and the above policy, which encourages development which supports and reinforces the role of the centre as a key settlement, and is of a high quality design which integrates positively with existing 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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3296.D4			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.096		Site: 680//SSA 10.2						Trane Farm, Tonyrefail			PEX Session:					
Policy: SSA 5				Map:				Issue: Principal Towns & Key Settlements								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	We object to this Policy as there is an over-emphasis on the Trane Farm site as generating the need for further provision.	
2 3	Representation text	
	Discussions have been held with Education officers and it is acknowledged that the Trane Farm development will be required to provide contributions to primary school provision. Contributions, either in the form of dedication of land, financial contributions, or a combination will need to be established in the context of other committed and proposed development, which amounts to over twice the level of housing development to be attributed to the Trane Farm scheme. This will ensure fairness in the relative proportions of the contributions to be met from the various developers involved. It is acknowledged that supplementary planning guidance on planning obligations, including education requirements, will be published at a future stage where further comments will be invited.	
4 5	Changes sought	
	Change emphasis to education contributions required from several allocated sites.	
6 6	Candidate Site Ref No	
	424, 624 [see also 127, 534, 639, 641]	
9 7	Why no previous Representation	
	Other agents / consultants used.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Need for fairness in apportioning education contributions.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3296.D5			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 680//SSA 10.2 Trane Farm, Tonyrefail							PEX Session:							
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Representation No. 5 & Representation No. 9 - Eastern Extension	
	5.3 Support is given to this Policy, and in particular the inclusion of the Trane Farm Site (SSA 10.2). My clients, however, have reservations regarding the site boundaries as drawn on the Proposals Map and these are discussed below in representations made on Green Wedge Policy SSA22 and the Proposals Map.	
	5.12 The Proposals Map is objected to on the basis that the two areas described above and shown on the attached plan should be removed from the Green Wedge designation and included as part of the development.	
2 3	Representation text The Proposals Map is objected to on the basis that two areas shown in the attached submission document (see also other representation forms) should be removed from the Green Wedge designation and included as part of the development. The Proposals Map is also objected to as it currently includes land to the west of the adjacent cemetery (between the cemetery and the Gilfach Road Wetlands SSSI) which is required for a cemetery extension.	
4 5	Changes sought Amend Proposals Map accordingly.	
6 6	Candidate Site Ref No 424, 624 [see also 127, 534, 639, 641]	
9 7	Why no previous Representation Other agents / consultants used.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Green wedges applied inconsistently and land identified for cemetery extension not appropriate in housing allocation boundary.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3296.D6			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 680//SSA 10.2							Trane Farm, Tonyrefail			PEX Session:				
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Representation No. 5 & Representation No. 9 - Western Extension	
	5.3 Support is given to this Policy, and in particular the inclusion of the Trane Farm Site (SSA 10.2). My clients, however, have reservations regarding the site boundaries as drawn on the Proposals Map and these are discussed below in representations made on Green Wedge Policy SSA22 and the Proposals Map.	
	5.12 The Proposals Map is objected to on the basis that the two areas described above and shown on the attached plan should be removed from the Green Wedge designation and included as part of the development.	
2 3	Representation text The Proposals Map is objected to on the basis that two areas shown in the attached submission document (see also other representation forms) should be removed from the Green Wedge designation and included as part of the development. The Proposals Map is also objected to as it currently includes land to the west of the adjacent cemetery (between the cemetery and the Gilfach Road Wetlands SSSI) which is required for a cemetery extension.	
4 5	Changes sought Amend Proposals Map accordingly.	
6 6	Candidate Site Ref No 424, 624 [see also 127, 534, 639, 641]	
9 7	Why no previous Representation Other agents / consultants used.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Green wedges applied inconsistently and land identified for cemetery extension not appropriate in housing allocation boundary.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3296.D7			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106		Site: 680//SSA 10.2							Trane Farm, Tonyrefail			PEX Session:				
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Representation No. 5 & Representation No. 9 - Cemetery land exclusion	
	5.3 Support is given to this Policy, and in particular the inclusion of the Trane Farm Site (SSA 10.2). My clients, however, have reservations regarding the site boundaries as drawn on the Proposals Map and these are discussed below in representations made on Green Wedge Policy SSA22 and the Proposals Map.	
	5.13 The Proposals Map is also objected to as it currently includes land to the west of the adjacent cemetery (between the cemetery and the Gilfach Road Wetlands SSSI) which is required for a cemetery extension (marked by the hatched area B on the attached Site Plan). This area would thus be inappropriately included within the development area boundary.	
2 3	Representation text The Proposals Map is objected to on the basis that two areas shown in the attached submission document (see also other representation forms) should be removed from the Green Wedge designation and included as part of the development. The Proposals Map is also objected to as it currently includes land to the west of the adjacent cemetery (between the cemetery and the Gilfach Road Wetlands SSSI) which is required for a cemetery extension.	
4 5	Changes sought Amend Proposals Map accordingly.	
6 6	Candidate Site Ref No 424, 624 [see also 127, 534, 639, 641]	
9 7	Why no previous Representation Other agents / consultants used.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Green wedges applied inconsistently and land identified for cemetery extension not appropriate in housing land allocation boundary.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3296.D8			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.107		Site: 680//SSA 10.2 Trane Farm, Tonyrefail						PEX Session:							
Policy: SSA 12				Map:				Issue: Affordable Housing							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Representation No. 6	
	5.4 Whilst the principle of seeking affordable housing development is generally supported, it is considered that the target of 40% sought on large sites in the Southern Strategy Area is excessive. We therefore wish to object to this policy.	
2 3	Representation text	
	5.5 The survey by Fordham Associates, on which the requirement is based was carried out in 2006 when market conditions were completely different to those prevailing at the current time. The subsequent reduction in house prices, to [now at] 2004 levels and [continuing to fall] [still falling, combined with low interest rates], has meant that a range of properties are more affordable to a wider sector of the population. [In these circumstances, low cost market housing may be more appropriate than subsidised housing for rent.] [Words in square brackets are from the Rep Form.]	
	5.6 The current slowdown in sales of new properties, linked to credit restrictions has also meant that house builders are increasingly incurring higher construction overheads together with costs such as interest on the land payment, and selling overheads.	
	5.7 Due to the prevailing housing market climate it is therefore contended that the provisions of the Deposit Plan and associated Supplementary Planning Guidance on Affordable Housing, yet to be published, are no longer relevant and that more flexibility should be allowed for in the documents in order to seek an appropriate level of affordable housing provision.	
4 5	Changes sought	
	More flexibility should be allowed for in the documents in order to seek an appropriate level of affordable housing provision.	
9 7	Why no previous Representation	
	Percentage target not identified at Strategy Stage.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Survey on which Policy is based is out-of-date.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3296.D9			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.113		Site: 680//SSA 10.2 Trane Farm, Tonyrefail						PEX Session:								
Policy: SSA 22				Map:				Issue: Environment								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Representation No. 7 & Representation No. 9 - Green Wedge western end 5.8 The extent of the proposed Green Wedge designation SSA 22.1 to the west of the site is objected to for the reasons given below.	
2 3	Representation text 5.9 Planning Policy Wales (PPW) suggests that green wedge policies and boundaries should be reviewed as part of the Development Plan review process. At paragraph 2.6.12 PPW states that:- "In defining green wedges it is important to include only land that is strictly necessary to fulfil the purposes of the policy. Factors such as openness, topography and the nature of urban edges should be taken into account. Clearly identifiable physical features should be used to establish defensible boundaries. Green wedge policies should be reviewed as part of the UDP review process." PPW makes it clear (see above) that only land that is strictly necessary to fulfil the purpose should be included within a green wedge and that clearly identifiable features should be used to establish 'defensible boundaries. The presence of the small stream to the west of the site should therefore form the boundary of the green wedge at this location (Site A refers – attached Site Plan). This would continue to maintain a gap between the settlements of Hendreforgan and Tonyrefail which would remain wider than its narrowest point along the road frontage. 5.10 If the designation remains as it stands, the westernmost field parcel would represent an isolated 'pocket' of development as land to the east is affected by the Site of Special Scientific Interest and therefore not developable (the status of the SSSI is now in doubt, however, after it was ploughed up. Following a police investigation, prosecution did not take place). Allowing development on the field to the north, currently in the Green Wedge, would achieve a better integrated and comprehensive scheme with an access to this part of the site via the rest of the development rather than having a need for a further access off Hendreforgan Road. As it stands the inclusion of the parcel within the Green Wedge serves no firm purpose.	
4 5	Changes sought Remove Green Wedge designation from area referred to and include in Site boundary.	
6 6	Candidate Site Ref No 424, 624 [see also 127, 534, 639, 641]	
9 7	Why no previous Representation Other agents / consultants used.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Green Wedge Boundary not applied consistently.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons														No

3296.D10

Document: Deposit Draft, p.113 Site: 680//SSA 10.2 Trane Farm, Tonyrefail PEX Session:

Policy: SSA 22 Map: Issue: Environment

Summary:

Item	Question	Representation Text
1	2	Issue Summary Representation No. 8 & Representation No. 9 - Green Wedge east end The extent of the proposed Green Wedge designation SSA 22.1 to the east of the site is objected to.
2	3	Representation text 5.11 The inclusion of land in the eastern part of the site in the Green Wedge designation SSA 22.1 is also objected to. It is acknowledged that much of the land is not developable due to topographical constraints. There will however, be a need to consider improved footpath links through this area to enhance linkages to the town centre and the Somerfield store to the north. We do, however, object to an area of land in the vicinity of a ruined farmhouse to the east of Bryn Golau (Site C - attached Site Plan), which is capable of being developed and which would not compromise the Green Wedge designation, much of which will be retained. [Rep Form reads: An area of land in the vicinity of a ruined farmhouse to the east of Bryn Golau (see attached Submission Document), which is capable of being developed and which would not compromise the Green Wedge designation, much of which will be retained should be excluded from the proposed Green Wedge and should be included in the site boundary.]
4	5	Changes sought Remove Green Wedge designation from area referred to and include land in Site boundary.
6	6	Candidate Site Ref No 424, 624 [see also 127, 534, 639, 641]
9	7	Why no previous Representation Other agents / consultants used.
21	11	Why attend Examination? To present full case before Inspector.

Item	Question	Reply	Soundness Tests
17	8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes
20	9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Green Wedge Boundary not applied consistently.	

Item	Question	Reply	Tick box Replies
3	4	Seek changes? Any changes to be made to the Plan?	Yes
5	6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	Yes
7	7	Previous Representations? Did you make any previous representations on this issue during the Cons	No

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3297.D1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.031						Site:								PEX Session:	
Policy: CS 2				Map:				Issue: Design							
Summary:															

Item Question

Representation Text

1 2 Issue Summary
Support Policy CS 2.

2 3 Representation text
Policy CS2 - Development in the South.

Support is given to the provisions of the above Policy.

In particular, the emphasis on sustainable growth which benefits Rhondda Cynon Taf as a whole is welcomed, particularly in promoting residential development with a sense of place which respects the character and context of the Principal Towns and Key Settlements of the Southern Strategy Area which includes Llantwit Fardre as part of the urban form of the area.

Criterion 4 of the Policy refers to realising the Principal Town of Llantrisant as an area of social and economic growth is supported in particular as Llantwit Fardre forms part of the wider urban area of Llantrisant where growth would complement the function of the town and provide a catchment for the expanded town centre proposed under Policy SSA 8.

3297.D2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.043						Site:								PEX Session:	
Policy: AW 1				Map:				Issue: Housing Requirement							
Summary:															

Item Question

Representation Text

2 3 Representation text
Policy AW 1 - New Housing.

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. The phased development of the Edwards Coaches site will ensure that growth takes place to meet demand when market conditions improve, hopefully in the near future. The site will contribute to meeting a healthy 5 year housing land supply in the southern part of Rhondda Cynon Taf, where in recent years there has been a significant shortfall.

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3297.D3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.095						Site:							PEX Session:		
Policy: SSA 3				Map:				Issue: Principal Towns & Key Settlements							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Support Policy SSA 3.	
2 3	Representation text Southern Strategy Area Policy SSA 3 - Development in the Principal Town of Llantrisant/Talbot Green.	
<p>Support is given to the identification of Llantrisant as a principal town and the above policy, which encourages development which supports this role. It is noted under Policy SSA - 8, which relates to the proposed strategic releases at Mwyndy/Talbot Green, that a further 23,200 square metres of retailing is proposed. In order to justify this scale of retailing in addition to the existing level of floorspace which already exists in Talbot Green, significant levels of housing beyond the 200 proposed as part of the Mwyndy scheme will be required in the Llantrisant area.</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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3297.D4			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site:				New Site		PEX Session:			
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The Proposals Map is objected to on the basis that the Edwards Coaches site is not allocated for residential development.	
2 3	Representation text	
	Although the inclusion of most of the site within the settlement boundary is welcomed, the southern boundary of the site does not reflect the recent planning permission for an extension of the coach parking area. The settlement boundary should therefore be amended accordingly.	
4 5	Changes sought	
	Allocation of site for housing development and amendment to settlement boundary.	
9 7	Why no previous Representation	
	Detailed boundaries not shown at Strategy stage.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Need for site to be developed for housing to improve local environmental conditions and provide funding for relocation package to remove existing operation to more appropriate site.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3297.D5			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108						Site:				Settlement Boun		PEX Session:			
Policy: SSA 13				Map:				Issue: Settlement Boundary							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	The Proposals Map is objected to on the basis that the Edwards Coaches site is not allocated for residential development.	
2 3	Representation text	
	Although the inclusion of most of the site within the settlement boundary is welcomed, the southern boundary of the site does not reflect the recent planning permission for an extension of the coach parking area. The settlement boundary should therefore be amended accordingly.	
4 5	Changes sought	
	Allocation of site for housing development and amendment to settlement boundary.	
9 7	Why no previous Representation	
	Detailed boundaries not shown at Strategy stage.	
21 11	Why attend Examination?	
	To present full case berfore Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Need for site to be developed for housing to improve local environmental conditions and provide funding for relocation package to move existing operation to more appropriate site.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3297.D6			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.032							Site:			PEX Session:							
Policy: CS 3				Map:			Issue: Strategic Sites										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary We object to the reliance placed on the Strategic Sites identified to deliver a high proportion of the overall housing land requirements, particularly in the shorter term.	
2 3	Representation text The Strategic Sites identified for development are severely constrained for economic/financial reasons and are unlikely to come forward until the later stages of the Plan.	
4 5	Changes sought Less emphasis on Strategic Sites to provide for housing land supply needs in shorter term.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Need for more realistic assessment of land likely to come forward during early stages, i.e. next five years of the Plan.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site?	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

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Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3297.D7			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106							Site:		New Site			PEX Session:				
Policy: SSA 10				Map:			Issue: Housing Allocation									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	We object to this policy on the grounds that the Edwards Coaches site at Newtown Industrial Estate, Llantwit Fardre has been excluded as a housing land allocation.	
2 3	Representation text	
	The site is currently too restricted for the needs of an expanding coach busines, The scale of residential land would enable the relocation to a larger site on a more accessible industrial estate.	
4 5	Changes sought	
	Allocate site for housing development.	
9 7	Why no previous Representation	
	Specific housing allocations not established.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Need to maximise opportunities on brownfield uses where existing development is better relocated elsewhere.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3297.D8			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.107				Site:				PEX Session:							
Policy: SSA 12			Map:			Issue: Affordable Housing									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Whilst the principle of seeking affordable housing development is generally supported, it is considered that the target of 40% sought on large sites in the Southern Strategy area is excessive. We therefore wish to object to this policy.	
2 3	Representation text	
	The survey by Fordham Associates, on which the requirement is based was carried out in 2006 when market conditions were completely different to those prevailing at the current time. The subsequent reduction in house prices, now approaching 2004 levels combined with low interest rates, has meant that a range of properties are more affordable to a wider sector of the population. In these circumstances low cost market housing may be more appropriate than subsidised housing for rent.	
4 5	Changes sought	
	More flexibility should be allowed for in the documents in order to seek an appropriate level of affordable housing provision.	
9 7	Why no previous Representation	
	Percentage target not identified at Strategy Stage.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Survey on which Policy is based is out of date.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3299.D1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.031						Site:								PEX Session:	
Policy: CS 2				Map:				Issue: Strategy Areas							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Support Policy CS2.	
2 3	Representation text Policy CS - Development in the South. Support is given to the provisions of the above Policy. In particular, the emphasis on sustainable growth which benefits Rhondda Cynon Taf as a whole is welcomed, particularly in promoting residential development with a sense of place which respects the character and context of the Key Settlements of the Southern Strategy Area which include Llanharan.	

3299.D2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.032						Site:								PEX Session:	
Policy: CS 3				Map:				Issue: Strategic Sites							
Summary:															

Item	Question	Representation Text
1 2	Issue Summary Object to Policy CS 3.	
2 3	Representation text Policy CS 3 - Strategic Sites In principle we have no objection to the strategic sites which are identified, and in particular the former OCC site at Llanilid, Llanharan, which will ensure that future large scale development in the Llanharan area is properly planned and phased and will accommodate a high level of growth. The submission site is well placed to meet this short term need due to its accessibility and its highly marketable location. Further representations in this statement will refer to the potential 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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3299.D3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033						Site:								PEX Session:	
Policy: CS 4				Map:				Issue: Housing Requirement							
Summary:															

Item Question

Representation Text

1 2 Issue Summary
Support for Policy CS 4.

2 3 Representation text
Policy CS 4 - Housing Requirements and Policy AW 1 - New Housing

Support is given to the Toal Housing Requirement proposed of 14,850 new dwellings in ther perios 2006-2021.

3299.D4			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.043						Site:								PEX Session:	
Policy: AW 1				Map:				Issue: Housing Requirement							
Summary:															

Item Question

Representation Text

1 2 Issue Summary
Support for Policy AW1.

2 3 Representation text
Policy CS 4 - Housing Requirements and Policy AW 1 - New Housing

Support is given to the Toal Housing Requirement proposed of 14,850 new dwellings in ther perios 2006-2021.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3299.D5			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.097						Site:			PEX Session:						
Policy: SSA 6				Map:				Issue: Principal Towns & Key Settlements							
Summary:															

Item Question

Representation Text

2 3 Representation text

Southern Strategy Area Policy SSA 6 - Development in the Key Settlement of Llanharan.

This Policy is supported as it states that "Proposals for residential, commercial and community development within Llanharan will be permitted where the development:-

1. Is of a high standard of design and integrates positively with existing development;
2. Makes a positive contribution to the provision and improvement of community and recreational facilities;
3. Promotes opportunities for new retail and tourism developments;
4. Promotes accessibility to services by a range of sustainable modes of transport;
5. Does not result in the loss of local retail or community facilities; and
6. Does not result in the loss of important open space within the settlement.

It is considered that the development of the site being promoted for the uses proposed would meet all the above criteria for the reasons included in these representations. The site is filled ground with no agricultural or open space value and does not relate to the countryside beyond the A473 to the north or beyond the railway line to the south.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3299.D6			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.109						Site:								PEX Session:	
Policy: SSA 15				Map:				Issue: Retail							
Summary:															

Item	Question	Representation Text
1	2 Issue Summary Object to Policy SSA 15.	

2	3 Representation text Southern Strategy Policy SSA 15 - Retail Allocations.	
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The above Policy is objected to as land east of The Square, Llanharan should be allocated for a mix of uses, including retail development as an extension of the existing village centre, on the western part of the site.

This would allow for an appropriate extension of the centre to cater for the expanding local catchment population of Llanharan. Retail facilities are currently restricted and consumers have to travel to visit a wider range of shopping opportunities in Talbot Green or Bridgend. A new store at this location (of the scale of an Aldi, Lidl or Tesco Express) would retain expenditure in the village and would serve people who at present do not own cars.

It is noted fro example that a number of people walk from the Square to the Londis Store, even though the store is car orientated, and is effectively an expanded garage shop. A more appropriately-designed retail facility would complement the existing centre, provide an improved shopping environment for elderly and younger people, and attract people who do not normally shop locally.

The store would be located on the western portion of the site where the existing dwelling would be demolished and the haulage business relocated elsewhere. Car parking associated with the store would also be available for customers using the other shops and services, where curenly there is only a restricted 'lay-by'.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3299.D7			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.108		Site: 307/306 Llanharan service station adj small							Settlement Boun			PEX Session:				
Policy: SSA 13		Map:					Issue: Settlement Boundary									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	The Proposals Map is objected to on the basis that the site east of The Square, Llanharan is not allocated for development or included within the settlement boundary.	
2 3	Representation text	
	The site forms a logical extension to the pattern of development in Llanharan. It is considered that a sympathetic mixed use scheme could be developed without a major impact on the landscape. The route shown as part of the proposed Llanharan By-Pass which affects the site should also be removed.	
4 5	Changes sought	
	Include the site as a mixed use development allocation or within the settlement boundary.	
6 6	Candidate Site Ref No	
	306	
9 7	Why no previous Representation	
	Detailed Boundaries not shown.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	There is a need to maximise opportunities for appropriate development adjacent to existing local centres near to bus routes and passengers rail facilities.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3299.D8			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106										Site: 307/306 Llanharan service station adj small		New Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary We object to this Policy n (sic) the grounds that the site is not allocated for residential development.	
2 3	Representation text Whilst general housing development is not being sought on the site, an appropriate residential institutional use (C2) such as a care facility could be accommodated which would improve the local environment, and would cater for a recognised need for elderly care facilities in the area.	
4 5	Changes sought Include the site as a residential land allocation.	
6 6	Candidate Site Ref No 306	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan There is a need to maximise opportunities for appropriate development adjacent to existing local centres near to bus routes and passenger rail facilities.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3299.D9			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106				Site: 307/306		Llanharan service station adj small				New Site		PEX Session:			
Policy: SSA 10				Map:						Issue: Housing Allocation					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	We object to this policy n (sic) the grounds that the site is not allocated for residential development.	
2 3	Representation text	
	Whilst general housing development is not being sought on the site, an appropriate residential institutional use (C2) such as a care facility could be accommodated which would be close to existing facilities, could be designed so as to improve the local environment, and would cater for a recognised need for elderly care facilities in the area.	
4 5	Changes sought	
	Include the site as a mixed use land allocation	
6 6	Candidate Site Ref No	
	306	
9 7	Why no previous Representation	
	Detailed Boundary not shown.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	There is a need to maximise opportunities for appropriate development adjacent to existing local centres near to bus routes and passenger rail facilities.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3299.D10			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.111		Site: 793//SSA 18.2 A473 Llanharan Bypass							PEX Session:							
Policy: SSA 18		Map:			Issue: Transportation											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The route shown for the the Llanharan By-Pass which crosses the submission site is objected to.	
2 3	Representation text The northern of the two routes indicated would involve a major difference in levels in crossing the railway line, as the land slopes down sharply to the recreation area. The alternative route proposed further to the east is more suitable as land south of the railway line is at a higher level and, therefore, costs and landscape impact would be reduced.	
4 5	Changes sought Remove northern leg of two alternative routes.	
6 6	Candidate Site Ref No 306	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan By-Pass route shown with no explanation.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3300.D1			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.032		Site: 376/377 Ystrad Barwig Isaf							PEX Session:							
Policy: CS 3		Map:			Issue: Strategic Sites											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	We object to the reliance placed on the Strategic Sites identified to deliver a high proportion of the overall housing land requirements, particularly in the shorter term.	
2 3	Representation text	
	The strategic sites identified for development are severely constrained for economic/financial reasons and are unlikely to come forward until the later stages of the Plan.	
4 5	Changes sought	
	Less emphasis on Strategic sites to provide for housing land supply needs in short term.	
6 6	Candidate Site Ref No	
	377	
9 7	Why no previous Representation	
	Detailed Boundaries not shown.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Need for more realistic assessment of land likely to come forward during early stages, ie next five years of the Plan.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3300.D2			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106										Site: 376/377 Ystrad Barwig Isaf		New Site		PEX Session:		
Policy: SSA 10				Map:				Issue: Housing Allocation								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	We object to this policy on the grounds that land at Ystrad Barwig Farm has been excluded as a housing land allocation.	
2 3	Representation text	
	It is apparent that sites with similar characteristics, lying directly north of the Church Village By-Pass have been favoured, and are allocated for residential development A Landscape Assessment submitted with these representations concludes that a carefully masterplanned development would have minor to moderate impacts in landscape terms.	
4 5	Changes sought	
	Include the site as a housing land allocation.	
6 6	Candidate Site Ref No	
	377	
9 7	Why no previous Representation	
	Detailed Boundaries not shown.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Need to be realistic in the choice of housing that can come forward in the shorter term.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3300.D3			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.107		Site: 376/377 Ystrad Barwig Isaf						PEX Session:							
Policy: SSA 12		Map:				Issue: Affordable Housing									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Whilst the principle of seeking affordable housing development is generally supported, it is considered that the target of 40% sought on large sites in the Southern Strategy Area is excessive. We therefore wish to object to this policy.	
2 3	Representation text	
	The survey by Fordham Associates, on which the requirement is based was carried out in 2006 when market conditions were completely different to those prevailing at the current time. The subsequent reduction in house prices, now approaching 2004 levels combined with low interest rates, has meant that a range of properties are more affordable to a wider sector of the population. In these circumstances low cost market housing may be more appropriate than subsidised housing for rent.	
4 5	Changes sought	
	More flexibility should be allowed for in the documents in order to seek an appropriate level of affordable housing provision.	
6 6	Candidate Site Ref No	
	377	
9 7	Why no previous Representation	
	Detailed Boundaries not shown.	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Survey on which Policy is based is out of date.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3300.D4			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106										Site: 376/377 Ystrad Barwig Isaf		New Site		PEX Session:		
Policy: SSA 10				Map:				Issue:								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The Proposals Map is objected to on the basis that the Ystrad Barwig Isaf Farm site is not allocated for development.	
2 3	Representation text it can be clearly seen that the site is well contained by the route of the Church Village By-Pass and associated spur links. Furthermore, it does not lie in a proposed Green wedge or Special Landscape Area designation.	
4 5	Changes sought Amend Proposals Map to include objection site as a housing or mixed use land allocation and include in the settlement boundary.	
6 6	Candidate Site Ref No 377	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Need to be realistic in the choice of housing that can come forward in the shorter term.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3300.D5			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.108		Site: 376/377 Ystrad Barwig Isaf							Settlement Boun		PEX Session:					
Policy: SSA 13				Map:				Issue: Settlement Boundary								
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The Proposals Map is objected to on the basis that the Ystrad Barwig Isaf Farm site is not allocated for development.	
2 3	Representation text it can be clearly seen that the site is well contained by the route of the Church Village By-Pass and associated spur links. Furthermore, it does not lie in a proposed Green wedge or Special Landscape Area designation.	
4 5	Changes sought Amend Proposals Map to include objection site as a housing or mixed use land allocation and include in the settlement boundary.	
6 6	Candidate Site Ref No 377	
9 7	Why no previous Representation Detailed Boundaries not shown.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Need to be realistic in the choice of housing that can come forward in the shorter term.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3300.D6			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.031						Site:								PEX Session:		
Policy: CS 2				Map:						Issue: Strategy Areas						
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Support is given to the provisions of the above Policy.	
2 3	Representation text In particular, the emphasis on sustainable growth which benefits Rhondda Cynon Taf as a whole is welcomed, particularly in promoting residential development with a sense of place which respects the character and context of the Key Settlements of the Southern Strategy Area which include Llantwit Fardre. Criterion 4 of the Policy refers to realizing the Principle Town of Llantrisant as an area of social and economic growth is supported in particular as Llantwit Fardre forms part of the wider urban area of Llantrisant where growth would complement the function of the town and provide a catchment for the expanded town centre proposed.	

3300.D7			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.043						Site: 376/377 Ystrad Barwig Isaf						New Site		PEX Session:		
Policy: AW 1				Map:						Issue: Housing Requirement						
Summary:																

Item	Question	Representation Text
1 2	Issue Summary Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.	
2 3	Representation text The phased development of the Ystrad Barwig farm site will also ensure that growth takes place to meet demand when market conditions improve, hopefully in the near future. The site will contribute to meeting a healthy 5 year housing land supply in the southern part of Rhondda Cynon Taf, where in recent years there has been a significant shortfall. It will also result in a comprehensive, properly planned form of growth which will allow phased improvements to the local road network and contributions to local education and community facilities which have not been widely achieved in the past through smaller scale schemes. Parts of the eastern portion of the site, which are immediately accessible to the new by-pass scheme, together with those parts of the site which may not be suitable for residential uses due to flood risk constraints, which affect the central and eastern portions of the site, may be appropriate to accommodate B1 Office or retail uses. This would result in a more sustainable, mixed use form of 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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3300.D8			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.109										Site: 376/377 Ystrad Barwig Isaf		New Site		PEX Session:		
Policy: SSA 14				Map:				Issue: Employment								
Summary:																

Item Question

Representation Text

1 2 Issue Summary

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

2 3 Representation text

The phased development of the Ystrad Barwig farm site will also ensure that growth takes place to meet demand when market conditions improve, hopefully in the near future. The site will contribute to meeting a healthy 5 year housing land supply in the southern part of Rhondda Cynon Taf, where in recent years there has been a significant shortfall.

It will also result in a comprehensive, properly planned form of growth which will allow phased improvements to the local road network and contributions to local education and community facilities which have not been widely achieved in the past through smaller scale schemes.

Parts of the eastern portion of the site, which are immediately accessible to the new by-pass scheme, together with those parts of the site which may not be suitable for residential uses due to flood risk constraints, which affect the central and eastern portions of the site, may be appropriate to accommodate B1 Office or retail uses. This would result in a more sustainable, mixed use form of development.

3300.D9			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.109										Site: 376/377 Ystrad Barwig Isaf		New Site		PEX Session:		
Policy: SSA 15				Map:				Issue: Retail								
Summary:																

Item Question

Representation Text

1 2 Issue Summary

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

2 3 Representation text

The phased development of the Ystrad Barwig farm site will also ensure that growth takes place to meet demand when market conditions improve, hopefully in the near future. The site will contribute to meeting a healthy 5 year housing land supply in the southern part of Rhondda Cynon Taf, where in recent years there has been a significant shortfall.

It will also result in a comprehensive, properly planned form of growth which will allow phased improvements to the local road network and contributions to local education and community facilities which have not been widely achieved in the past through smaller scale schemes.

Parts of the eastern portion of the site, which are immediately accessible to the new by-pass scheme, together with those parts of the site which may not be suitable for residential uses due to flood risk constraints, which affect the central and eastern portions of the site, may be appropriate to accommodate B1 Office or retail uses. This would result in a more sustainable, mixed use form of 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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3300.D10			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.095										Site: 376/377 Ystrad Barwig Isaf		New Site		PEX Session:		
Policy: SSA 3				Map:				Issue: Principal Towns & Key Settlements								
Summary:																

Item Question

Representation Text

1 2 Issue Summary

Support is given to the identification of Llantrisant as a principal town and the above policy, which encourages development which supports this role.

2 3 Representation text

It is noted under Policy SSA - 8, which relates to the proposed strategic release at Mwyndy/Talbot Green, that a further 23,200 square metres of retailing is proposed. In order to justify this scale of retailing in addition to the existing level of floorspace which already exists in Talbot Green, significant levels of housing beyond the 500 proposed as part of the Mwyndy scheme will be required in the Llantrisant area.

3300.D11			<input type="checkbox"/>	S	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.112										Site: 376/377 Ystrad Barwig Isaf		New Site		PEX Session:		
Policy: SSA 19				Map:				Issue: Transportation								
Summary:																

Item Question

Representation Text

1 2 Issue Summary

This policy is supported.

2 3 Representation text

Proposals put forward by the South East Wales Transportation Alliance (SEWTA) to introduce passenger rail services on the former freight line between Pontyclun and Beddau, will result in the submission site being highly accessible, particularly with a new station proposed directly to the west at Llantrisant Road, Gwaun Miskin.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3301.D1			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.106						Site:		Delete Site			PEX Session:				
Policy: SSA 10				Map:		Issue: Housing Allocation									
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Whilst supporting the allocation of site SSA 10.7 (the Submission Site - see attached supporting document) we wish to object to the allocation of sites SSA 10.8 and SSA 10.9 for the reasons given below.	
2 3	Representation text	
	The two sites referred to have major gradient constraints. The Tylcha Wen Terrace site rises by some 40 metres off Tylcha Wen Terrace within a distance of 120 metres - a 1 in 3 gradient. The access to the Tylcha Ganol site will need to overcome a similar gradient.	
4 5	Changes sought	
	Remove the proposed housing land allocations, SSA 10.8 Land rear of Tylcha Wen Terrace and SSA 10.9 - Land at Tylcha Ganol Farm.	
6 6	Candidate Site Ref No	
	403	
9 7	Why no previous Representation	
	Detailed Boundaries not shown.	
21 11	Why attend Examination?	
	To present full case before inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Housing land allocations not realistically achievable.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3301.D2			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.107				Site:						Delete Site		PEX Session:			
Policy: SSA 12				Map:						Issue: Affordable Housing					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
	Whilst the principle of seeking affordable housing development is generally supported, it is considered that the target of 40% sought on large sites in the Southern Strategy Area is excessive. We therefore wish to object to this policy.	
2 3	Representation text	
	The survey by Fordham Associates, on which the requirement is based was carried out in 2006 when market conditions were completely different to those prevailing at the current time. The subsequent reduction in house prices, now approaching 2004 levels combined with low interest rates, has meant that a range of properties are more affordable to a wider sector of the population. In these circumstances low cost market housing may be more appropriate than subsidised housing for rent.	
4 5	Changes sought	
	More flexibility should be allowed for in the documents in order to seek an appropriate level of affordable housing provision.	
6 6	Candidate Site Ref No	
	403	
9 7	Why no previous Representation	
	Detailed Boundaries not shown.	
21 11	Why attend Examination?	
	To present full case before inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Survey on which Policy is based is out of date.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site	Yes	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3301.D3			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.031										Site:		Delete Site		PEX Session:		
Policy: CS 2				Map:			Issue: Strategy Areas									
Summary:																

Item	Question	Representation Text
2 3	Representation text Policy CS - Development in the South	
	3.1 Support is given to the provisions of the above Policy.	
	3.2 In particular, the emphasis on sustainable growth which benefits Rhondda Cynon Taf as a whole is welcomed, particularly in promoting residential development with a sense of place which respects the character and context of the Key Settlements of the Southern Strategy Area which include Tonyrefail.	
	3.3 In developing the extension of The Meadows site the characteristics of the local settlement form will be respected and enhanced by appropriate design and layout considerations, whilst the context of the site, will be respected. The Meadows development has been successful as the units were sold quickly. The scheme has also improved the residential character of the area.	
	3.4 The accompanying Landscape and Visual Assessment, prepared by Anthony Jellard Associates, confirms that the extension of the existing site can be developed without any undue impact on the surrounding landscape qualities. It concludes that: "It is our view that the proposed Housing Land Allocation respects the existing settlement pattern in scale and location. Whilst it is on rising ground on open farmland, it directly connects with the recent housing below and there is further higher ground beyond. There are other areas of existing housing at similar or greater heights along this section of the valley."	
	3.5 Criterion 3 of the Policy refers to growth which promotes large scale regeneration schemes in the Key Settlement of Tonyrefail. The identification of Tonyrefail in this context is supported. The development of the submission site, together with other developments in the town, will consolidate its role in the hierarchy of settlements and will provide impetus to regeneration initiatives in the town centre by increasing its potential catchment.	

3301.D4			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.033										Site:		Delete Site		PEX Session:		
Policy: CS 4				Map:			Issue: Housing Requirement									
Summary:																

Item	Question	Representation Text
2 3	Representation text Policy CS4 - Housing Requirements and Policy AW 1 - New Housing	
	3.6 Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021. New allocations in the Plan, including The Meadows extension, will make significant contribution to this overall target.	
	3.7 The ongoing, phased development of The Meadows site will also ensure that growth takes place to meet demand when market conditions improve, hopefully in the near future. The site, will contribute to meeting a healthy 5 year housing land supply in the southern part of Rhondda Cynon Taf, where in recent years there has been a significant shortfall.	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3301.D5			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.043						Site:				Delete Site		PEX Session:			
Policy: AW 1				Map:				Issue: Housing Requirement							
Summary:															

Item Question

Representation Text

- 2 3 Representation text
 Policy CS4 - Housing Requirements and Policy AW1 - New Housing
- 3.3 Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.
- 3.4 Support for Policy AW2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary and within the Northern Strategy Area, in order that it fully complies with the criteria.

3301.D6			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.096						Site:				Delete Site		PEX Session:			
Policy: SSA 4				Map:				Issue: Principal Towns & Key Settlements							
Summary:															

Item Question

Representation Text

- 2 3 Representation text
 Southern Strategy Area Policy SSA4 - Development in the Key Settlement of Tonyrefail
- 4.1 Support is given to the identification of Tonyrefail as a key settlement and the above policy, which encourages development which support and reinforces the role of the centre as a Key Settlement, and is of a high quality design which integrates positively with existing development.
- 4.2 Development of the site will achieve the above aims and furthermore would meet other criteria in the policy as it will support the provision of local services.

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3301.D7			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.107						Site:				Delete Site		PEX Session:			
Policy: SSA 12				Map:				Issue: Affordable Housing							
Summary:															

Item Question

Representation Text

2 3 Representation text

Southern Strategy Area Policy SSA 12 - Affordable Housing

4.12 Whilst the principle of seeking affordable housing development is generally supported, it is considered that the target of 40% sought on large sites in the Southern Strategy Area is excessive. We therefore wish to object to this policy.

4.13 The survey by Fordham Associates, on which the requirement is based, was carried out in 2006 when market conditions were completely different to those prevailing at the current time. The subsequent reduction in house prices, now approaching 2004 levels combined with low interest rates, has meant that a range of properties are more affordable to a wider sector of the population. In these circumstances low cost market housing may be more appropriate than subsidised housing for rent.

4.14 The current slowdown in sales of new properties, linked to credit restrictions has also meant that house builders are increasingly incurring higher construction overheads together with costs such as interest on the land payment, and selling overheads.

4.15 Due to the prevailing housing market climate it is, therefore, contended that the provisions of the Deposit Plan and associated Supplementary Planning Guidance on Affordable Housing, yet to be published, are no longer relevant and that more flexibility should be allowed for in the documents in order to seek an appropriate level of affordable housing provision.

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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3301.D8			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.106										Site: 685//SSA 10.7		Gwern Heulog, Coed Ely		Delete Site		PEX Session:	
Policy: SSA 10				Map:				Issue: Housing Allocation									
Summary:																	

Item	Question	Representation Text
2	3	Representation text
		Southern Strategy Area Policy SSA 10 - Housing Allocations
		4.3 Support is given to this Policy, and particularly the inclusion of the submission site as a housing land allocation - SSA 10.7 for 150 units.
		4.4 We have reservations, however, regarding other sites identified, particularly SSA 10.8 - Land Rear of Tylcha Wen Terrace, and SSA 10.9 - Land Part of Tylcha Ganol Farm, south of Mill Street, Tonyrefail.
		4.5 The two sites referred to have major gradient constraints. Whereas the submission site rises from 125 metres AOD at its lowest point, to some 150 metres AOD at its highest point, a difference of 25 metres, the Tylcha Wen Terrace site rises by some 40 metres off Tylcha Wen Terrace within a distance of 120 metres - a 1 in 3 gradient. The access to the Tylcha Ganol site will need to overcome a similar gradient.
		4.6 On the basis, therefore, that these sites will be difficult to bring forward and develop economically, they are objected to.
		4.7 The submission site, however, has no gradient or other constraints which would inhibit development, including ecological constraints, unlike other sites in the Tonyrefail area. The retention of mature trees and hedgerows around the site boundary will protect existing nature conservation interests, and at the same time will contain development and reduce its impact on the landscape. The accompanying Landscape and Visual Assessment, prepared by Anthony Jellard Associates, has utilized LANDMAP methodology in assessing the landscape impact of the site. This has established that:-
		"Development of the site would read as a minor extension of the settlement form in landscape terms and not as a change in character or form of the settlement and its relationship with the surrounding landscape."
		4.8 An Ecological Assessment was undertaken for the planning application which was previously submitted for the south-eastern field parcel. This work will be extended to cover the larger submission site and will form part of a comprehensive evidence base which will demonstrate the credentials of the site if its challenged through Examination in Public stage. Topographical and engineering appraisals will also be prepared.
		4.9 A balanced mixture of housing types is proposed which will satisfy the continuing demand for housing from all sections of the community and will contribute to achieving sustainable development in an area close to future employment opportunities at the nearby Coed Ely Colliery Site. The continuing development will also help to secure employment as Lewis Homes have a local workforce it can draw on in Rhondda Cynon Taf of over 100.
		4.10 The design will incorporate the best elements of 'sustainable design' and a comprehensive traffic-calming scheme will be implemented to complement measures applied to the wider area as a result of the previous planning permission granted in 2006. Again, Traffic and Highway related studies will be undertaken to support subsequent proposals.
		4.11 The inclusion of the site in the Draft Deposit LDP demonstrates that the Candidate Site submission has met the requirements of the assessment methodology and that officer concerns associated with the previous planning application can be addressed in the context of a new plan which will replace the adopted Rhondda cynon Taf (Taff Ely) Local Plan, under which the previous scheme (not subsequently determined) was considered. Remaining issues will be met through appropriate mitigation measures resulting from recommendations in the supporting studies which are being prepared.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3301.D9			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106				Site: 686//SSA 10.8		Tylcha Wen Terrace, Tonyrefail				Delete Site		PEX Session:				
Policy: SSA 10				Map:						Issue:						
Summary:																

Item	Question	Representation Text
2	3	Representation text
		Southern Strategy Area Policy SSA 10 - Housing Allocations
		4.3 Support is given to this Policy, and particularly the inclusion of the submission site as a housing land allocation - SSA 10.7 for 150 units.
		4.4 We have reservations, however, regarding other sites identified, particularly SSA 10.8 - Land Rear of Tylcha Wen Terrace, and SSA 10.9 - Land Part of Tylcha Ganol Farm, south of Mill Street, Tonyrefail.
		4.5 The two sites referred to have major gradient constraints. Whereas the submission site rises from 125 metres AOD at its lowest point, to some 150 metres AOD at its highest point, a difference of 25 metres, the Tylcha Wen Terrace site rises by some 40 metres off Tylcha Wen Terrace within a distance of 120 metres - a 1 in 3 gradient. The access to the Tylcha Ganol site will need to overcome a similar gradient.
		4.6 On the basis, therefore, that these sites will be difficult to bring forward and develop economically, they are objected to.
		4.7 The submission site, however, has no gradient or other constraints which would inhibit development, including ecological constraints, unlike other sites in the Tonyrefail area. The retention of mature trees and hedgerows around the site boundary will protect existing nature conservation interests, and at the same time will contain development and reduce its impact on the landscape. The accompanying Landscape and Visual Assessment, prepared by Anthony Jellard Associates, has utilized LANDMAP methodology in assessing the landscape impact of the site. This has established that:-
		"Development of the site would read as a minor extension of the settlement form in landscape terms and not as a change in character or form of the settlement and its relationship with the surrounding landscape."
		4.8 An Ecological Assessment was undertaken for the planning application which was previously submitted for the south-eastern field parcel. This work will be extended to cover the larger submission site and will form part of a comprehensive evidence base which will demonstrate the credentials of the site if its challenged through Examination in Public stage. Topographical and engineering appraisals will also be prepared.
		4.9 A balanced mixture of housing types is proposed which will satisfy the continuing demand for housing from all sections of the community and will contribute to achieving sustainable development in an area close to future employment opportunities at the nearby Coed Ely Colliery Site. The continuing development will also help to secure employment as Lewis Homes have a local workforce it can draw on in Rhondda Cynon Taf of over 100.
		4.10 The design will incorporate the best elements of 'sustainable design' and a comprehensive traffic-calming scheme will be implemented to complement measures applied to the wider area as a result of the previous planning permission granted in 2006. Again, Traffic and Highway related studies will be undertaken to support subsequent proposals.
		4.11 The inclusion of the site in the Draft Deposit LDP demonstrates that the Candidate Site submission has met the requirements of the assessment methodology and that officer concerns associated with the previous planning application can be addressed in the context of a new plan which will replace the adopted Rhondda cynon Taf (Taff Ely) Local Plan, under which the previous scheme (not subsequently determined) was considered. Remaining issues will be met through appropriate mitigation measures resulting from recommendations in the supporting studies which are being prepared.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l SA/SEA	NO FRTHR EVID. Repr Council	Officer	Recommendation	Response
3301.D10			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.106										Site: 687//SSA 10.9 Tylcha Ganol Farm \ Mill Street, Tonyrefail		Delete Site		PEX Session:	
Policy: SSA 10				Map:				Issue: Housing Allocation							
Summary:															

Item	Question	Representation Text
2	3	Representation text
		Southern Strategy Area Policy SSA 10 - Housing Allocations
		4.3 Support is given to this Policy, and particularly the inclusion of the submission site as a housing land allocation - SSA 10.7 for 150 units.
		4.4 We have reservations, however, regarding other sites identified, particularly SSA 10.8 - Land Rear of Tylcha Wen Terrace, and SSA 10.9 - Land Part of Tylcha Ganol Farm, south of Mill Street, Tonyrefail.
		4.5 The two sites referred to have major gradient constraints. Whereas the submission site rises from 125 metres AOD at its lowest point, to some 150 metres AOD at its highest point, a difference of 25 metres, the Tylcha Wen Terrace site rises by some 40 metres off Tylcha Wen Terrace within a distance of 120 metres - a 1 in 3 gradient. The access to the Tylcha Ganol site will need to overcome a similar gradient.
		4.6 On the basis, therefore, that these sites will be difficult to bring forward and develop economically, they are objected to.
		4.7 The submission site, however, has no gradient or other constraints which would inhibit development, including ecological constraints, unlike other sites in the Tonyrefail area. The retention of mature trees and hedgerows around the site boundary will protect existing nature conservation interests, and at the same time will contain development and reduce its impact on the landscape. The accompanying Landscape and Visual Assessment, prepared by Anthony Jellard Associates, has utilized LANDMAP methodology in assessing the landscape impact of the site. This has established that:-
		"Development of the site would read as a minor extension of the settlement form in landscape terms and not as a change in character or form of the settlement and its relationship with the surrounding landscape."
		4.8 An Ecological Assessment was undertaken for the planning application which was previously submitted for the south-eastern field parcel. This work will be extended to cover the larger submission site and will form part of a comprehensive evidence base which will demonstrate the credentials of the site if its challenged through Examination in Public stage. Topographical and engineering appraisals will also be prepared.
		4.9 A balanced mixture of housing types is proposed which will satisfy the continuing demand for housing from all sections of the community and will contribute to achieving sustainable development in an area close to future employment opportunities at the nearby Coed Ely Colliery Site. The continuing development will also help to secure employment as Lewis Homes have a local workforce it can draw on in Rhondda Cynon Taf of over 100.
		4.10 The design will incorporate the best elements of 'sustainable design' and a comprehensive traffic-calming scheme will be implemented to complement measures applied to the wider area as a result of the previous planning permission granted in 2006. Again, Traffic and Highway related studies will be undertaken to support subsequent proposals.
		4.11 The inclusion of the site in the Draft Deposit LDP demonstrates that the Candidate Site submission has met the requirements of the assessment methodology and that officer concerns associated with the previous planning application can be addressed in the context of a new plan which will replace the adopted Rhondda cynon Taf (Taff Ely) Local Plan, under which the previous scheme (not subsequently determined) was considered. Remaining issues will be met through appropriate mitigation measures resulting from recommendations in the supporting studies which are being prepared.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3302.D1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.033						Site:								PEX Session:	
Policy: CS 4				Map:				Issue: Housing Requirement							
Summary:															

Item Question

Representation Text

2 3 Representation text

Policy CS 4 - Housing Requirement and Policy AW 1 - New Housing.

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW 2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary; within the Northern Strategy Area; and excluded from a Special Landscape Area designation, in order that it fully complies with the criteria.

3302.D2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.043						Site:								PEX Session:	
Policy: AW 1				Map:				Issue: Housing Requirement							
Summary:															

Item Question

Representation Text

2 3 Representation text

Policy CS 4 - Housing Requirement and Policy AW 1 - New Housing.

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW 2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary; within the Northern Strategy Area; and excluded from a Special Landscape Area designation, in order that it fully complies with the criteria.

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3302.D3			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.045						Site:									PEX Session:
Policy: AW 2				Map:		Issue: Design									
Summary:															

Item Question

Representation Text

2 3 Representation text

Policy CS 4 - Housing Requirement and Policy AW 1 - New Housing.

Support is given to the Total Housing Requirement proposed of 14,850 new dwellings in the period 2006-2021.

Support for Policy AW 2 - Sustainable locations is also given. However, representations within this document will seek to demonstrate that the submission site is more appropriately considered as being within a settlement boundary; within the Northern Strategy Area; and excluded from a Special Landscape Area designation, in order that it fully complies with the criteria.

3302.D4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document: Deposit Draft, p.093						Site:									PEX Session:
Policy: SSA 1				Map:		Issue: Principal Towns & Key Settlements									
Summary:															

Item Question

Representation Text

2 3 Representation text

Stategy Area Policy SSA 1 - Development in the Principal Town of Pontypridd.

Support is given to the identification of Pontypridd as a Principal Town. It is noted, however, that the policy places emphasis on the town centre. Few large sites for new housing development are proposed on the edge of Pontypridd which would help consolidate its role and maintain the catchment population for the town centre.

Much of the land on the periphery of Pontypridd is subject to topographical and other constraints. Consequently, more emphasis needs to be given to potential land releases in 'satellite' settlements such as Ynysybwl where opportunities exist for good quality, low density residential schemes to contribute to a range and choice of housing 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	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3302.D5			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079							Site:		Settlement Boun PEX Session:							
Policy: NSA 12				Map:			Issue: Settlement Boundary									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The Proposals Map is objected to on the grounds of the exclusion of the Darren Ddu Road area, including the omission site, from a settlement boundary which should be applied to contain developmetn which represents a southern extension of Ynysybwl, which is related to physically.	
2 3	Representation text The Proposals Map is also objected to on the basis that Darren Ddu Road should be included in the Northern Strategy Area. Strategy Area boundaries have been derived from Ward Areas which previously were within different local authorities (Cynon Valley and Taff Ely). Delineation of the Strategy Area in this part of the County Borough, based purely on administrative boundaries rather than consideration of similar socio-economic and physical characteristics is considered to be unsound.	
4 5	Changes sought Apply settlement boundary to Darren Ddu area of Ynysybwl and include in Northern Strategy Area.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Need for settlement boundaries to be applied consistently. Strategy area boundaries should be applied on consistent basis rather than purely following administrative boundaries.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3302.D6			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079				Site:						Settlement Boun		PEX Session:			
Policy: NSA 12				Map:						Issue: Settlement Boundary					
Summary:															

Item	Question	Representation Text
1 2	Issue Summary	
Policy NSA 12 is generally supported. It is noted that Ynysybwl is one of the settlements to which the policy applies.		
2 3	Representation text	
Either the area to which the Policy applies should be extended to include Pontypridd, which as highlighted above has similar physical characteristics to many "valleys" settlements, or the Northern Strategy Area boundary should be extended to include additional areas which are physically related to the settlements concerned but are separated from them purely by administrative boundaries as in the case of the Darren Ddu Area.		
4 5	Changes sought	
As above. (NSA 12 should be changed to include Pontypridd).		
21 11	Why attend Examination?	
To present full case before Inspector.		

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appopriates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
Apply Northern Strategy Area to settlements and areas which are physically linked or have similar characteristics to northern valley areas.			

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3302.D7			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.079							Site:			PEX Session:						
Policy: NSA 12				Map:			Issue: Settlement Boundary									
Summary:																

Item	Question	Representation Text
1 2	Issue Summary	
	Policy NSA 12 is generally supported. It is noted that Ynysybwl is one of the settlements to which the policy applies.	
2 3	Representation text	
	Either the area to which the Policy applies should be extended to include Pontypridd, which as highlighted above has similar physical characteristics to many "valleys" settlements, or the Northern Strategy Area boundary should be extended to include additional areas which are physically related to the settlements concerned but are separated from them purely by administrative boundaries as in the case of the Darren Ddu Area.	
4 5	Changes sought	
	As above. (Northern Strategy Area should be amended to include areas which are physically related to it, as in the case of the Darren Ddu Area).	
21 11	Why attend Examination?	
	To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
16 8	CE1 Test? Does not set out a coherent strategy and/or not compatibel with plans of neighbouring auth	Yes	
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan		
	Apply Northern Strategy Area to settlements and areas which are physically linked or have similar characteristics to northern valley areas.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3302.D8			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.030							Site:			PEX Session:							
Policy: CS 1				Map:				Issue: Strategy Areas									
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary Although general support is expressed for the above policies, the basis upon which they were derived is objected to.	
2 3	Representation text It is contended that the site subject to these representations would be more appropriately located in the Northern Strategy Area. Ynysybwl lies in the Northern Strategy Area but Darren Ddu lies in the Southern Strategy Area. It is accepted that Ward boundaries were used to delineate these boundaries. However, the Darren Ddu area is physically and socially linked to Ynysybwl.	
4 5	Changes sought Include Darren Ddu Road area in the Northern Strategy Area boundary, where more flexible policies apply with regard to development outside the settlement boundaries.	
21 11	Why attend Examination? For inspector to hear whole case.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Strategy Area boundaries defined purely with regard to administrative boundaries.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3302.D9			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.031							Site:			PEX Session:							
Policy: CS 2				Map:				Issue: Design									
Summary:																	

Item	Question	Reply	Soundness Tests
1 2	Issue Summary Although general support is expressed for the above policies, the basis upon which they were derived is objected to.		Representation Text
2 3	Representation text It is contended that the site subject to these representations would be more appropriately located in the Northern Strategy Area. Ynysybwl lies in the Northern Strategy Area but Darren Ddu lies in the Southern Strategy Area. It is accepted that Ward boundaries were used to delineate these boundaries. However, the Darren Ddu area is physically and socially linked to Ynysybwl.		
4 5	Changes sought Include Darren Ddu Road area in Northern Strategy Area boundary, where more flexible policies apply with regard to development outside settlement boundaries.		
21 11	Why attend Examination? For inspector to hear whole case		
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	Soundness Tests
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Strategy Area boundaries defined purely with regard to administrative boundaries.		
3 4	Seek changes? Any changes to be made to the Plan?	Yes	Tick box Replies
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3302.D10			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.113		Site: 822//SSA 22.8 Glyncoch & Ynysybwł							PEX Session:							
Policy: SSA 22		Map:			Issue: Environment											
Summary:																

Item	Question	Representation Text
1 2	Issue Summary The inclusion of land to the east of Darren Ddu Road in the Green Wedge designation SSA 22.8 is objected to for the reasons given below.	
2 3	Representation text An adequate gap between the settlements of Ynysybwł and Glyncoch could still be maintained whilst allowing for a settlement boundary to be drawn around existing and committed development.	
4 5	Changes sought Removal of Green Wedge designation east of Darren Ddu Road.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Green Wedges not applied on consistent basis.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Site?	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source	Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response	
3302.D11			<input type="checkbox"/>	O	I	M				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Document: Deposit Draft, p.114							Site:			PEX Session:							
Policy: SSA 23				Map:			Issue: Environment										
Summary:																	

Item	Question	Representation Text
1 2	Issue Summary We object to the inclusion of the land within a Special Landscape Area designation under Policy SSA 23.	
2 3	Representation text The site is not considered to be appropriate for inclusion within the Special Landscape Area (SLA) boundary for the reason that it includes an area west of Darren Ddu Road which is already developed and where limited additional infill and rounding off development would have no impact on the visual qualities of the wider countryside.	
4 5	Changes sought Remove site from proposed SSA designation.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropiates and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Special Landscape Areas not applied on a consistent basis.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	Petition of	TREAT in parts	EVIDENCE Add'l	NO FRTHR EVID. SA/SEA	Repr Council	Officer	Recommendation	Response
3302.D12			<input type="checkbox"/>	O	I	M			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document: Deposit Draft, p.089		Site: 772//NSA 25.4 Cwm Clydach						PEX Session:							
Policy: NSA 24		Map:		Issue: Environment											
Summary:															

Item	Question	Representation Text
1 2	Issue Summary We object to the inclusion of the land within a Special Landscape Area designation under Policy SSA 23.	
2 3	Representation text The site is not considered to be appropriate for inclusion within the Special Landscape Area (SLA) boundary for the reason that it includes an area west of Darren Ddu Road which already developed and where limited additional infill and rounding off development would have no impact on the visual qualities of the wider countryside.	
4 5	Changes sought Remove site from proposed SSA designation.	
21 11	Why attend Examination? To present full case before Inspector.	

Item	Question	Reply	Soundness Tests
17 8	CE2 Test? Not realistic and appropriate and/or not founded on robust and credible evidence?	Yes	
20 9	Why changes satisfy Soundness Give details why the changes you propose will ensure that the Plan Special Landscape Areas not applied on a consistent basis.		

Item	Question	Reply	Tick box Replies
3 4	Seek changes? Any changes to be made to the Plan?	Yes	
5 6	Site submitted as Candidate? If Rep'n is for inclusion of a new site, did you submit as a Candidate Sit	No	
7 7	Previous Representations? Did you make any previous representations on this issue during the Cons	No	