

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3711.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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1 3 - 4	Support (Yes) or object (No) to incl of site? This site was submitted as an alternative use for the Strategic Site covered by policy NSA 5 under the category Tourism and Leisure as shown by the correction on page 7 of the Introduction to the Alternative Site Register. Its proposal as a Country Park, exploits its only viable use, which is the conclusion of the Urban Capacity Study. Its design was carefully chosen to satisfy the Sustainability criteria and the need for Land Reclamation kept to a minimum using the natural features of the wonderful landscape to preserve the tranquil setting. Being the last valley to have this feature incorporated at its head, we are able to design out the mistakes we found in other similar venues. We have provided for Walkers, Cyclists and Horse riders, giving each a dedicated pathway to join the Coed Morgannwg Way and the Celtic Trail. The proposed generation of electricity from the water flowing through the valley and other measures and the use of electric powered vehicles to ferry tourists from car parking areas, enforces the climatic change policy and prevents further congestion on the over subscribed A4061 and valley roads. The scheme could easily be expanded at a future date to provide Tourist Accommodation for Educational, Historic and Archaeological pursuits and the Cafeteria a welcomed resting place to just sit and enjoy the scenery. This proposal will provide much needed employment and put the Rhondda Fawr firmly on the Tourist trail. I therefore strongly agree that AS(N) 23 is the most viable option for NSA 5 the Former Fernhill Colliery Site.	

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2 5	Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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3713.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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1 3 - 4	Support (Yes) or object (No) to incl of site? This site was previously allocated for Employment. The local Health Centre is oversubscribed to an extent that a Patients participation group has been set up to help alleviate the problems being experienced by the villages. The site being central to the three villages of Blaencwm, Blaenrhondda and Tynewydd is the ideal position to locate a health centre incorporating dentist, optician and various clinics. A community facility could also be catered for within the building and the Blue building remaining on site a much needed youth centre. The scheme with its conceptual drawings was submitted with the representation along with a sustainability appraisal. Therefore allocation for Community Use and Employment is the only viable option for this site and I support its inclusion in this category.	

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3716.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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3716.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3717.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3718.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3718.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3719.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3719.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3720.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3720.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3721.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3721.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Item	Question	Reply	Soundness Tests
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3722.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3722.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3723.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3723.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3724.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3724.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3725.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3725.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3726.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3726.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3727.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3727.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3728.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3728.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3729.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3729.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3730.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3731.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3732.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3732.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3733.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3733.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3734.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3734.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3735.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3735.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3736.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3736.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3737.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3737.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3738.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3738.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3739.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3739.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3739.A3			<input type="checkbox"/>	O	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 920/ASN161 Land at Rhigos Road						PEX Session:							
Policy:				Map:				Issue:							
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? For 2 reasons I object to the use of the Haigside allotments (ref. land off Rhigos Road) for residential purposes.	
1.	Residents of Abertonllwyd Street, Treherbert have constantly complained about the problem of large articulated vehicles causing their house foundations to shake as the vehicles leave and join the Rhigos Road, A4061, to being or end their journeys through the Rhondda Valley. MP, AMP and local councillors have expressed concern, but despite their help no progress have been made. The number of large vehicles pounding up and down Abertonllwyd Street for a year or more during construction will be greatly increased if 150 new houses are built on the allotment site. Residents of Abertonllwyd Street have over the last 10 years complained bitterly to the local authority, regarding traffic vibration being experienced throughout their properties, and are concerned that should this development go forward it will result in even more vibration and sleep disturbance which will be on going until such times as the problem is addressed and rectified.	
2.	There is no evidence to show that there is a local need for new affordable housing in Treherbert. Indeed, over 100 social houses have been demolished on the Mount Libanus Estate and the land there has been left empty for a number of years. New affordable houses have not been rebuilt there because	
(a)	There are approximately 4000 empty properties in RCT, the majority of which are in the heads of the Rhondda Valleys.	
(b)	Old valley houses are more substantial in size than new affordable houses and are cheaper to buy and rent.	
	In fact Policy SSA 12 makes reference to the fact that developers of small private sites would be expected to contribute to the reuse/ rehabilitation of existing older housing stock and that this should be given priority instead of building their quota of 25% affordable.	
	This land should be used for allotment - related activities and educational activities given the present climate. The latter would provide employment and contribute to the local economy.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
Q5 CE2.	150 houses to be built on small site, land at Rhigos Road. 50 houses to be built on NSA 9.15. 150 houses to be build on NSA 9.16.		
	These figures are unrealistic and are far far far in excess of the allocation for Treherbert Ward, when there is already a surplus of empty properties and no proven need for affordable.		
CE4	The plan is not reasonably flexible to deal with a possibility of using the site for educational purposes (under the Energy umbrella) which could provide employment, and help the local economy. Using the site also for allotment-related activities (also energy-related) would make the LDP even more robust since it will improve the health of the population via exercise and better diet.		

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3739.A4			<input type="checkbox"/>	S	W	M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 899/ASN167 Land at Pen yr Englyn						PEX Session:							
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? I support the alternative proposal AS(N)167 regarding the Northern extension of the Gelli-Treorci relief road. It should be built alongside, NOT ON, the existing rail service track bed. (As in the Development Plan's CS8.a2 site 725 proposal.) It should cross the valley just south of New Penyreglyn school, continuing over the empty Ynysfeio top (re-graded) and then northward above the Penyreglyn urban settlement boundary and any equestrian grazings. This allows it to join the A4061 Rhigos mountain road just northern of the "Forestry House" bend. (A roundabout intersection.) Currently, articulated and other heavy vehicles which use the A4061 as a link with the inter-city A465, thunder through Abertonllwyd Street and Bute Street Treherbert and onto the "Carmel Narrows" in Penyreglyn. The concern about the intolerable vibration these vehicles are causing throughout Abertonllwyd Street, along with sleep disturbance, has been made plain to the Highways Department. The proposed re-alignment of A4061 would greatly ameliorate this problem. Using part of Ynysfeio tip to route the relief road above Penyreglyn does NOT conflict with alternative proposals AS(N)162 and 163, reserving it for leisure and recreation. It is a large enough area to accommodate both functions. (As is the case alongside the new road to Clydach Pavilions.) The tip should NOT be reserved for development of 150 houses, as Development Plan Policy No. NSA9.16 states. There is a surplus of vacant properties in the Ward. We have precious little open land for safe recreational activity as it is, particularly sporting facilities and play areas. (See LDP Policy AW7)	

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3740.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3741.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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2 5	Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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3741.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3742.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3742.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3743.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence. 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA.		

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Rhondda Cynon Taf County Borough Council Local Development Plan

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3743.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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3743.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3743.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3744.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3745.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3745.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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3745.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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2 5	Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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3745.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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Rhondda Cynon Taf County Borough Council Local Development Plan

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3746.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3746.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3747.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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3747.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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3747.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3747.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3748.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence. 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3748.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
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3748.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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2 5	Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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3748.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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Rhondda Cynon Taf County Borough Council Local Development Plan

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3749.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3749.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3750.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
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1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

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3750.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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3750.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3750.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3751.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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2 5	Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3751.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3752.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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3752.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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3752.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3752.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3753.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3753.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3754.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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3754.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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3754.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3754.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

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3755.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3755.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3756.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3756.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3757.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3757.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3758.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3758.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3759.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3759.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3760.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3761.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3761.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3762.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3762.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3763.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3764.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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2 5	Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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3764.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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Rhondda Cynon Taf County Borough Council Local Development Plan

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3765.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3765.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3766.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence. 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA.		

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3766.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
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3766.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3766.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3767.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3767.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3768.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road										PEX Session:		
Policy:				Map:				Issue:						
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		<ol style="list-style-type: none"> 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA. 	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3768.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence. 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA.		

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3768.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? This site was submitted as an alternative use for the Strategic Site covered by policy NSA 5 under the category Tourism and Leisure as shown by the correction on page 7 of the Introduction to the Alternative Site Register. Its proposal as a Country Park, exploits its only viable use, which is the conclusion of the Urban Capacity Study. Its design was carefully chosen to satisfy the Sustainability criteria and the need for Land Reclamation kept to a minimum using the natural features of the wonderful landscape to preserve the tranquil setting. Being the last valley to have this feature incorporated at its head, we are able to design out the mistakes we found in other similar venues. We have provided for Walkers, Cyclists and Horse riders, giving each a dedicated pathway to join the Coed Morgannwg Way and the Celtic Trail. The proposed generation of electricity from the water flowing through the valley and other measures and the use of electric powered vehicles to ferry tourists from car parking areas, enforces the climatic change policy and prevents further congestion on the over subscribed A4061 and valley roads. The scheme could easily be expanded at a future date to provide Tourist Accommodation for Educational, Historic and Archaeological pursuits and the Cafeteria a welcomed resting place to just sit and enjoy the scenery. This proposal will provide much needed employment and put the Rhondda Fawr firmly on the Tourist trail. I therefore strongly agree that AS(N) 23 is the most viable option for NSA 5 the Former Fernhill Colliery Site.	

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2 5	Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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3768.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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	It fails the test of soundness CE2 in that:		
	<ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

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3769.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3769.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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3770.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3770.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3771.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3771.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3772.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3772.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3773.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3773.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3774.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3774.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3775.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3775.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3776.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3776.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3777.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3778.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3778.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3779.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3779.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3780.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3780.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3781.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3781.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3782.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3782.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3783.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3783.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3784.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3784.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3785.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3786.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3786.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3787.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3787.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3788.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3789.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3792.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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Policy:				Map:				Issue:						
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence.		
		<ol style="list-style-type: none"> 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA. 	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3795.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

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2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence.		
		<ol style="list-style-type: none"> 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA. 	

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Rhondda Cynon Taf County Borough Council Local Development Plan

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3795.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>This site was submitted as an alternative use for the Strategic Site covered by policy NSA 5 under the category Tourism and Leisure as shown by the correction on page 7 of the Introduction to the Alternative Site Register.</p> <p>Its proposal as a Country Park, exploits its only viable use, which is the conclusion of the Urban Capacity Study. Its design was carefully chosen to satisfy the Sustainability criteria and the need for Land Reclamation kept to a minimum using the natural features of the wonderful landscape to preserve the tranquil setting.</p> <p>Being the last valley to have this feature incorporated at its head, we are able to design out the mistakes we found in other similar venues. We have provided for Walkers, Cyclists and Horse riders, giving each a dedicated pathway to join the Coed Morgannwg Way and the Celtic Trail.</p> <p>The proposed generation of electricity from the water flowing through the valley and other measures and the use of electric powered vehicles to ferry tourists from car parking areas, enforces the climatic change policy and prevents further congestion on the over subscribed A4061 and valley roads.</p> <p>The scheme could easily be expanded at a future date to provide Tourist Accommodation for Educational, Historic and Archaeological pursuits and the Cafeteria a welcomed resting place to just sit and enjoy the scenery.</p> <p>This proposal will provide much needed employment and put the Rhondda Fawr firmly on the Tourist trail.</p> <p>I therefore strongly agree that AS(N) 23 is the most viable option for NSA 5 the Former Fernhill Colliery Site.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity.</p> <p>Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area.</p> <p>This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.</p>		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3795.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

Item	Question	Reply	Soundness Tests
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	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3796.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3796.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Item	Question	Representation Text
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2 5	Why Incl/Excl of site improves soundness?		
	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3797.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3797.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3798.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3798.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3799.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3799.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3800.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3800.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3801.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3801.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3802.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3802.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3803.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3803.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3804.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3804.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3805.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3805.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3806.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3806.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3807.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3807.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3808.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3808.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3809.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3809.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3810.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3810.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3811.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3811.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3812.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3812.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3813.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3813.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3814.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3814.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3815.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3816.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3816.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3817.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3817.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3818.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3819.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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	<p>This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity.</p> <p>Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area.</p> <p>This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.</p>		

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3819.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3820.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3820.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3821.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3821.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3822.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3822.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3823.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3823.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3824.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

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2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence.		
		<ol style="list-style-type: none"> 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA. 	

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3824.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence. 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3824.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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3824.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3825.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3825.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3826.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

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1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

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3826.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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3826.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3826.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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1 3 - 4	Support (Yes) or object (No) to incl of site?	
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3827.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3827.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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	<ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3828.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
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Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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3828.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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2 5	Why Incl/Excl of site improves soundness?		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3829.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence. 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA.		

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Rhondda Cynon Taf County Borough Council Local Development Plan

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3829.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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3829.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
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	<p>This site was submitted as an alternative use for the Strategic Site covered by policy NSA 5 under the category Tourism and Leisure as shown by the correction on page 7 of the Introduction to the Alternative Site Register.</p> <p>Its proposal as a Country Park, exploits its only viable use, which is the conclusion of the Urban Capacity Study. Its design was carefully chosen to satisfy the Sustainability criteria and the need for Land Reclamation kept to a minimum using the natural features of the wonderful landscape to preserve the tranquil setting.</p> <p>Being the last valley to have this feature incorporated at its head, we are able to design out the mistakes we found in other similar venues. We have provided for Walkers, Cyclists and Horse riders, giving each a dedicated pathway to join the Coed Morgannwg Way and the Celtic Trail.</p> <p>The proposed generation of electricity from the water flowing through the valley and other measures and the use of electric powered vehicles to ferry tourists from car parking areas, enforces the climatic change policy and prevents further congestion on the over subscribed A4061 and valley roads.</p> <p>The scheme could easily be expanded at a future date to provide Tourist Accommodation for Educational, Historic and Archaeological pursuits and the Cafeteria a welcomed resting place to just sit and enjoy the scenery.</p> <p>This proposal will provide much needed employment and put the Rhondda Fawr firmly on the Tourist trail.</p> <p>I therefore strongly agree that AS(N) 23 is the most viable option for NSA 5 the Former Fernhill Colliery Site.</p>	

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	<p>This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity.</p> <p>Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area.</p> <p>This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.</p>		

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3829.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:		Map:					Issue:							
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3830.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3830.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3831.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3831.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3832.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3832.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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3832.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3832.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3833.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3833.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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3833.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3833.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3834.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3835.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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2 5	Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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3835.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3836.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
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1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence. 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3836.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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3836.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3836.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3837.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3837.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3838.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3838.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3839.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence.		
		<ol style="list-style-type: none"> 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA. 	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3839.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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3839.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? This site was submitted as an alternative use for the Strategic Site covered by policy NSA 5 under the category Tourism and Leisure as shown by the correction on page 7 of the Introduction to the Alternative Site Register. Its proposal as a Country Park, exploits its only viable use, which is the conclusion of the Urban Capacity Study. Its design was carefully chosen to satisfy the Sustainability criteria and the need for Land Reclamation kept to a minimum using the natural features of the wonderful landscape to preserve the tranquil setting. Being the last valley to have this feature incorporated at its head, we are able to design out the mistakes we found in other similar venues. We have provided for Walkers, Cyclists and Horse riders, giving each a dedicated pathway to join the Coed Morgannwg Way and the Celtic Trail. The proposed generation of electricity from the water flowing through the valley and other measures and the use of electric powered vehicles to ferry tourists from car parking areas, enforces the climatic change policy and prevents further congestion on the over subscribed A4061 and valley roads. The scheme could easily be expanded at a future date to provide Tourist Accommodation for Educational, Historic and Archaeological pursuits and the Cafeteria a welcomed resting place to just sit and enjoy the scenery. This proposal will provide much needed employment and put the Rhondda Fawr firmly on the Tourist trail. I therefore strongly agree that AS(N) 23 is the most viable option for NSA 5 the Former Fernhill Colliery Site.	

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3839.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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2 5	Why Incl/Excl of site improves soundness?		
	It fails the test of soundness CE2 in that:		
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3840.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3840.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3841.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3841.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3842.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
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1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

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3842.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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3842.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3842.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3843.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3843.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3844.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3844.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3845.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3845.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3846.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3846.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3847.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3847.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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Rhondda Cynon Taf County Borough Council Local Development Plan

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3848.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3848.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3849.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3849.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3850.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3850.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3851.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3851.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3852.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3852.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3854.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3855.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3856.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3857.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3857.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3858.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3859.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3859.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3860.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3860.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3861.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3861.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3862.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3862.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3863.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3864.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3864.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3867.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3867.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3868.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3869.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3869.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3870.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3870.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3871.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3872.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3872.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3873.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3874.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3874.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3875.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3875.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3876.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3877.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3877.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3878.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3879.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3879.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3880.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3880.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3881.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3882.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3882.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3883.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3883.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3884.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3884.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3885.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3885.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3886.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3886.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3887.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3887.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3888.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3888.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3889.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3889.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3890.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3890.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3891.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3892.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3892.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3893.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3894.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3894.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3895.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3896.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3896.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3897.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3897.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3898.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3898.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3899.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3899.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3900.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3901.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3902.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3902.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3903.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3903.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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2 5	Why Incl/Excl of site improves soundness?		
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	<ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3904.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3905.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3905.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3906.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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3906.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3907.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence. 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA.		

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Rhondda Cynon Taf County Borough Council Local Development Plan

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3907.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
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1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

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3907.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3907.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3908.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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3908.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3909.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3909.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3910.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3910.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3911.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3911.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3912.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3913.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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2	5 Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3913.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3914.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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	<p>This site was submitted as an alternative use for the Strategic Site covered by policy NSA 5 under the category Tourism and Leisure as shown by the correction on page 7 of the Introduction to the Alternative Site Register.</p> <p>Its proposal as a Country Park, exploits its only viable use, which is the conclusion of the Urban Capacity Study. Its design was carefully chosen to satisfy the Sustainability criteria and the need for Land Reclamation kept to a minimum using the natural features of the wonderful landscape to preserve the tranquil setting.</p> <p>Being the last valley to have this feature incorporated at its head, we are able to design out the mistakes we found in other similar venues. We have provided for Walkers, Cyclists and Horse riders, giving each a dedicated pathway to join the Coed Morgannwg Way and the Celtic Trail.</p> <p>The proposed generation of electricity from the water flowing through the valley and other measures and the use of electric powered vehicles to ferry tourists from car parking areas, enforces the climatic change policy and prevents further congestion on the over subscribed A4061 and valley roads.</p> <p>The scheme could easily be expanded at a future date to provide Tourist Accommodation for Educational, Historic and Archaeological pursuits and the Cafeteria a welcomed resting place to just sit and enjoy the scenery.</p> <p>This proposal will provide much needed employment and put the Rhondda Fawr firmly on the Tourist trail.</p> <p>I therefore strongly agree that AS(N) 23 is the most viable option for NSA 5 the Former Fernhill Colliery Site.</p>	

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	<p>This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity.</p> <p>Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area.</p> <p>This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.</p>		

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3914.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:		Map:					Issue:							
Summary:														

Item	Question	Representation Text
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	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3915.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence.		
		<ol style="list-style-type: none"> 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA. 	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3915.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

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	4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts.		
	5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park.		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3915.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? This site was submitted as an alternative use for the Strategic Site covered by policy NSA 5 under the category Tourism and Leisure as shown by the correction on page 7 of the Introduction to the Alternative Site Register. Its proposal as a Country Park, exploits its only viable use, which is the conclusion of the Urban Capacity Study. Its design was carefully chosen to satisfy the Sustainability criteria and the need for Land Reclamation kept to a minimum using the natural features of the wonderful landscape to preserve the tranquil setting. Being the last valley to have this feature incorporated at its head, we are able to design out the mistakes we found in other similar venues. We have provided for Walkers, Cyclists and Horse riders, giving each a dedicated pathway to join the Coed Morgannwg Way and the Celtic Trail. The proposed generation of electricity from the water flowing through the valley and other measures and the use of electric powered vehicles to ferry tourists from car parking areas, enforces the climatic change policy and prevents further congestion on the over subscribed A4061 and valley roads. The scheme could easily be expanded at a future date to provide Tourist Accommodation for Educational, Historic and Archaeological pursuits and the Cafeteria a welcomed resting place to just sit and enjoy the scenery. This proposal will provide much needed employment and put the Rhondda Fawr firmly on the Tourist trail. I therefore strongly agree that AS(N) 23 is the most viable option for NSA 5 the Former Fernhill Colliery Site.	

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3915.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3916.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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3916.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
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	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3917.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>This site was submitted as an alternative use for the Strategic Site covered by policy NSA 5 under the category Tourism and Leisure as shown by the correction on page 7 of the Introduction to the Alternative Site Register.</p> <p>Its proposal as a Country Park, exploits its only viable use, which is the conclusion of the Urban Capacity Study. Its design was carefully chosen to satisfy the Sustainability criteria and the need for Land Reclamation kept to a minimum using the natural features of the wonderful landscape to preserve the tranquil setting.</p> <p>Being the last valley to have this feature incorporated at its head, we are able to design out the mistakes we found in other similar venues. We have provided for Walkers, Cyclists and Horse riders, giving each a dedicated pathway to join the Coed Morgannwg Way and the Celtic Trail.</p> <p>The proposed generation of electricity from the water flowing through the valley and other measures and the use of electric powered vehicles to ferry tourists from car parking areas, enforces the climatic change policy and prevents further congestion on the over subscribed A4061 and valley roads.</p> <p>The scheme could easily be expanded at a future date to provide Tourist Accommodation for Educational, Historic and Archaeological pursuits and the Cafeteria a welcomed resting place to just sit and enjoy the scenery.</p> <p>This proposal will provide much needed employment and put the Rhondda Fawr firmly on the Tourist trail.</p> <p>I therefore strongly agree that AS(N) 23 is the most viable option for NSA 5 the Former Fernhill Colliery Site.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity.</p> <p>Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area.</p> <p>This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.</p>		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3917.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3918.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3918.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3919.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3919.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3920.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3920.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3921.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3921.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3922.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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2	5 Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3922.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
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3923.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3923.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3924.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3924.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3925.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3925.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3926.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3926.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3927.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3928.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3928.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3929.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3929.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3930.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3930.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3931.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3931.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3932.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3933.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3933.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3934.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3935.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3935.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3936.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3936.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3937.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3938.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? This site was submitted as an alternative use for the Strategic Site covered by policy NSA 5 under the category Tourism and Leisure as shown by the correction on page 7 of the Introduction to the Alternative Site Register. Its proposal as a Country Park, exploits its only viable use, which is the conclusion of the Urban Capacity Study. Its design was carefully chosen to satisfy the Sustainability criteria and the need for Land Reclamation kept to a minimum using the natural features of the wonderful landscape to preserve the tranquil setting. Being the last valley to have this feature incorporated at its head, we are able to design out the mistakes we found in other similar venues. We have provided for Walkers, Cyclists and Horse riders, giving each a dedicated pathway to join the Coed Morgannwg Way and the Celtic Trail. The proposed generation of electricity from the water flowing through the valley and other measures and the use of electric powered vehicles to ferry tourists from car parking areas, enforces the climatic change policy and prevents further congestion on the over subscribed A4061 and valley roads. The scheme could easily be expanded at a future date to provide Tourist Accommodation for Educational, Historic and Archaeological pursuits and the Cafeteria a welcomed resting place to just sit and enjoy the scenery. This proposal will provide much needed employment and put the Rhondda Fawr firmly on the Tourist trail. I therefore strongly agree that AS(N) 23 is the most viable option for NSA 5 the Former Fernhill Colliery Site.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

Filtered to show: (All representations)

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3938.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3939.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence.		
		<ol style="list-style-type: none"> 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA. 	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3939.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

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Rhondda Cynon Taf County Borough Council Local Development Plan

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3939.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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1	3 - 4 Support (Yes) or object (No) to incl of site? This site was submitted as an alternative use for the Strategic Site covered by policy NSA 5 under the category Tourism and Leisure as shown by the correction on page 7 of the Introduction to the Alternative Site Register. Its proposal as a Country Park, exploits its only viable use, which is the conclusion of the Urban Capacity Study. Its design was carefully chosen to satisfy the Sustainability criteria and the need for Land Reclamation kept to a minimum using the natural features of the wonderful landscape to preserve the tranquil setting. Being the last valley to have this feature incorporated at its head, we are able to design out the mistakes we found in other similar venues. We have provided for Walkers, Cyclists and Horse riders, giving each a dedicated pathway to join the Coed Morgannwg Way and the Celtic Trail. The proposed generation of electricity from the water flowing through the valley and other measures and the use of electric powered vehicles to ferry tourists from car parking areas, enforces the climatic change policy and prevents further congestion on the over subscribed A4061 and valley roads. The scheme could easily be expanded at a future date to provide Tourist Accommodation for Educational, Historic and Archaeological pursuits and the Cafeteria a welcomed resting place to just sit and enjoy the scenery. This proposal will provide much needed employment and put the Rhondda Fawr firmly on the Tourist trail. I therefore strongly agree that AS(N) 23 is the most viable option for NSA 5 the Former Fernhill Colliery Site.	

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3939.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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3940.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3941.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3941.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3942.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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3942.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3943.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3943.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3944.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3944.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3945.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3945.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3946.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3946.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3947.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3948.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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2	5 Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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3948.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3949.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3949.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3950.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3951.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3952.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3953.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3954.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3957.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3959.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3959.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3960.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3960.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3961.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3961.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3962.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3963.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3964.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3964.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3967.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3968.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3969.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3969.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3970.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3970.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3971.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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3972.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence. 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA.		

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3972.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
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3972.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3972.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3973.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3973.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3974.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3974.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3975.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3976.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3978.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3979.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence. 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3979.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

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	1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan.		
	2) Policy NSA9 already has a full allocation of Housing		
	3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access.		
	4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts.		
	5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park.		
	6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA.		

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3979.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	This site was submitted as an alternative use for the Strategic Site covered by policy NSA 5 under the category Tourism and Leisure as shown by the correction on page 7 of the Introduction to the Alternative Site Register. Its proposal as a Country Park, exploits its only viable use, which is the conclusion of the Urban Capacity Study. Its design was carefully chosen to satisfy the Sustainability criteria and the need for Land Reclamation kept to a minimum using the natural features of the wonderful landscape to preserve the tranquil setting. Being the last valley to have this feature incorporated at its head, we are able to design out the mistakes we found in other similar venues. We have provided for Walkers, Cyclists and Horse riders, giving each a dedicated pathway to join the Coed Morgannwg Way and the Celtic Trail. The proposed generation of electricity from the water flowing through the valley and other measures and the use of electric powered vehicles to ferry tourists from car parking areas, enforces the climatic change policy and prevents further congestion on the over subscribed A4061 and valley roads. The scheme could easily be expanded at a future date to provide Tourist Accommodation for Educational, Historic and Archaeological pursuits and the Cafeteria a welcomed resting place to just sit and enjoy the scenery. This proposal will provide much needed employment and put the Rhondda Fawr firmly on the Tourist trail. I therefore strongly agree that AS(N) 23 is the most viable option for NSA 5 the Former Fernhill Colliery Site.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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3979.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	It fails the test of soundness CE2 in that:		
	<ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

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Rhondda Cynon Taf County Borough Council Local Development Plan

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3980.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3980.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
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3981.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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3981.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3982.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3982.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3983.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3983.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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3984.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3985.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3985.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3986.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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2 5	Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
3988.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:		Map:					Issue:							
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Item	Question	Representation Text
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	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3989.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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3989.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3990.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence.		
		<ol style="list-style-type: none"> 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA. 	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3990.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
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3990.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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3990.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
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Rhondda Cynon Taf County Borough Council Local Development Plan

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3991.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3991.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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3992.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3992.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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3993.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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3993.A4			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3994.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3994.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3995.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3995.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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3998.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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4001.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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4002.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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Rhondda Cynon Taf County Borough Council Local Development Plan

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4006.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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4007.A3			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4008.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4009.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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4009.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4010.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4010.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4011.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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Rhondda Cynon Taf County Borough Council Local Development Plan

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4014.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4019.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness?		
	<p>It fails the test of soundness CE2 in that:</p> <ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4020.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 871/ASN023 Former Fernhill Colliery Site (Policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? This site was submitted as an alternative use for the Strategic Site covered by policy NSA 5 under the category Tourism and Leisure as shown by the correction on page 7 of the Introduction to the Alternative Site Register. Its proposal as a Country Park, exploits its only viable use, which is the conclusion of the Urban Capacity Study. Its design was carefully chosen to satisfy the Sustainability criteria and the need for Land Reclamation kept to a minimum using the natural features of the wonderful landscape to preserve the tranquil setting. Being the last valley to have this feature incorporated at its head, we are able to design out the mistakes we found in other similar venues. We have provided for Walkers, Cyclists and Horse riders, giving each a dedicated pathway to join the Coed Morgannwg Way and the Celtic Trail. The proposed generation of electricity from the water flowing through the valley and other measures and the use of electric powered vehicles to ferry tourists from car parking areas, enforces the climatic change policy and prevents further congestion on the over subscribed A4061 and valley roads. The scheme could easily be expanded at a future date to provide Tourist Accommodation for Educational, Historic and Archaeological pursuits and the Cafeteria a welcomed resting place to just sit and enjoy the scenery. This proposal will provide much needed employment and put the Rhondda Fawr firmly on the Tourist trail. I therefore strongly agree that AS(N) 23 is the most viable option for NSA 5 the Former Fernhill Colliery Site.	

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness? This alternative proposal, which has yet to be assessed, is the most viable option for the Strategic site covered by policy NSA 5 The Former Fernhill Colliery Site. It satisfies most if not all of the sustainability criteria and would bring prosperity to the upper Rhondda Fawr. The housing allocations within this area are vastly over subscribed and there is no proven need for affordables, in fact there is already a surplus of empty houses in the vicinity. Its inclusion as Tourism and Leisure in the form of a Country Park would make the LDP much more robust, provide Employment and bringing extra Revenue into the area. This scheme is supported by the evidence contained in the Urban Capacity Study and the findings of the Sustainability Appraisal and protects the Special Landscape Area and the SINC (Treherbert slopes), which surround the area while providing a diverse habitat for the protected species present.		

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4020.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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2 5	Why Incl/Excl of site improves soundness?		
	It fails the test of soundness CE2 in that:		
	<ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

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4021.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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2 5	Why Incl/Excl of site improves soundness?		
	It fails the test of soundness CE2 in that:		
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4022.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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4023.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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1 3 - 4	Support (Yes) or object (No) to incl of site? The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.	

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4024.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:		Map:					Issue:							
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1	3 - 4 Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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4025.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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4026.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:		Map:					Issue:							
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1	3 - 4 Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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4027.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4028.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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2 5	Why Incl/Excl of site improves soundness?		
	It fails the test of soundness CE2 in that:		
	<ol style="list-style-type: none"> 1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr. 2 It is not founded on credible evidence as it failed the Urban Capacity Study. 3 It is unsustainable as proved by the Sustainability Appraisal of NSA5. 4 It would result in the loss of Special Landscape and SINC Areas. 5 It is not achievable due to the several restraints such as access and weather. 6 It would be detrimental to the only Employment Opportunities otherwise available for the area consisting of Tourism and Leisure. 7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered. 		

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4029.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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4030.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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4031.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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4032.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4033.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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4034.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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4035.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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4036.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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4037.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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4038.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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2 5	Why Incl/Excl of site improves soundness?		
	It fails the test of soundness CE2 in that:		
	1 It exceeds the housing allocation, contrary to the figures quoted in policy AW1. For Rhondda Fawr.		
	2 It is not founded on credible evidence as it failed the Urban Capacity Study.		
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	7 A relevant alternative site, in the category 'Tourism and Leisure' AS(N)23, has yet to be considered.		

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4039.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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4040.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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4041.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?	
	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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4042.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
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	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it. The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief. This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes. The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind. The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility. I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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4043.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
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	<p>The submission of the alternate extended settlement boundary around the Strategic Site of Former Fernhill Colliery to accommodate additional development is totally outrageous. This would in fact create a new settlement of 800 plus houses, more than double the size and density of the present Village with its unique Conservation Area and totally overwhelming it.</p> <p>The site in the Urban Capacity Study was only deemed viable for Tourism and Leisure, so why was it allowed to be put forward as a Strategic Site for Mixed Use Development? It beggars belief.</p> <p>This proposed new boundary line incorporates the Special Landscape Area NSA 25-7 and the SINC, Blaenrhondda Slopes.</p> <p>The site proposes no Employment allocation, has Flooding issues, Access issues and requires major land reclamation before it would even be safe for housing. Furthermore it is sited slap in the centre of the largest SSAF Wind Factory proposal in South Wales. Located at the Northern head of the Rhondda Fawr it cannot support sustainable means of transport and the proposed access road off the notorious A4061 would mean the site will be totally cut off in the winter without emergency cover of any kind.</p> <p>The original site boundary line shown in policy NSA5 was totally unacceptable, but this revised version presented so that the Developer can increase his housing allocation from 400 to 800 plus, in order to cover his cost in undertaking the necessary land reclamation and new road access, has not been accompanied by extra provision for Services, Amenities and Community facilities and goes beyond credibility.</p> <p>I strongly object to this revised boundary change for the Strategic Site covered by Policy NSA5 Former Fernhill Colliery Site.</p>	

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4044.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 883/ASN026 Former Fernhill Colliery Site (policy NSA 5)										PEX Session:		
Policy:				Map:				Issue:						
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Item	Question	Representation Text
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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response
4045.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road										PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

Item	Question	Reply	Soundness Tests
2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence. 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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4045.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

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REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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4046.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 953/ASN011 Cwm Farm						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site?	
		I am opposed to the proposed alternative site register for land situated at Cwm Farm because of it's close proximity to the Dare Valley Country Park. I understand that if the alternative use is granted that there could be development of up to 250 houses on the site. The Country Park was created back in 1974 on the site of derelict colliery sites and since then with development and careful management we now have a park that attracts over 90,000 visitors per year, 80% of these visitors are locals who use the park as a facility for informal recreation such as walking, jogging, exercising the dog, horse riding and many other activities. The park is also extensively used by local children for many countryside activities and adventures. Visitors from further afield take the benefit of using either our touring caravan site our residential centre and the park is increasing its reputation as an ideal base for holidaymakers to explore South Wales. Indeed it is worth noting that the Dare Valley Touring Caravan site is the only one of it's type in Rhondda-Cynon-Taff. The development of such a site I think would create an unacceptable pressure on the access to Dare Valley and on the approach roads leading into the park off Monk Street. The alternative use of this site would also destroy what is a very attractive green belt area that provides a buffer zone from the urban developments of Ty Fry and Foundrytown.

Item	Question	Reply	Soundness Tests
2	5 Why Incl/Excl of site improves soundness?		
		As far as consistency is concerned I do not think that there has been any regard to other relevant plans, policies or strategies relating to the area or adjoining areas. The Dare Valley Country Park has recently been adopted as one of the main tourist attractions in Rhondda Cynon Taff and has just received a substantial grant from the Heads of the Valley regeneration fund to establish Dare Valley as a strategic satellite tourist centre to attracting visitors off the Heads of the Valleys into exploring the wider benefits of the Borough.	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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4047.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
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Rhondda Cynon Taf County Borough Council Local Development Plan

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4047.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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4048.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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4048.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4049.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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4049.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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4050.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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4050.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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4051.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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4051.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4052.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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4052.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
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4056.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4058.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
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4058.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4059.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4060.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4061.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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4062.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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		<ol style="list-style-type: none"> 1) Policy AW1 is already vastly oversubscribed in the Northern Area against the Wales Spatial Plan. 2) Policy NSA9 already has a full allocation of Housing 3) There is no proven need in this area for affordables Policy NSA11, indeed there is already an access. 4) Rhondda Cynon Taf Community Plan encourages a Healthy Lifestyle. This area is home to allotments and Pigeon Lofts. 5) The suggested change to the settlement boundary to encompass this area under NSA12 takes the lower slopes of Penpych mountain and borders Penpych Park. 6) Removing this section from the Special Landscape Area under Policy NSA25-7 will contravene its description 'Rhondda Fawr Northern Cwms and Slopes' and spoil the continuity of the SLA. 	

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

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4063.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 918/ASN024 Land to the rear of Blaenrhondda Road								PEX Session:				
Policy:				Map:				Issue:						
Summary:														

Item	Question	Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

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2 5	Why Incl/Excl of site improves soundness? This submission fails all the CE2 tests of soundness and is not based upon robust and credible evidence.		
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4063.A2			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1026/ASS017						Land to the rear of Blaenrhondda Road				PEX Session:		
Policy:				Map:				Issue:						
Summary:														

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1 3 - 4	Support (Yes) or object (No) to incl of site? The site lies behind and overshadows the houses on Blaenrhondda road. Its topography is a steep mountainside area, at present home to Allotments and Pigeon Lofts and with footpaths crossing the site. The suggested use for the housing including a substantial proportion of affordables is not supported by a proven need in this area. The only access to the site joins Clyn Gwyn Road near the bottom of the hill and is far too narrow for an estate access, the land included in the north west of the site is contested and not available for an alternative access. The junction of this road with Blaenrhondda Road is already a major hazard in the village of Blaenrhondda. Several accidents, one with a child was fatal, have occurred here and near misses are frequently reported so any increase in traffic congestion will exacerbate an existing situation. The Special Landscape Area, 'Rhondda Fawr Northern Cwms and Slopes' encompasses this area, the allotments are hidden from view behind houses in Blaenrhondda Road. These proposed houses in their elevated position would be clearly visible against the backdrop of Penpych Park and right across the valley. Taking into consideration the above points, I strongly object to the site 'AS(N)24 Rear of Blaenrhondda Road' being included under Policy NSA-9 and suggested amendment to the settlement Boundary AS(S)17 under Policy NSA-12.	

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4064.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1019/ASN025						Former Stelco Hardy Site			PEX Session:			
Policy:				Map:			Issue:							
Summary:														

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

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4065.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1019/ASN025						Former Stelco Hardy Site			PEX Session:			
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4066.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4067.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
Policy:				Map:				Issue:							
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4068.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
Policy:				Map:				Issue:							
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4069.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
Policy:				Map:				Issue:							
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4070.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
Policy:				Map:				Issue:							
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4071.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4072.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
Policy:				Map:				Issue:							
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4073.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
Policy:				Map:				Issue:							
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4074.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4075.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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Rhondda Cynon Taf County Borough Council Local Development Plan

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4076.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4077.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4078.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4079.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4080.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4081.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4082.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1019/ASN025						Former Stelco Hardy Site			PEX Session:			
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4083.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4084.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4085.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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4086.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4087.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4088.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4089.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025						Former Stelco Hardy Site			PEX Session:				
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4090.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Document:		Site: 1019/ASN025						Former Stelco Hardy Site			PEX Session:			
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4091.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4092.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4093.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4094.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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4095.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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4096.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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4097.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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4098.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4099.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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4102.A1			<input type="checkbox"/>	O		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 946/ASN032 North of Talygarn House						PEX Session:							
Policy:				Map:				Issue:							
Summary:															

Item	Question	Representation Text
1	3 - 4 Support (Yes) or object (No) to incl of site? The land north of Talygarn House has been promoted as a potential allocation for "mixed use" and residential development, (although the mixed use element is not defined). Objections are submitted to any further development within the Talygarn Conservation Area. The site is not appropriate for such development due to the importance of the former hospital and estate. The original mansion is a grade II listed building, several other structures in the gardens are grade II listed and the grounds as a whole are registered by CADW for the special historic interest. In addition, the site lies within a special landscape area as defined in the Taff Ely Local Plan and which is now proposed to be extended within the LDP. This designation is supported. The alternative site is a greenfield site and is wholly unsuitable for further development. The site is also considered to be in an unsuitable location. With no facilities within the site existing and potential future residents would be wholly reliant on private vehicles for travel and whilst there is a suggestion that new facilities could be incorporated into any mixed use development, the viability of any such facilities must be questionable. In addition to the above, there must be more detailed concerns with regards to highways and access. Around 80 dwellings were approved and have been developed as part of the redevelopment of the former Talygarn Hospital/Mansion and there are (approximately) an additional 20 dwellings within the former Talygarn estate. All are served by narrow access, substandard lanes where it is only possible for two vehicles to pass with care. The existing access roads within Talygarn are so narrow (and serve the equestrian centre) that it is difficult for two cars to pass. Additional traffic can only exacerbate the problem. The lanes are extensively used and have exceeded their design capacity.	

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2	5 Why Incl/Excl of site improves soundness? The exclusion of this site (AS(N)32) would improve the soundness of the LDP and is based on sound evidence.		

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4103.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025						Former Stelco Hardy Site			PEX Session:				
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4104.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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4105.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
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2 5	Why Incl/Excl of site improves soundness? It would reinforce the Rhondda Cynon Taf Community Plan. It addresses the oversight of the LDP in that it provides for the community expansion, which will be necessary as a result of the excessive house building plans for the area. If the site is lost there is nowhere else this type of amenity can be located. The scheme would provide much needed employment and cater for the youth of the area by giving them their own space within the community. The food risk to the site has been minimised by the design, the buildings are on the higher ground and using the flood plain for car parking and recreational purposes. This category makes the LDP much more robust and achievable and contributes to its soundness, not conflicts with its basic policies.		

REPRESENTATION DETAIL by: Representation No

Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode	Status	Modified	TREAT Petition of	EVIDENCE in parts	NO FRTHR EVID. Add'l SA/SEA	Repr Council	Officer	Recommendation	Response	
4106.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
Policy:				Map:				Issue:							
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4107.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
Policy:				Map:				Issue:							
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4108.A1			<input type="checkbox"/>	S		M			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Document:		Site: 1019/ASN025 Former Stelco Hardy Site						PEX Session:							
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